



Planning Statement

**FULL PLANNING APPLICATION FOR THE CONVERSION OF AN
EXISTING STABLE BLOCK TO 1NO. RESIDENTIAL DWELLING
(CLASS C3)**

LAND OFF CLIFF LANE, BRIERLEY, SOUTH YORKSHIRE

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1.0 INTRODUCTION

This statement has been prepared to support the submission of an application for full planning permission for the conversion of an existing stable (agricultural use) to form 1 no. residential dwelling (Use Class C3) with associated access, landscaping and infrastructure.

The site comprises a piece of land off Cliff Lane, Brierley, which contains one large barn and a cluster of other buildings/structures.

This statement should be read in conjunction with the supporting plans which demonstrate the credentials of the scheme in more detail as well as technical documents including a Highways Statement and Preliminary Ecological Appraisal.

This statement now proceeds to give details of the site and the existing use, together with relevant planning history. The details of the proposal are then set out before the planning merits of the scheme are discussed in relation to relevant planning policies contained in the statutory development plan, together with Government guidance principally set out in the NPPF.

The Planning Statement will demonstrate that the proposal would result in a sustainable form of development that would make a positive contribution to meeting local housing needs.

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2.0 THE SITE

The site comprises a piece of land off Cliff Lane, Brierley.



The site is accessed via a driveway which also serves two existing dwellings. The site then opens out to a large, rectangular space which contains a large barn and a cluster of other buildings/ structures.

Brierley is a well-established village within the Metropolitan Borough of Barnsley. It benefits from a range of local amenities including convenience shops, a primary school, healthcare facilities and local services, which serve the day-to-day needs of residents. The village is well connected to the wider area, with access to the A628 and A6195 Dearne Valley Parkway, providing links to Barnsley town centre and the wider South Yorkshire region.

The character of Brierley is varied, comprising a mix of traditional and more modern housing types. Development within the village includes terraced properties, semi-detached dwellings

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and detached houses, alongside more recent infill and edge-of-settlement development. This results in a diverse built form with no single dominant architectural style.

The surrounding area is predominantly residential to the north and east, with open land and agricultural fields to the south and west, contributing to a semi-rural edge-of-settlement character.

The site does not fall within the Green Belt but is allocated as Greenspace. The site is not located within a flood zone and there do not appear to be any listed buildings in close proximity to the site. The site is not within a conservation area.

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3.0 THE PROPOSAL

Full planning permission is sought for the conversion of the existing barn into 1no. dwelling, access, associated external alterations and the provision of residential curtilage and parking (in the form of a new driveway and detached double garage).

The proposal retains the existing building footprint and form, with alterations limited to those necessary to facilitate residential use. A small garage is also proposed.

The proposed internal layout provides a high-quality family dwelling, with generous living accommodation and supporting spaces.

The key elements of the proposal are as follows:

- Utilise existing access onto Cliff Lane
- Extend surfacing area west to provide access and curtilage to the proposed property;
- Convert existing barn into a large detached family dwelling
- The dwelling would be single storey comprising 3no. double bedrooms (one with an en-suite bathroom and dressing room), a house bathroom, a large open plan kitchen/diner/living area plus a utility area/boot room.
- Externally, most of the new fenestration will be formed in the western elevation with large sliding door-sets from the master bedroom and the kitchen area.
- The proposal does not involve substantial rebuilding with the existing barn holding good structural integrity and capable of conversion to residential use.
- The proposal replicates the existing building footprint and preserves the simple linear form and resultantly maintains the agricultural character of the building.

More information about the proposal can be found in the accompanying site plan, proposed floorplans and elevations plans by CODA Bespoke.

