

Feb 2024



Employment Statement

Land and Buildings at Wembley Works, Hemingfield Road, Barnsley, S73 0LY

Proposed Residential Development – outline planning application
– all matters reserved

Prepared for Resource Medical (UK) Ltd by:



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Appendices

None



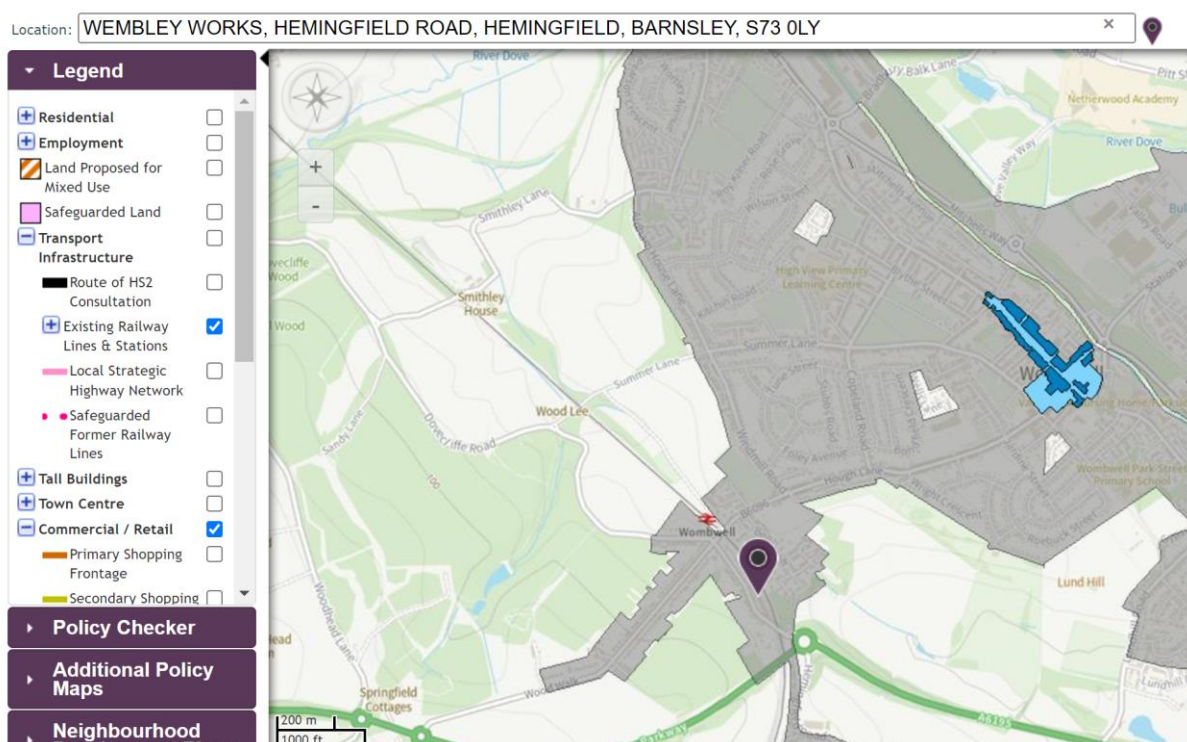
24 West End Grove | Horsforth | Leeds LS18 5JJ
m: 07913 058 468 | e: alistairflatman@gmail.com
www.alistairflatmanplanning.co.uk
Registered in England Company Registration Number 10577299
Registered Office : Cavendish House | St Andrews Court | Leeds LS3 1YL

1.0 Introduction

- 1.1 This Employment Statement has been prepared to support an outline planning application for residential development (all matters reserved) for land and buildings at Wembley Works, Hemingfield Road, Wombwell, Barnsley.
- 1.2 The application is a resubmission following previous refusal (LPA ref 2020/0438).

Background & Planning History.

- 1.3 The site comprises previously developed land within the urban fabric of Wombwell– the extract below shows the location of the site as well as its proximity to Wombwell Train Station and the town centre to the north east of the site.



