



Supplementary Planning Statement

**2023/0796 - DEMOLITION OF DWELLING AND OUTBUILDINGS AND
NEW RESIDENTIAL DEVELOPMENT OF 5 NO. DWELLINGS
(RESUBMISSION OF APPLICATION 2022/0886)**

CONISTON FARM, STAINCROSS, BARNSELY

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1.0 INTRODUCTION

This statement has been prepared to set out amendments that have been made to planning application reference 2023/0796 and to address matters raised by the case officer during the consideration of the application to date.

As discussed in more details below, the matters relate to the extent of previously developed land at the site and the comparative impacts on Green Belt openness of the existing and proposed developments. To address these matters, the extent of the previously developed land is set out further below. The size of the redevelopment has been reduced, as shown on the amended plans that accompany this statement. The reduction ensures that the proposal would deliver a clear reduction in built form in comparison to the existing previously developed parts of the site. Additional visuals have been produced which further demonstrate that the proposed development would have no greater impact on openness than the existing development. The amended scheme is, therefore, fully compliant with Green Belt policy.

It is acknowledged that technical matters in relation to ecology, highways, trees and coal mining remain outstanding at this stage. However, the purpose of this statement and the accompanying amended plans is to obtain confirmation from the LPA that the development is acceptable in principle. Once this is achieved, the applicant will be able to make the necessary considerable financial investment in the necessary technical reports in the knowledge that these costs won't be abortive. We are very grateful to the LPA for their pragmatism in facilitating this two-stage approach under the current planning application.

2.0 Issue 1 – the extent of previously developed land within the site

The scheme as originally submitted proposed the demolition of all existing buildings within the site and their replacement with 5 new dwellings. It's always been apparent that the site contains a mix of agricultural and non-agricultural buildings. As agricultural buildings are excluded from the NPPF definition of previously developed land, this means the site comprises a mix of previously developed land and non-previously developed land.

Paragraph 154 sets out that the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development is an acceptable form of development in the Green Belt.

Because the original scheme proposed redevelopment of the whole site, it did not strictly comprise the redevelopment of previously developed land.

This was fully acknowledged in our original submission, and a 'very special circumstances' case was presented. Part of this very special circumstances argument case revolved around the visual and openness benefit of replacing very large agricultural buildings with significantly smaller new dwellings.

The case officer raised doubts about attaching any meaningful weight to this as a very special circumstance. The rationale behind this being based on the Lee Valley Case and the general principle of farm buildings not requiring a consideration of openness in the planning process. Whilst we respectfully disagree with the case officer's application of Lee Valley, we understand the LPA's position.

Consideration was given to further exploring Lee Valley and other relevant case law. However, a simpler way forward has been settled upon. Rather than proposing the redevelopment of the whole site, and setting out a very special circumstances case in respect of the removal of the agricultural buildings, the amended scheme now focuses on the replacement of the existing non-agricultural buildings.

For clarity, it is common ground that the buildings annotated B, D and E on the image below are definitively in established non-agricultural use:



This has been established through their use for many years as a cattery, following the approval of planning application B/99/0606 in July 1999 and subsequent implementation of that permission. This means that buildings B, D and E constitute previously developed land. The existing dwelling, to the bottom right of the image above, also comprises previously developed land.

As the previously developed land is concentrated to the northern half of the farm site, and the existing bungalow, the southern half of the site (which is understood to be all in agricultural use) is now completely omitted from the application.

The application now proposes the redevelopment of previously developed land. The key test as to its acceptability is whether the proposed development would have any greater impact on openness than the existing development.

