



PLANNING CONSULTATION RESPONSE

Application No	2026/0641
Proposal	Residential development up to 9 dwellings (Permission in Principle)
Address	Land off Barnsley Road, Darton, Barnsley
Date of Consultation Reply	8 September 2026
Consultee	Planning Policy

Consultation Assessment and Justification

The application relates to a site of 0.49 hectares in an area that is designated as Green Belt in the adopted Barnsley Local Plan (2019). The site is referred to as in equestrian (stables) use on the application form.

Planning history on the site includes 2010/0791 Regrading of land to alter land levels to provide grazing land including the erection of a stable block, fencing and the formation of a hardstanding, parking area and menage.

The National Planning Policy Framework 2026 (Framework) has been published since the application was submitted.

The submitted planning statement indicates that:

- The site is in the Green Belt and is Grey Belt
- The LPA does not have a five year supply of housing land and there is therefore a demonstrable unmet need for the proposed development.
- The development would not undermine the purposes of the remaining Green Belt
- The site is in a suitable location for housing development
- The proposal is not inappropriate development in the Green Belt.
- Layout and massing will be similar to the three dwellings recently approved on the site of the former livery stables to the south of the application site and the detached dwellings on the opposite side of the Barnsley Road.

I agree that the site is Grey Belt as it does not contribute strongly to any of the Green Belt purposes a, b and d. While the site is adjacent to the large built up area of Urban Barnsley, it is well defined with boundary hedgerow and trees, and contains existing development (the field shelter and menage), meaning that it contributes only moderately to Green Belt purpose a. The site does not form part of a gap between towns and therefore does not contribute to Green Belt purpose b. The site is not near to a historic town or the historic core of a town and therefore does not contribute to Green Belt purpose d. Since reference to footnote 7 has been removed from the Framework, I agree that the site is grey belt.

While the site is within the settlement boundary for Urban Barnsley, the local plan makes it clear at para 5.10 that the settlement boundary is just to illustrate the geographical area as a place. It is not intended to be interpreted as defining development limits as in some cases there are areas of Green Belt between localities.

Framework policy GB6 indicates that development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7 and that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Framework policy GB7 sets out categories of development that are not inappropriate in the Green Belt, including at g) where four criteria are to be applied:



BARNSLEY

Metropolitan Borough Council

- i. The development would utilise grey belt land and not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
 - a. I agree with the submission that the site does not strongly contribute to Green Belt purposes a, b and d and is grey belt.
 - b. Judged against Green Belt purpose c – to assist in safeguarding the countryside from encroachment – the application site is well defined with boundary hedgerow and trees, and contains existing development (the field shelter and menage), meaning that it contributes only moderately to Green Belt purpose c.
 - c. Judged against Green Belt purpose (e) – to assist in regeneration, by encouraging the recycling of derelict and other urban land – I am of the view that given the extent of the Green Belt across the plan area, and the housing need, any harm in relation to this purpose would be limited.
 - d. Accordingly I conclude that the proposal can be said to comply with Framework policy GB7 g (i)
- ii. There is an evidenced unmet need for the type of development proposed;
 - a. It is acknowledged that the latest (2025) housing delivery test result for Barnsley was 75%, meaning that delivery targets have not been met and, as such, a 20% buffer should be applied to the five year housing land requirement. It is also acknowledged that the Council cannot currently demonstrate a deliverable five year housing land supply. The most recent published supply figure published October 2025 shows a position of 2.9 years (having taken into account the 20% buffer) - Barnsley Five Year Deliverable Housing Land Supply Report April 2024 - March 2029
- iii. The development would be in a sustainable location, with particular reference to policy TR3 of this Framework;
 - a. Framework policy TR3 establishes principles that should be applied to ensure that development is supported where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure.
 - b. The application site is located within Urban Barnsley, which as a sub-regional town is the primary focus for growth in the Local Plan. The services, facilities and access to public transport in the vicinity of the application site mean that the proposal is considered to be in a sustainable location.
- iv. In the case of major development involving the provision of housing, the development complies with the policy GB8
 - a. This criteria is not relevant as the proposal is not major development.

I would conclude that the application site is in a sustainable location and that the proposed development meets the requirements of Framework policy GB7 and the proposal would not constitute inappropriate development in the Green Belt.

NO OBJECTION*

**~~Defer for amends/further~~
information***

~~OBJECT*~~