

LS/01/n1876

Planning – Development Management
Barnsley Metropolitan Borough Council
1 Westgate
Western Street
Barnsley
S70 2DR

31st May 2022

Dear Sir/Madam,

RE: Planning Application under Section 73 of the Town and Country Planning Act (1990) to Vary Conditions 2, 6, 20 and 22 pursuant to Planning Permission ref: 2019/0089 at Former Wombwell High School, Lundhill Road, Wombwell.

nineteen47 is instructed by Miller Homes (the “Applicant”) to collate a planning application to modify planning conditions to enable the delivery of alternative house types within the site. This will be achieved through the variation of Conditions 2, 6, 20 and 22 sought under Section 73 of the Town and Country Planning Act.

In support of this application, the following information is submitted:

- Planning layout (drawing no. 001)
- Materials plan (drawing no. 003)
- Boundary Treatment (drawing no. 002)
- Single Garage (drawing no. SG1)
- Twin Garage (drawing no. TG1)
- House Type – Overton (drawing no. 302C801S)
- House Type – Masterton (drawing no. 304N801S)
- House Type – Kingston (drawing no. 305T801S)
- House Type – Eaton (drawing no. 309T801S)
- House Type – Blackwood (drawing no. 406C801S)
- House Type – Maplewood (drawing no. 411N801S)
- House Type – Oakwood (drawing no. 415C801S)
- House Type – Baywood (drawing no. 417T801S)
- House Type – The Ridgemont (drawing no. AT02801S)
- House Type – The Claymout (drawing no. AT03801S)
- House Type – The Langston (drawing no. AT04801S)

Context of Proposals

The application site is located on the south-eastern edge of the main urban area of Wombwell, a principal settlement within the district of Barnsley.

The site extends to approximately 7.8 ha and comprises agricultural fields with a collection of trees situated to the north east corner of the site. The site was formerly occupied by Wombwell High School with the majority of the site formerly being used as play fields.

The site currently has two points of access, via an agricultural field entrance from Lundhill Road and through the former school site via Roebuck Street.

A full planning application was submitted by Premier Group in 2019 for the development of 235 dwellings within the site. Full planning permission was granted in April 2020 (ref: 2019/0089). The approved scheme includes the demolition of an existing bungalow and the formation of a new highway access to Lundhill Road, to support the delivery of the scheme. The proposals also include new areas of public open space and landscaping as well as drainage infrastructure. The wider site includes safeguarded land, which is retained by the Council for the provision of a new primary school. The extant permission has not yet been implemented and it remains extant until 30th April 2023.

Proposed Variation

Miller Homes (the Applicant) have purchased the site from the landowner and to ensure that the scheme is deliverable for them, a number of minor amendments are proposed to the layout, house type, and associated boundary treatments, garages and materials plans. These alterations will enable the Applicant to deliver their own high-quality product within the site.

The proposed scheme, including site boundary, internal access routes and open space provision remains largely unchanged from that approved under the extant permission. The quantum of development is also unchanged from permission 2019/0089 and continues to include 12 no. affordable units and 223 no. market dwellings.

The properties consist of 24 no. 2-bedroom dwellings, 16 of which are bungalows, 133 no. 3 bedroom dwellings and 78 no. 4 bedroom dwellings. A full breakdown of the proposed accommodation is detailed on the revised planning layout drawing (drawing no. 001). In total, there are 11 different house types proposed, 3 of which are affordable types. The proposed dwellings range from 2 storeys in height, with the exception of the bungalows which are single storey and the Masterton house type, which is 2.5 storeys in height.

Whilst the majority of the location of affordable housing remains unchanged, two plots located to the south west of the site have been relocated to the northern boundary.

Alternative boundary treatments, materials and garage types are proposed, in keeping with the Applicant's own product.

As well as design amendments, this S73 application also seeks to vary the timescales for the submission of landscaping detail and Full Fibre Broadband detail to enable construction of roads and sewers to commence whilst the changes required by the updated layout (if approved) are prepared.

In order to undertake the aforementioned revisions, it is necessary to vary Condition 2, 6, 20 and 22 as set out in more detail below.

Condition 2

This application seeks the substitution of approved plans listed in Condition 2 with the plans submitted as part of this application. Additionally, removal is sought for the two cross-section plans approved as part of the original application (drawing no. 1876.21 and 1876.11 Rev D respectfully). This is in order to reflect the updated proposals.