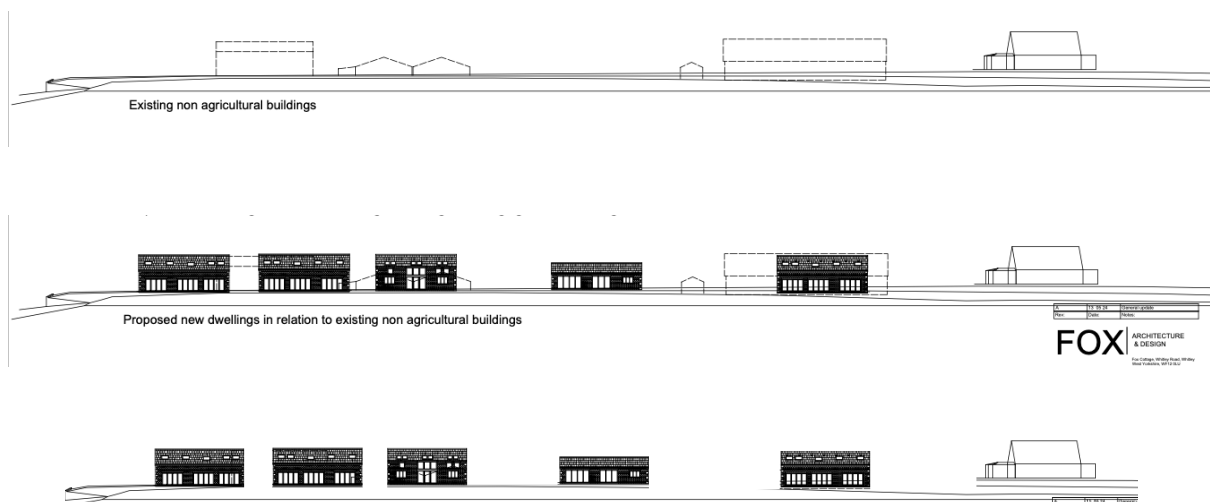
3.0 Issue 2 – comparative impacts on openness

This comparison exercise is based only on the relative impacts of the previously developed areas of the site, the agricultural buildings are excluded from the exercise.

The starting point for comparison is that the proposed development achieves a meaningful reduction in existing built volume.

Buildings B, D and E and the existing bungalow (with extant permission for extensions that could be implemented at any time) have a combined existing volume of 3030 cubic metres. The five houses as now amended and reduce in size from the original scheme have a cumulative volume of 2950 cubic metres. The proposed scheme is, therefore, materially smaller than the existing non-agricultural buildings.

The comparative images below show site elevations of the existing non-agricultural buildings only, an overlay of the non-agricultural buildings and the new development, and the new development only:



The following key points should be noted:

- There is no increase in the maximum height of the existing non-agricultural buildings.

- There is considerable improvement to openness around the existing bungalow due to the significant reduction in width of built form here.
- The new development allows for very generous spaces between the buildings, which remaining very much within the curtilage of the existing developed area.
- Whilst not evident from a flat elevation drawing, it should also be noted that the linear form for the development significantly consolidates the extent of built form in a northerly direction. Existing building B strides out towards the open land to the north, whereas the proposed built form will also be located further south, forming a more compact group with the existing large agricultural buildings to the south.

Overall, it's clear that the proposed development would not have any greater impact than the existing non-agricultural development.

It should be further noted that existing agricultural buildings A, C and F are still to be removed as part of the proposals. Whilst we acknowledge that the LPA considers that weight cannot be given to this in terms of the openness comparison exercise for Green Belt policy purposes, this is still an advantage of the proposed development. Although it is no longer necessary to rely on the removal of these agricultural buildings to achieve policy compliance, it remains a positive aspect of the redevelopment that should be afforded positive weight in the planning balance.

4.0 Conclusion in respect of principle of the development in the Green Belt

The amended and reduced scheme now proposes a redevelopment that has no greater impact on Green Belt openness than the existing previously developed land, as demonstrated by the reduction in volume and visuals discussed above. As such, the proposal is now a form of development that is acceptable within the Green Belt as confirmed by paragraph 154 of the NPPF.

We would be grateful for confirmation from the LPA that the amended application is acceptable in principle. This will then allow the technical matters to be addressed and for the application to progress towards a positive conclusion.