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4.0 PLANNING HISTORY

The key planning history for the site is as follows:

2021/1682 – Conversion of existing stable block into 2no. dwellings with associated parking and landscaping (REFUSED 30th March 2022)

Reasons as follows:

- 1. The site lies within an area designated as Green Space on the approved Local Plan. Policy GS1 states that proposals that result in the loss of green space, or land that was last used as green space, will not normally be allowed. In the opinion of the Local Planning Authority, the site is a valued natural area of green space which makes a positive contribution to the area and the proposed development would lead to an unacceptable loss of this space, contrary Local Plan Policy GS1.*
- 2. The proposed development would be contrary to Local Plan Policy D1 and the accompanying Design of Housing Development SPD, in that it would be an undesirable form of tandem, backland development, served by a long, narrow private drive and would present piecemeal development of the land.*
- 3. There is insufficient information available to judge if the access is suitable for the proposed intensification of use. In addition, there is doubt as to if the access could be brought up to standard without the use of 3rd party land. On this basis, it is not possible to judge if the proposed can comply with the highway safety requirements of Local Plan Policy T4.*

2017/1157- Removal of existing storage shed/outbuilding and erection of 1 no. detached dwelling. APPROVED 5th March 2018

2017/1163 - Erection of 1 no. detached dwelling –APROVED 17th October 2017

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2009/0928 - Erection of stable block (Retrospective) and erection of roof to existing stables – approved.

2008/0376 - Extension of curtilage and erection of detached garage – approved.

2008/0372 - Erection of barn – approved.

2006/0718 - Erection of two stables blocks with four stables and tack room – approved.

The key matter evident from these application is the intensification of residential use of Cliff Lane and the established principle of residential use in this location.

The previously refused application to convert the barn to 2no. dwellings is also relevant. The next section will assess the merits of the application against the current planning policy landscape with reference to the previous reasons for refusal where appropriate.

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5.0 ALLOCATION AND POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) as updated in December 2024 and the suite of documents comprising National Planning Practice Guidance (NPPG).

National

The NPPF is reflective of the guidance contained within the NPPG. The following sections of the revised NPPF are considered of direct relevance to the current proposal:

Section 2 – Achieving sustainable development

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting Sustainable Transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Section 15 – Conserving and enhancing the natural environment

The overarching message of the NPPF is that LPAs should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development. LPAs should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

The NPPF supports the **re-use of existing buildings** and requires decisions to apply a presumption in favour of sustainable development.

Importantly, the Council **cannot demonstrate a five-year housing land supply**

This engages the “tilted balance” under paragraph 11.

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Local Policy

Site Allocation

This site is designated as Greenspace In the Barnsley Local Plan (adopted 2019). See extract from policies map below – site is Greenspace shading below 'Barnsley Road'.



Local Plan

The following policies are considered of relevance:

- GS1: Greenspace
- SD1: Presumption in Favour of Sustainable Development
- GD1: General Development
- LG2 'The Location of Growth'
- H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546
- H2 'Distribution of New Homes' states 4% of new homes to be built in the other areas, which includes villages.
- T3 'New Development and Sustainable Travel'.
- T4 'New Development and Transport Safety'
- D1 'High Quality Design and Place Making'
- BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

SPD's

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-Design of Housing Development

-Parking

Other

South Yorkshire Residential Design Guide

Emerging Local Plan

The Local Plan review was endorsed at a meeting of Full Council on 24 November 2022.

The review concluded that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review.

A further review will take place in 2027, or earlier if circumstances (including fundamental changes to the Local Plan system) require it.

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6.0 ASSESSMENT

Principle of Development

The site is allocated as Greenspace within the adopted Local Plan and Policy GS1 seeks to resist development which would result in its loss. It is acknowledged that the proposal does not fall within the listed exceptions to this policy.

However, it is important to recognise that the application relates to the **conversion of an existing building**, rather than the development of open, undeveloped land. The footprint of the barn is already established and the proposal does not result in a meaningful encroachment into the wider open area. As such, the development does not erode the overall function or accessibility of the wider Greenspace designation to any significant degree.

It is of no relevance in policy terms that the existing use was allowed because it was directly associated with the function of the Greenspace. Policy GS1 does not make this distinction. Fundamentally, the site upon which the proposal development is focussed is neither currently used as greenspace or was last used as greenspace, there will be no direct loss.