The revised Condition 2 should, therefore, read as follows:

'The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved

Location Plan 1876.02 Rev B

Planning layout (drawing no. 001)

Materials plan (drawing no. 003)

Boundary Treatment (drawing no. 002)

Management Company Plan 1876.10 Rev C

Tree Protection Plan 1 GLW 07 Rev E

Tree Protection Plan 2 GLW 08 Rev E

Tree Protection Plan 3 GLW 09 Rev E

Tree Survey, Arboricultural Impact Assessment and Method Statement Rev E

Single Garage (drawing no. SG1)

Twin Garage (drawing no. TG1)

House Type – Overton (drawing no. 302C801S)

House Type – Masterton (drawing no. 304N801S)

House Type – Kingston (drawing no. 305T801S)

House Type – Eaton (drawing no. 309T801S)

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House Type – The Claymout (drawing no. AT03801S)

House Type – The Langston (drawing no. AT04801S)

Air Quality Assessment LDT2312

Landscape Detail Sub Station R/2195/2

General Arrangement / Plan & Elevations C993899 Rev B

unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.'

Condition 6

Detail of the proposed cycle parking provision as requested through Condition 6, has been detailed on the revised layout plan (drawing no. 001) submitted as part of this S73 application. As such, it is requested that this condition is amended to a compliance only condition on the basis that this detail has already been provided.

Condition 6 should be read as follows:

'The approved scheme for the parking of bicycles shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: In interests of encouraging use of sustainable modes of transport.'

Condition 20

This application seeks to vary the timescales for the submission of hard and soft landscaping details to enable sufficient time for the updated layout to be reflected in the landscaping scheme. This information does not need to be agreed on commencement of development; therefore, it is proposed that the detail should be pre-above ground construction of dwellings.

The revised Condition 20 should, therefore, read as follows:

'Prior to the above ground construction of dwellings, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.'

Condition 22

As with Condition 20 above, this application seeks to vary the timescales for the submission of Full Fibre Broadband detail to enable sufficient time for the updated layout to be reflected in the submitted detail. Again, this information does not need to be agreed on commencement of development, therefore, it is proposed that the detail should be pre-above ground construction of dwellings.

The revised Condition 22 should read as follows:

'Prior to the above ground construction of dwellings details of measures to facilitate the provision of gigabit-capable full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure compliance with Local Plan Policy I1.'

Planning Policy Context

It is considered that the proposed amendments remain acceptable in planning policy terms. The Barnsley Local Plan was adopted in January 2019, prior to the determination of the extant permission. There have been no updates to the Development Plan since the extant permission was approved.

The following policies are considered relevant to the application:

Policy H6 states that housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities.

Whilst this application seeks to amend the size and type of housing mix within the site, the amendments retain an appropriate mix of homes to meet the needs of the local community and the

density of the scheme has not changed. The proposed house types are considered acceptable for the site and are positioned so that they have an acceptable relationship with the highways layout, in order to create attractive street scenes.

Policy H7 states that a provision of 10% affordable housing will be expected within Wombwell.

This scheme will deliver 5% affordable housing, as approved as part of the extant permission, which was agreed with the Council based on the Council's own viability assessment work undertaken, which demonstrated that the Wombwell site could not viably deliver against all the policy requirements.

Policy D1 states that development is expected to be of a high-quality design, taking into account the local character and features of Barnsley. In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

The proposed development includes a good mix of properties within the layout and high quality house types and boundary treatments which will contribute positively to the appearance of the street scene and complement the surrounding area and existing development.

Policy T3 requires new development to be designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

The submitted planning layout details how each property will have cycle parking provision, promoting future residents to travel by sustainable modes of transport.

Summary

This planning application seeks to vary Condition 2, 6, 20 and 22 of planning permission ref: 2019/0089 in order to deliver alternative house types within the site.

The revised scheme remains largely unchanged from that approved under the extant permission 2019/0089 and the minor amendments to the proposals will ensure that the scheme is deliverable for the Applicant with their own high-quality product, ensuring the successful delivery of the development and contributing to future housing land supply in the short term.

The proposed alterations are considered to be in accordance with relevant Development Plan policies and it is respectfully requested that the application is supported.

I trust the following information is satisfactory however please do not hesitate to get in touch should you require further information.

Yours faithfully

