

Barnsley Metropolitan Borough Council,
Planning and Building Control,
Barnsley MBC,
PO Box 634,
Barnsley,
S70 9GG

Date: 08/05/2024
GPS ref: 23_1301
Planning Portal ref: PP-13046852

Dear Sir/Madam,

Re: Covering Letter - Planning permission is sought for a mixed use for the stationing of caravans for residential purposes and the keeping of horses, at Land on Northwest side of Barnsley Road, Barnsley Road, Brierley, Barnsley, S72 9LJ.

This supporting Covering Letter is submitted by Green Planning Studio Ltd on behalf of Mr. Paddy Connors ("the Applicant") to accompany the planning application for the '*mixed use for the stationing of caravans for residential purposes and the keeping of horses*' ("the Application").

The Applicant seeks planning permission for 1No. residential pitch to meet a recognised need, and a personal need, for such facilities in the area to accommodate a Gypsy and Traveller lifestyle.

Following a site visit and consultation with the client, the site layout has been determined to best meet the applicant's requirements and although it has been withdrawn by Government, in the absence of any replacement document, the pitch has been designed with reference to the standards that were defined in 'Designing Gypsy and Travellers Sites – A Good Practice Guide (2008)'.

The proposed caravans will conform to the definition within Section 29(1) of the Caravan Sites and Control of Development Act 1960 and Section 13(1) of the Caravan Sites Act 1968 and therefore plans and elevations of individual units are not required.

The Application site ("the Site") is located at Land on Northwest side of Barnsley Road, Brierley, Barnsley, S72 9LJ and is identified within the red line on the Location Plan submitted as part of the Application, drawing number 23_1301_001. The Application demonstrates that there would be, at worst, limited impact or other harm to the character and appearance of the area.

The 1.55ha Site is located within the green belt, on the North side of the A628 Barnsley Road, between Hemsworth and Brierley, from which the Site is accessed via an established dropped kerb, which has been in situ since at least 2009, as shown in drawing number 23_1301_002. Vehicles accessing the site are able to enter the site without blocking the highway, turn, and leave in a front facing gear. The Site is bound to the west by woodland and to the south by the A628 Barnsley Road, with agricultural land bordering further on all sides. The previous use of the Site was agricultural.

Brierley provides the nearest facilities to the application site, with additional services being located in Shafton, Hemsworth and South Hiendley. The Site has easy pedestrian access to the local centres, with public transport, schools and shops within an 800m radius. The Site benefits from excellent access to local public rights of way, one of which crosses the northern part of the Site. All of which supports the site as a sustainable location.

The proposed development has been designed to be in keeping with the character of the area and positioned to limit its visual impact, as shown on 23_1301_003. The proposal incorporates 1No. mobile home, 1No. touring caravan and 2No. existing stable blocks. The proposed caravans will provide facilities that enable the Applicant to minimise the recognised hazards associated with cooking and fire and provide facilities for washing and bathing and the maintenance of basic hygiene.

The site is screened from public-view points, utilising existing boundary planting. The views of the Site can be diminished further via supplementary planting surrounding the caravans and stables. Lasting visual concerns can be minimised through the use of appropriate landscaping, which can be agreed via condition.

There is clear Principle of Development for the Application as it meets the overarching aims of the Barnsley Local Plan 2019, specifically those defined under Policy GT1 (Sites for Travellers and Travelling Showpeople).

In terms of broad location, the Site has good access to facilities (as aforementioned), and is not located within an urban area. In terms of specific location, the Site is located within Flood Zone 1, is unaffected by contaminated land, has good vehicular and public access (as aforementioned), provides a safe living environment with appropriate standards of residential amenity; and, has no other restrictive development constraints – other than its Green Belt location. This is outweighed by the Borough's identified need for Gypsy and Traveller pitches.

Regarding Gypsy and Traveller need, it is understood that the most up-to-date assessment of Barnsley Metropolitan Borough Council's position is that there is a current shortfall of 9.8 pitches. Barnsley cannot currently demonstrate a 5-year supply of sites. An unmet need for additional gypsy and traveller pitches; the lack of a five-year supply of gypsy and traveller pitches; the absence of suitable, acceptable, affordable and available alternative pitches; and the failure of the development plan to provide for the needs of the Gypsy and Traveller community are all a material consideration that should be given weight in favour of a grant of permission when determining applications.

Please note in regards to making the decision that there are children living on the site and as such any decision taken by the council should be made having considered the best interests of said children. There is an explicit requirement to treat the needs of the children on the site as a primary consideration (UNCRC Article 3, fully set out at para 80-82 of AZ) and, in respect of a decision by the LPA to safeguard and promote the welfare and well-being of the children (Children's Act 2004, s.11(1)).

If you have any further questions or queries regarding this application, please do not hesitate to contact us.

Yours sincerely,



Ethan Giles

Planning Applications Caseworker
For and on behalf of Green Planning Studio Ltd