Moreover, the LPA cannot currently demonstrate a 5-year housing land supply¹, with the latest published report demonstrating around 2.9 years of deliverable housing land. Policy GS1 is considered a policy that controls or restricts the supply of housing and is therefore the most important in the determination of this application.

Paragraph 11 explains that in such circumstances, a presumption in favour of sustainable development applies and the tilted balance is engaged. Paragraph 11(d) sets out that this means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to

¹ Barnsley Five Year Deliverable Housing Land Supply Report April 2024 – March 2029 (October 2025)

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sustainable locations, making effective use of land, securing well-designed places and providing affordable homes. Where policies exist to protect assets of particular importance, this must only prevail if they provide **a strong reason** for refusing the proposed development. This threshold would not be met in this case given that the proposal relates to an existing building and would not actually impact on any Greenspace.

This presumption in favour of sustainable development notion is underpinned by Local Policy SD1. The proposal is therefore in accordance with Policy SD1 and Paragraphs 11 of the NPPF providing the development can be considered sustainable, which will be covered in the remainder of this section. By default, Policy GS1 is silent.

Meeting Housing Needs

Policy H1 sets the target of new homes for the plan period 2014 to 2033 at 21,546. Policy H2 'Distribution of New Homes' states 4% of new homes to be built in the other areas, which includes villages.

The proposed stable conversion would make a small but meaningful contribution towards these housing targets and serve as windfall development in line with Policies H1 and H2 along with Sections 2 and 5 of the NPPF.

Visual Amenity and Character Assessment

Policy GD1 provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

This area of Greenspace has seen significant changes in recently years resulting in encroachment into, and a loss of, greenspace.

In contrast to the previously refused scheme, this proposal has been designed in a way that seeks to protect the function of the remaining areas of greenspace. For instance, the public footpath that runs along the southern boundary has been excluded from the red line boundary. The presence and design of curtilage have also been modified.

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The layout has previously been described as “backland” or “tandem” in nature, however such forms of development are not precluded by local or national policy. The key consideration is whether the proposal would result in harm in terms of character, amenity or highway safety.

In this instance, the development has been designed to respond to the site’s context, with appropriate spacing, orientation and separation from neighbouring properties. The generous curtilage reflects the semi-rural edge-of-settlement character of the area and is not uncharacteristic when viewed in the wider context.

The proposal is therefore in accordance with Policy GD1 of the Local Plan and Section 12 of the NPPF.

Residential Amenity and Design Assessment

Policy D1 High Quality Design and Place Making sets out more specific design criteria upon which proposals are assessed.

The single detached dwelling would respond positively to the character of the area and the existing landscape, being designed in a way that harmonises the development into the grain of the settlement and results in no greater impact to the character of the area.

The location of the stable block does not raise issues with overlooking or overshadowing of existing dwellings. In addition, the internal and external amenity space meets the required standards as set out in the Design of Housing Development.

The proposed development has been designed to ensure that an acceptable level of residential amenity is achieved for both existing and future occupants.

The proposal also benefits from a high-quality landscape setting, including retained trees, and new planting, which contributes to both visual amenity and environmental quality.

The proposal is therefore in accordance with Policy D1 of the Local Plan along with the Design of Housing SPD.

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Sustainability

At the heart of the NPPF is the presumption in favour of sustainable development. In terms of sustainability, the site is well located on the edge of Brierley and benefits from good connections to the wider highway network, including the A628 and the A6195 Dearne Valley Parkway, which provide convenient links to Barnsley town centre and surrounding settlements.

The site is also accessible by sustainable modes of transport. Brierley village centre lies within a comfortable walking distance of the site, providing access to a range of day-to-day services and facilities including a primary school, local shops and healthcare provision. The surrounding road network benefits from footways, allowing for safe pedestrian movement between the site and nearby amenities. In addition, a public footpath runs to the south of the site, connecting into a wider network of walking routes and providing further opportunities for pedestrian movement and recreation.