- 1.4 The site was subject to an outline planning application for residential development in 2020 – LPA ref 2020/0438. The application was refused (6 Nov 2020) on two grounds as set out below:

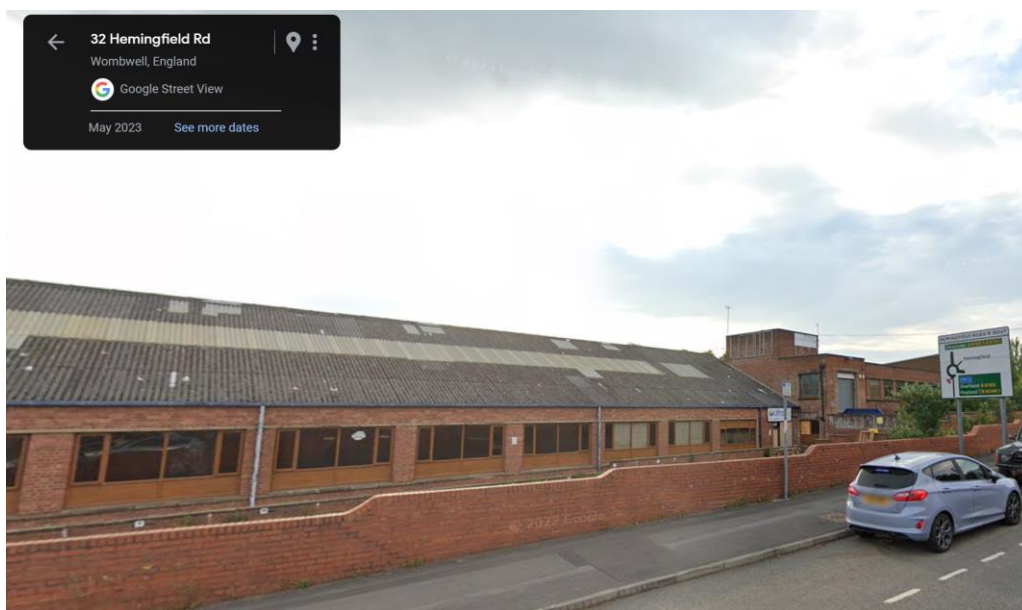
The reason(s) for the Council’s decision to refuse planning permission is/are:

1. The proposed development would result in the permanent loss of an existing employment site and insufficient information has been provided to justify the loss when assessed against the criteria contained within Local Plan Policy E4. As such the proposal would be contrary to the aim of safeguarding existing or potential jobs that forms the basis of Local Plan Policy E4.
2. Insufficient information has been provided to assess potential contamination levels on the site and judge if the site can be remediated appropriately, contrary to Local Plan Policy CL1.

- 1.5 This Employment Statement seeks to address the first reason for refusal - site has been subject to a number of market exercises (one still ongoing) which has demonstrated no interest in the site for employment uses.

The Application Site

- 1.6 The site is located within the existing settlement limits of Wombwell (designated urban fringe) to the south west of the town centre. The site is linear in shape with Hemingfield Road to the western edge and railway line to the east.
- 1.7 The surrounding area is predominantly residential.
- 1.8 The site area is 0.48ha and comprises vacant industrial buildings (c2950sqm) with hardstanding. Access to the site is taken from Hemingfield Road. The site rises from north to south and existing brick buildings reflect changes in levels.
- 1.9 The existing buildings are in a poor state of repair constructed in red brick with either profile sheet roof or flat roof. General images below show the site in terms of streetview (with adjacent resi) and with Agent (Hunters) boards on the building (Oct 2023):





- 1.10 The site sits within Flood Zone 1 and is not subject to any landscape, ecology or heritage designations. Self-seeded trees and scrub has been cleared from the site.

