



**FULL PLANNING APPLICATION FOR RESIDENTIAL SCHEME
COMPRISING 32 DWELLINGS ON LAND OFF RECTORY
CLOSE, WOMBWELL**



SIGNET PLANNING

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Signet Ref: JP/LR/HG2211

Date: 6 December 2012

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SECTION 1: INTRODUCTION

- 1.1 Signet Planning is instructed on behalf of Premier Construction (Northern) Limited to prepare and submit a Planning Statement setting out the case in support of the planning application for the erection of 32 dwellings at land off Rectory Close, Wombwell.
- 1.2 This application is being submitted following extensive pre-application discussions with the Local Planning Authority and the scheme being updated to reflect these comments.
- 1.3 In accordance with the Local Planning Authority's Validation Requirements, and as confirmed through pre-application discussions, this Planning Statement should be read alongside the following documents.
- Completed application forms and certificates
 - Design and Access Statement
 - Tree Survey
 - Arboricultural Method Statement
 - Existing and Proposed Plans
 - Public Consultation document
- 1.4 Section 2 of this statement provides a description of the development site with Section 3 then providing a description of the development proposals. Section 4 of the Statement sets out the Planning Policy context which the application proposals must be assessed against, and Section 5 details the case in support of the application. Finally, Section 6 sets out the conclusions.

SECTION 2: SITE DESCRIPTION

- 2.1 The site, which is approximately 0.84 hectares in area, is located centrally within the town of Wombwell which is approximately 5 kilometres to the south east of Barnsley.
- 2.2 The site was previously used as a Day Care Centre and comprises a number of single storey flat roof buildings together with tarmac areas which cover the majority of the site. The Day Care Centre closed a number of years ago and has relocated its services to a new site at Littleworth Lane.
- 2.3 Access into the site is via an access off Bondfield Close to the west of the site. The site is surrounded by residential properties on its north, east and western boundaries. To the south of the site, is an area of open land which was granted Planning Consent for residential development in 2007 (2007/0533). Access to this approved residential development site is from Bondfield Close with the proposed access road running parallel to the western boundary site which is the subject of this application.
- 2.4 Abutting the eastern boundary of the application site is Rectory Close which currently terminates with a turning head immediately adjacent to the application site boundary. Rectory Close links onto Summer Lane which is the main road running through Wombwell.

SECTION 3: THE APPLICATION PROPOSALS

- 3.1 The application proposes the erection of 32 dwellings on the site comprising 9 two bedroom units, 13 three bedroom units and 10 four bedroom units.
- 3.2 As set out in greater detail in the accompanying Design and Access Statement, the proposed dwellings comprise a range of semi-detached, terraced and detached units which are two/2.5 storey's in height.
- 3.3 The existing access into the site via Bondfield Close is to be closed, with the new access being formed from Rectory Close to the east which currently terminates immediately adjacent to the site boundary.
- 3.4 The layout of the proposals has been informed by the location of surrounding residential properties in order to ensure that there is not issues of overlooking, overshadowing or overbearing resulting from the application proposals.
- 3.5 Each of the proposed properties is to be provided with car parking either in the form of a parking space, garage or a combination of the two.
- 3.6 Various trees considered worthy of retention are to remain and the layout of the scheme designed accordingly to reflect that.

SECTION 4: PLANNING POLICY CONTEXT

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, states that all planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the statutory development plan comprises saved policies contained within the Barnsley Unitary Development Plan, which was originally adopted in 2000 together with the adopted Core Strategy September 2011.
- 4.2 In addition to the policies contained within the documents outlined above, there are other policies and guidance which are material considerations in the decision making process. This includes various supplementary planning guidance documents produced by the Local Planning Authority and also the National Planning Policy Framework (NPPF) which was published in March 2012. At paragraph 214 of this document, it is stated that for twelve months from the date of publication, decision takers may continue to give full weight to the relevant policies adopted since 2004 even if there is a limited degree of conflict with this framework.
- 4.3 Paragraph 14 of the NPPF sets out the overarching theme that runs throughout this document. This states 'at the heart of the National Planning Policy Framework is the **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan making and decision taking.....

For decision taking this means:

- Proving development proposals that accord with the Development Plan without delay; and
- Where the Development Plan is absent, silent or relevant policies are out of date, granting permission unless:
 - Any adverse impacts of doing so would significantly and demonstratively outweigh the benefits, when assessed against the policies in this framework taken as a whole;

- Specific policies in this framework indicate development should be restricted.'

Unitary Development Plan

- 4.4 In terms of relevant UDP Policies, the site is shown adjacent to a Housing Policy Area and therefore Policies H8 is of relevance, and likewise Policy H8A which relates to residential amenity of nearby residence is also applicable. Policy H8 states inter alia that those areas defined on the proposals map as housing policy areas will remain in predominantly residential use. Policy H8A requires that the scale layout height and design of all new dwellings within existing residential areas must ensure that living conditions and overall standards of residential amenity are provided to an acceptable level for both new residents and existing residents.
- 4.5 The site is designated as an 'Existing Community Facility' within the UDP, although no policies relating to this designation have been saved.

