

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND AT
PITT STREET, WOMBWELL

The UK government is under a pressing need to address the housing crisis, which has been a persistent issue for decades. All types of areas across England need new homes, to help local people stay in the areas where they want to live, as well as provide for people moving to an area. The government estimates that 300,000 new homes are needed per year to meet the demand.

It is within this context that Alphin Property are seeking feedback from the public on the proposed development on land to the north of Pitt Street, Wombwell. It is the intention of Alphin Property to pursue an outline planning application for the demolition of existing structures and the erection of residential dwellings with associated infrastructure and open space. The proposal will be for the development of up to 200 dwellings.

This is an opportunity for residents to view the emerging development details and provide comments / feedback to the project team prior to the submission of the formal planning application to Barnsley Council.

THE DEVELOPMENT SITE

The Site is situated on the northern side of the Pitt Street, Wombwell. The application site is a large open area of greenfield land, bounded by residential dwellings served by Lombard Crescent to the north, Phase 1 of the residential development to the east, Pitt Street to the south, and an area of woodland to the west.



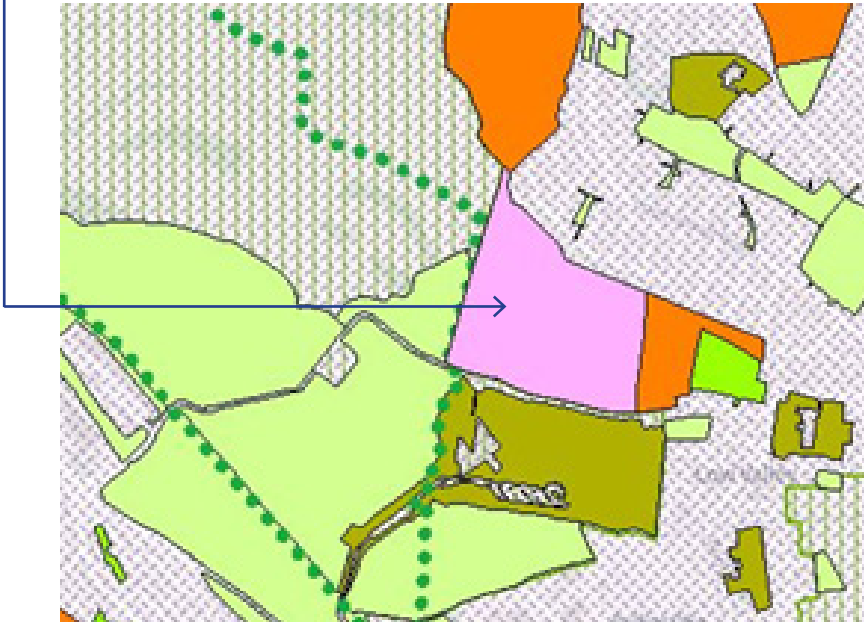
The site sits next to Phase I, being developed by Barratt Homes. It is anticipated to be complete by the end of 2025 and has had strong sales showing strong demand in the local housing market area. Part of the safeguarded land has already been developed to provide infrastructure for Phase 1.

WHY BUILD HERE?

Wombwell (including Darfield) is identified as a Principal Town and is therefore considered an appropriate location for growth.

The Principal Town of Wombwell (including Darfield) is attributed a housing supply distribution of 10% of the total requirement within the plan period, equating to a total delivery of 2,069 dwellings. This is the third largest percentage allocation of the Principal Towns and reflects the importance of the role that Wombwell (including Darfield) has in contributing towards the borough's growth aspirations. Development of the site would assist in the delivery of Policy Housing Regeneration Area (Policy H8) in that it would renew and vitalise the Wombwell and Darfield neighbourhood and community.

This site has been identified as Safeguarded Land SL19 to meet long term development needs. It is therefore intended to help contribute to the long-term housing needs of the Principal Town.



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The applicant seeks outline planning permission for the demolition of existing structures and the erection of residential dwellings with associated infrastructure and open space. All matters reserved except for means of access to, but not within, the site. The masterplan below identifies that the site could accommodate up to 200 homes. The site is immediately available for development.



HAVE YOUR SAY

We value the comments and suggestions of local people and businesses, particularly where this helps to refine and improve the development proposal so that the social, environmental and economic benefits are maximised. You can do this by:

Emailing us via info@jrpassoc.co.uk
Commenting through the website - www.jrpassoc.co.uk/consultation
Writing to us at JRP, 14 Mariner Court, Calder Park, Wakefield, WF4 3FL

WHAT HAPPENS NEXT?....

- We welcome the views of local residents and businesses. Alphin Property will review all comments received as it finalises the proposed development.
- Following consideration of all comments and the associated review of all technical information, we plan to submit an outline planning application to Barnsley Council.