The Proposed Development

- 1.11 The proposal is submitted in outline for residential development with all matters reserved. The proposal includes the demolition of the existing industrial buildings.
- 1.12 An indicative layout has been provided showing how the site could be laid out in a linear form to reflect the shape of the site and utilise levels.

The indicative layout shows how dwellings could be accessed with space for parking and amenity space. The site could accommodate a variety of housetypes or even apartments, this would be subject to reserved matters application. Details on design and scale is reserved for future applications, although there is a mix of housetypes, materials and heights close to the site and so there would be a number of options for new residential development. Landscaping would also be a reserved matter.

- 1.13 Further details are set out in the submitted DAS and Planning Statement.

2 Planning Policy

National Planning Policy Framework (NPPF) (Dec 2023)

- 2.1 The NPPF sets out the government's planning policies for England and how these are expected to be applied in decision making.

Making Effective use of Land

- 2.2 Chapter 11 of the NPPF advises that decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions (para 123). There is also an emphasis on making as much use as possible of previously-developed or 'brownfield' land.
- 2.3 Paragraph 124 also advises that decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and support appropriate opportunities to remediate degraded or derelict land. Furthermore, paragraph 124 (d) seeks to promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing and use available sites more effectively.
- 2.4 Paragraph 127 is also relevant to this outline application stating that LPAs should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans. LPAs should support proposals to use employment land for homes, provided this would not undermine key economic sectors or sites.
- 2.5 The proposal seeks to redevelop land currently in industrial use. However the buildings are dated and not attractive for ongoing employment uses.

Statutory Development Plan Policies

- 2.6 The Development Plan for Barnsley is formed by the adopted Local Plan (Jan 2019). Wombwell is confirmed as a Principal Town under para 5.9 of the Local Plan (Settlement Hierarchy). The site is not allocated or delegated for employment uses but was last in employment use.
- 2.7 The outline planning application seeks to demolish the existing industrial buildings and redevelop the house for residential use. The relevant policy is E4 – this was quoted in the refusal of the 2020 planning application.
- 2.8 Policy E4 is copied below - Section 3 sets out the grounds in support of the proposal in respect of compliance Policy E4:

Policy E4 Protecting Existing Employment Land

Land or premises currently or last used for employment purposes will be retained in order to safeguard existing or potential jobs. The development of employment land and premises for non-employment uses will only take place if:

Development would not result in a significant loss of existing jobs or employment potential;

There will still be an adequate supply of employment land or premises in the locality; and

The land or premises cannot satisfactorily support continued employment use.

If the above criteria can be satisfied then redevelopment will be allowed.

3 Employment Statement

3.1 The site comprises previously developed land in a sustainable and accessible location within the urban area of Wombwell, a principal town to the south east of Barnsley.

3.2 The 2020 planning application was refused for 2 reasons, the first related on grounds that insufficient details were submitted to justify loss of employment land – the reason for refusal stated:

Proposal Outline application with all matters reserved for residential development of site following demolition of existing building.

At Wembley Works, Hemingfield Road, Hemingfield, Barnsley, S73 0LY

Permission is **refused** for the proposals which were the subject of the Application and Plans registered by the Council on 13/08/2020 and described above.

The reason(s) for the Council's decision to refuse planning permission is/are:

1. The proposed development would result in the permanent loss of an existing employment site and insufficient information has been provided to justify the loss when assessed against the criteria contained within Local Plan Policy E4. As such the proposal would be contrary to the aim of safeguarding existing or potential jobs that forms the basis of Local Plan Policy E4.
- 3.3 The statement below seeks to address the criterial set out in Policy E4. Policy E4 seeks to resist loss of land or buildings last in employment uses unless a number of criteria can be satisfied.

Policy E4 Protecting Existing Employment Land

Land or premises currently or last used for employment purposes will be retained in order to safeguard existing or potential jobs. The development of employment land and premises for non-employment uses will only take place if:

Development would not result in a significant loss of existing jobs or employment potential;

There will still be an adequate supply of employment land or premises in the locality; and

The land or premises cannot satisfactorily support continued employment use.