Core Strategy

- 4.6 In terms of the adopted Core Strategy, the key policy considerations are set out below:
- 4.7 CSP8 - Location for Growth indicates that the majority of new development will be directed towards urban Barnsley and thereafter within the Principle Towns including Wombwell.
- 4.8 Policy CSP14 Housing Mix and Efficient Use of Land states inter alia that housing proposals would be expected to include a broad mix of house sizes and tenures to create mixed and balanced communities. It is stated that priority would be given to the development of previously developed land and the Council would be seeking to achieve between 55-60% of homes on previously developed land. Within good transport corridors a density of 45 dwellings per hectare is expected as a minimum although lower densities will be supported where it can be demonstrated that their necessary for need, viability or sustainable design reasons.

- 4.9. Policy CSP15 Affordable House indicates that housing developments of 15 or more dwellings will be expected to provide affordable housing at a rate of 15%.
- 4.10 Policy CSP43 Educational Facilities and Community Uses provides support towards such development and indicates that existing uses will be protected from development unless it can be demonstrated that the sites and premises are no longer required by the existing use or alternative community use.

Relevant Supplementary Planning Guidance

- 4.11 PAN 30 – Sustainable Location of Housing Sites provides a criteria based assessment to determine the suitability of sites for new housing development. This provides a prescriptive approach to the aims and objectives of Policy CSP8 Location for Growth and ensures that development is being located in the most suitable and sustainable locations.
- 4.12 Open Space Provision on New Housing Developments Supplementary Planning Document – this document sets out the Local Planning Authority's Open Space requirements for residential schemes and indicates that a threshold which open space requirements become applicable is where 20 or more dwellings are proposed. In most instances, 15% of the gross site area is to be laid out as open space however it is recognised that in certain instances, such as when the site is awkwardly shaped, a contribution towards offsite facilities will be appropriate in the alternative.
- 4.13 Designing New Housing Development Supplementary Planning Document supplements Policy CSP29 design of the Core Strategy and sets out the principles that will apply to the consideration of planning applications for new housing development. Detailed consideration is provided within the accompanying Design and Access Statement.

SECTION 5: CASE IN SUPPORT OF THE APPLICATION

5.1 In setting out the case in support of the development proposals, it is necessary to assess them against the Development Plan Policies as well as other normal planning considerations and in particular have regard to the following factors:

- General; Principle of Development
- Design
- Technical Considerations
- Other Material Considerations

5.2 An assessment of proposals against each of the issues identified is provided in turn below:

General Principle of Development

5.3 The site is located immediately adjacent to a Housing Policy Area where there is a general presumption in favour of residential uses, however, as the site itself was last within a community use, Policy CSP43 is relevant. This requires inter alia that community facilities are protected unless it can be demonstrated that the site and premises are no longer required by the existing use or an alternative community use.

5.4 The site was cleared of its buildings in November/December 2012, however the previous community of the site ceased in 2009. The facilities that were based on this site have moved to a new purpose built facility in Littleworth Lane which is known as the Wombwell Unit and forms part of the Barnsley Metropolitan Borough Council's Adults and Communities, Disability and Provider Services Day Opportunity Service for Adults with Learning Disabilities. Alternative provision has therefore been located elsewhere in the locality. A further point to note is that the site was previously owned by the Local Authority and following the departure of the Day Care Centre, the Estates Department sought to dispose of the site to the general market. Furthermore, pre-application discussions with officers have indicated that the Council will have undertaken an assessment of alternative Community Uses prior to selling the site.

- 5.5 It is therefore the case that the loss of the community facility is acceptable in accordance with the requirements of Policy CSP43, and it is considered that the proposed redevelopment of the site for residential purposes is fully compatible with the existing surrounding land uses. In addition to this, the site has been assessed against the requirements of PAN 30 to determine the sustainability of the location, and this has concluded that given the proximity of Wombwell Town Centre combined with the good transport links including bus stops and train station within walking distance, that this is a sustainable and suitable location. This is also supported by Policy CSP8 of the Core Strategy which identifies Wombwell as a suitable location for new growth.

Design

- 5.6 The design of the proposals have been giving greater consideration in the accompanying Design and Access Statement and this confirms that prior to the submission of the application, a meeting was held with Barnsley Urban Renaissance Design Advisory Panel. Based upon the comments and feedback received at the panel, the scheme has been updated accordingly to reflect these comments, together with comments made by the Planning Officer in the pre-application discussions. The Design and Access Statement confirms that the character of the surrounding area has been a key contributor to the design approach that has been undertaken, and the layout and proximity of the surrounding dwellings have also informed the layout and scale of the proposals. One of the key points made by the Design Panel was the need to involve a landscape architect, and in this respect, a detailed landscaping scheme has been produced which accompanies the submission.
- 5.7 Whilst the site is in close proximity to a Good Public Transport Corridor where there would be a normal expectation for a density of 45 dwellings per hectare, the physical constraints of the site in terms of its shape and its surroundings have resulted in a density of 38 dwellings per hectare being achieved as on balance, it is considered that this is necessary in order to maintain the amenities of adjacent residents. Similarly, the maximum height of any of the proposed dwellings is 2.5 storeys in order to ensure that the scheme does not have an overbearing effect on the

surroundings and also to reflect the style of the properties within the immediate vicinity.

