



## PLANNING CONSULTATION RESPONSE

|                                   |                                                                      |
|-----------------------------------|----------------------------------------------------------------------|
| <b>Application No</b>             | 2026/0643                                                            |
| <b>Proposal</b>                   | Residential development of one dwelling<br>(Permission in Principle) |
| <b>Address</b>                    | Land adjacent Finkle Street Lane, Wortley,<br>Sheffield              |
| <b>Date of Consultation Reply</b> | 7 September 2026                                                     |
| <b>Consultee</b>                  | Planning Policy                                                      |

### **Consultation Assessment and Justification**

Further to the planning policy comments of 27 August, the developer has submitted information regarding the accessibility of the application site.

Finkle Street Lane is a hamlet washed over by Green Belt and the nearest settlement in the local plan hierarchy – Wortley, which has very limited services and facilities and no allocations and where only limited development is accepted in the local plan – is beyond reasonable walking distance on routes that at times will be less than desirable because of the lack of street/path lighting.

The planning statement is silent on access to bus stops/bus services and I had taken that at face value. I note the developer advises that there are bus stops near to the site providing public transport to Deepcar and Barnsley Town Centre but doesn't give any details of timings or frequency, so the evidence submitted still doesn't demonstrate that residents would have access to public transport would provide a reasonable alternative to reliance on the car.

I have noted the bus services we have recorded in the vicinity of the application site on Earthlight. The nearby bus stops referred to by the developer are shown to be served by the buses 23, 23a, 26 and 34. The South Yorkshire Journey Planner indicates that there are public transport options approximately every other hour to Deepcar, and the journey times vary from 24 to 90 minutes. It also indicates that there are public transport options to Barnsley every other hour and the journey times vary from 36 minutes to 73 minutes. I remain of the opinion that the application site lacks sufficient sustainability credentials to enable a conclusion that the site is in a sustainable location and meets the requirements of Framework policy GB7g iii.

Accordingly, I remain of the opinion that application site is not in a sustainable location and that the proposed development would not meet the requirements of Framework policy GB7 and the proposal would constitute inappropriate development in the Green Belt

**NO OBJECTION\***

**Defer for amends/further  
information\***

**OBJECT\***