If the above criteria can be satisfied then redevelopment will be allowed.

3.4 The site comprises existing buildings and hardstanding, previously in industrial use. The buildings are dated and not attractive for employment uses.

3.5 The site has been subject to a marketing exercise which demonstrates a lack of interest in the land or buildings for employment use.

3.6 In light of the criteria set out in Policy E4 it is considered:

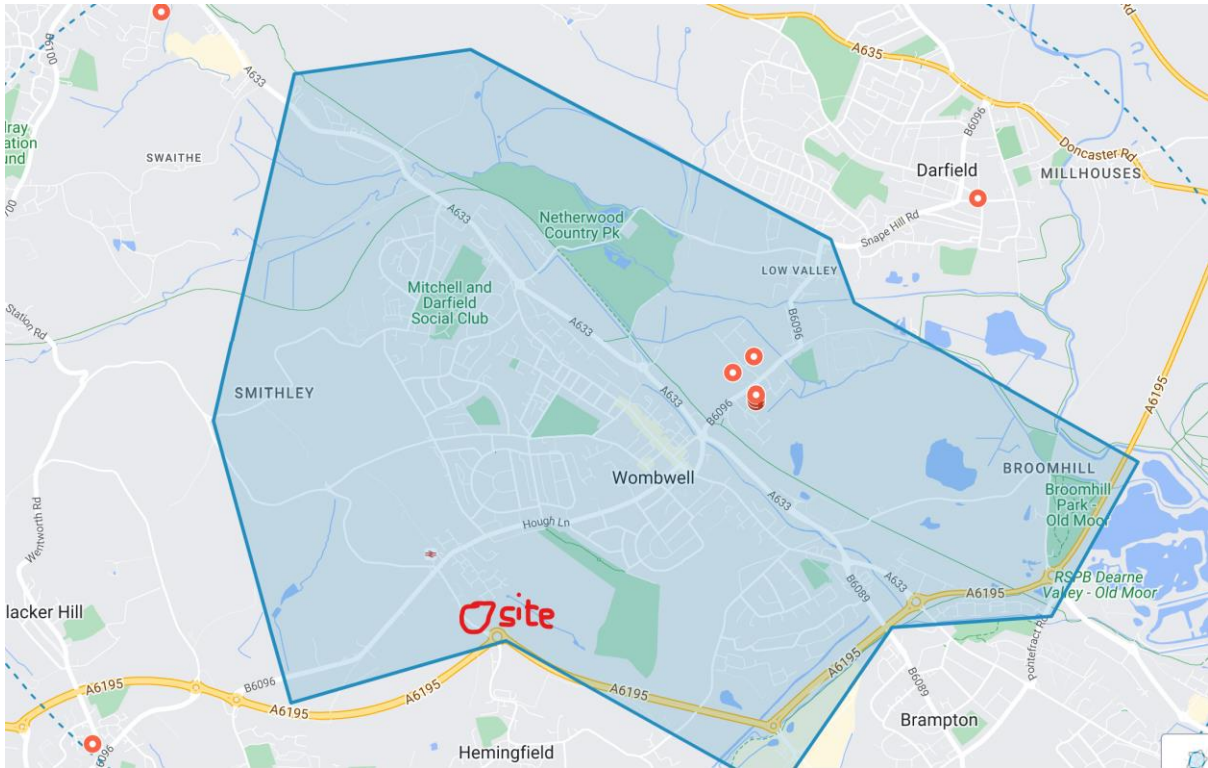
Development would not result in a significant loss of existing jobs or employment potential.