- 5.8 It is considered that the design of the proposals are well conceived and fully in accordance with Policy CSP29 of the Core Strategy together with the SPD relating to the designing new housing development. The appendix to the Design and Access Statement includes a Building for Life Assessment which confirms that the proposals have been designed to a high standard and have been critically reviewed against these criteria.

Technical Considerations

- 5.9 In accordance with the pre-application advice that has been received, various technical matters have been given due consideration prior to the submission of a planning application. Accompanying the planning application is a aboricultural assessment, and the scheme has been produced to ensure that there is not an encroachment upon root protection areas of retained trees and in particular, those which are the subject of tree preservation orders are not adversely affected.
- 5.10 In terms of highways, pre-application advice confirmed that it would not be acceptable to have a through route via the site to join up Rectory Close with Bondfield Close and on this basis, the site only provides one point of access which is off Rectory Close.
- 5.11 In terms of drainage, this is a matter that has been given consideration, and a separate document accompanies the submission to detail this matter.
- 5.12 Similarly, in accordance with Policy CSP5 of the Core Strategy, the development seeks to incorporate renewable energy sources and other design measures to reduce the CO2 emissions. In this regard, Sustainable Building Statement is to be produced.
- 5.13 The site has now been cleared, and as such, it is not considered that there are any potential ecological habitats which need safeguarding and therefore an ecological assessment is not provided.

Other Material Considerations

- 5.14 The provision of 32 houses on this site makes an effective and efficient use of brownfield land within a highly sustainable location thus contributing towards the Local Authority's Housing Requirements which are stated within the Core Strategy as being a minimum of 21,500 new homes between 2008 and 2026. Furthermore, the scheme aims to provide a mix of dwelling types to meet a range of different needs and create an inclusive mixed community. In accordance with Planning Policy CSP15 of the Core Strategy, 15% of the proposed dwellings are to be provided as affordable housing.
- 5.15 In accordance with the Open Space Supplementary Planning Document, it is recognised that there is a need to provide open space as part of the development proposals. Due to the size and shape of the site, it has not been possible to accommodate this on site, however, in accordance with the terms of this Supplementary Planning Document, it is recognised that a financial contribution towards compensatory provision offsite shall be made. It was indicated at pre-application stage, that the site is too small for onsite provisions and there are existing spaces within the vicinity that would benefit from improvement and that the level of contribution required shall be calculated once the scheme has been formally submitted.
- 5.16 The pre-application advice that has been received suggested that the site appeared to offer some form of 'functioning greenspace' and in this respect, its loss would have to be justified within the context of Policy CSP35. Whilst compensatory contributions can be made it is important to note that the site never provided 'functioning' greenspace per se, and has been derelict for approximately three years. In any event, the relocated Day Centre has greenspace which can be considered as compensatory.
- 5.17 It is considered that the proposals offer an improvement to the surrounding residents, who are currently living next to a derelict site which could become the

subject of antisocial behaviour. A comprehensive redevelopment with a well designed residential scheme which has actively sought to address comments made by the Police Architectural Liaison Officer during pre-application discussions will provide a compatible use alongside the existing residential properties and will therefore be to the benefit of the wider area.

- 5.18 Pre-application engagement with local residents have allowed for concerns and issues to be considered, although the feedback has predominantly been positive. It is accepted that the site cannot continue to remain vacant and therefore redevelopment is inevitable. The accompanying public consultation report sets out the feedback received and it will be noted from the current scheme that the points raised have been positively addressed.
- 5.19 In summary, it has been shown that the application proposals are fully in accordance with the development plan and satisfy all normal planning considerations. The application offers the opportunity to redevelop a derelict site with a high quality residential development containing a mix of house types that seeks to provide a general improvement to the character of the area.

SECTION 6: CONCLUSIONS

- 6.1 The application proposed the redevelopment of a derelict day care centre site with a residential development comprising 32 dwellings.
- 6.2 It has been shown that the proposals are well considered and follow extensive pre-application discussions with key stakeholders as well as local residents.
- 6.3 It has been shown that the scheme will deliver a mix of house types including affordable housing which will offer a suitable re-use of this site which is sustainably located.
- 6.4 It has been shown that the application is fully compliant with the Development Plan as well as other relevant policy guidance. The principle of development has been shown to be acceptable and technical matters addressed.
- 6.5 It is considered that the proposals are wholly acceptable and therefore it is respectfully asked that planning permission be granted.



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