- The loss of 2950sqm of dated floor space on a 0.48ha site in a residential area will not result in a significant loss of jobs or employment potential. The building is not attractive for use in its current condition and there are other sites available in Wombwell.
- The Local Plan allocates a 3.6ha site at Everill Gate Lane – this was granted planning permission in April 2019 (LPA ref 2018/1353) and has now been built out. A review of available floorspace on line indicates there are still units available on this site.
- The Council's Local Plan Annual Monitoring Report (Jan 2022) advises that in the period 2020/2021 only 295sqm (0.03ha) of employment floorspace was lost to other uses. This is a negligible loss. There is therefore no current evidence that loss of employment land is harming the Council's ability to deliver adequate employment land. As such the loss of this site to housing will not result in a significant loss of jobs or employment potential.
- The site has been vacant for a number of years and has been subject to a marketing exercise since December 2020 (onsite board and across internet platforms). Only one offer has been received in 2022 well below the asking price. The site has been marketed by Hunters on their website and Rightmove together with an on-site 'for sale / to let' board (see photos above). In the 3 years since the site has been marketed there has only been one offer and very little interest in the land or buildings. This would suggest that there is little demand for the site and its loss will not significantly harm employment potential in Barnsley.

There will still be an adequate supply of employment land or premises in the location.

- In this case 'location' is considered to be Wombwell.
- In terms of an adequate supply, a review of available commercial land and buildings on line (Rightmove and Primelocation Feb 2024) demonstrates there is adequate employment land available (for sale and rent) in Wombwell, much of which is in a better location and condition than the application site.
- An online search using 'Wombwell' as the search location with no filters on size or price demonstrates an adequate supply of land and premises. A ½ mile radius has been applied to pick up adjacent urban areas. Online search undertaken Feb and March 2024 – results below from 14 March 2024.
- Copied below are maps from Rightmove showing commercial / industrial land and buildings available for sale and rent. This includes a variety of units in better locations (including the new Everill Gate Lane employment site) and in better condition.

- For Sale – Rightmove – Wombwell +1/2 mile – the two units to the north of B6096 are the former Safestyle UK premises which includes a self-contained development of 15 small warehouse units.



- To Let – Rightmove – Wombwell + 1/2 mile – 5 sites available – 3 at Mitchells Enterprise Centre, a Distribution Warehouse on Barnsley Road and a unit at Everill Gate Lane.

Wombwell
Clear + 0 miles
sq. ft.
Min Size to Max Size
PCM
Min Price to Max Price
Property Type (14)

Everill Gate Lane, Wombwell, Barnsley, South Yorkshire, S73
3,300 sq. ft.

New high quality industrial development on established estate. The estate comprises a brand new development of 11 units benefiting from secure access. The subject unit offers an end terrace industrial / trade unit currently under construction and comprising the final unit of the scheme. The unit ...

See full property details

There aren't any matching properties nearby
But here are some a little further away that fit your criteria...

Light industrial
Mitchells Enterprise Park, Wombwe...
1,479-5,925 sq. ft.
POA

Distribution warehouse
2,280 sq. ft.
Guide Price
£1,520 pcm

Light industrial
Unit 5, Mitchells Enterprise Centre, ...
1,493 sq. ft.
£1,306 pcm

Light industrial
Unit 7, Mitchells Enterprise Centre

List View

- Units 6 and 7 at Mitchells Enterprise Centre are also listed on Primelocation website.
- It is clear from the online search that there are other land and buildings available in Wombwell and so the redevelopment of the application site will not be detrimental to supply.

The Land or premises cannot satisfactorily support continued employment use

- The buildings are in a poor state of repair and not economically attractive for employment use. Buildings require investment in fabric to improve appearance and energy efficiency whilst the location in a residential area also reduces the attractiveness of the buildings for continued employment use. Similarly redevelopment of the site would not be economically viable
- Access arrangements exist but are not ideal for industrial uses with limited space for parking and turning.
- As stated in the bullet above, there are a number of purpose built, newer buildings available in Wombwell that are more attractive than this site in terms of condition and location.

Conclusion

- 3.7 In light of the above, it is considered the proposed redevelopment of the site meets the requirements of E4 and would not harm supply of employment land in Barnsley.
- 3.8 The outline planning application for residential redevelopment of the site can therefore be supported by the LPA.