Opportunities for cycling are also available, with connections to surrounding settlements within a reasonable distance, making cycling a viable alternative to the private car for some journeys. In addition, local bus services operate within Brierley, providing links to Barnsley and the wider area.

The proposal is therefore considered to represent a sustainable form of development in a location that provides reasonable access to local services and facilities. It therefore accords with Policies SD1 and T3 of the Local Plan and Paragraph 11 of the NPPF.

Highways Safety and Accessibility

Policy T4 of the Barnsley Local Plan requires development to provide safe and suitable access for all users and to ensure that any impacts on the highway network are not severe. This is supported by the NPPF, which advises that development should only be refused on highways grounds where the residual cumulative impacts would be severe.

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The site is accessed via an existing access point from Cliff Lane, which currently serves the site and its associated uses, including stables. The access is long-established and actively used, and the proposed development would not result in a material intensification of traffic movements when compared to the existing lawful use of the site. The level of vehicle movements associated with a small number of dwellings is considered to be comparable to, and in some cases less intensive than, those associated with the existing use.

The proposal therefore represents a modest and proportionate use of the access, and it is not considered that the development would result in a severe impact on highway safety or the operation of the local highway network. Detailed transport matters will be addressed within the accompanying Highways Statement.

On this basis, the proposal is considered to accord with Policy T4 of the Barnsley Local Plan, the Parking SPD and crucially, would not give rise to an unacceptable impact on highways safety, nor would the cumulative impacts be severe in line with Section 9 of the NPPF.

Ecology and Biodiversity

Policy BIO1 Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

The site comprises areas of grass fields, some of which are enclosed within a garden, unsealed gravel track, a singular building and a very small area of scrub in the south-west of the site with a small tree. The grassland dominated the habitats on site, the site is surrounded by fields, hardstanding and garage buildings to the north, agricultural fields to the south and residential properties to the east and west.

The application is supported by a Preliminary Ecological Appraisal (Estrada). One building was recorded on the site which has been assessed as offering a residual potential to be use by roosting bats and therefore has been classified with Low bat roost suitability. Further survey effort has been recommended in the report. The tree on site was classified with Negligible bat roost suitability.

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The site is deemed to provide limited suitability for use by hedgehogs and badgers given the habitats on site. The site is considered to offer limited residual suitability for reptiles and amphibians. Standard precautionary measures are deemed suitable mitigation for these species. The site is considered to have negligible suitability for riparian mammals, including Otters and Water Voles. No impacts are anticipated and no further surveys have been recommended for these species at this stage.

Due to the size of the site and location, applicable specific habitat enhancements could include, where feasible:

- Boundary features should be kept open and allow passage for small mammals such as hedgehogs.
- The scheme should incorporate built-in bird and bat boxes into the buildings of the site, if feasible.
- Species-rich native planting should be considered for incorporation into the landscaping for the development.

The proposal is therefore in accordance with Policy BIO01 of the Local Plan.

Flood Risk and Drainage

Policy CC3 and Policy CC4 of the Barnsley Local Plan require development to appropriately manage flood risk and surface water drainage, ensuring that proposals do not increase flood risk elsewhere and incorporate sustainable drainage solutions.

The application site is located within Flood Zone 1 and is therefore at low risk of flooding. The scale and nature of the proposed development, comprising the conversion of an existing building to create a single dwelling, is such that it can be accommodated without giving rise to adverse impacts in terms of flood risk or drainage. In accordance with Environment Agency Standing Advice, development in Flood Zone 1 should incorporate appropriate surface water management measures to ensure flood risk is not increased elsewhere.

Given that the proposal relates to the reuse of an existing building, it is anticipated that there will be no significant increase in impermeable area. The development is of a very limited

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scale and can be readily accommodated within existing infrastructure and sewer network. Further details of the drainage strategy can be secured by planning condition, if required, to ensure full compliance with technical standards and best practice guidance.

Accordingly, the proposal demonstrates that an appropriate drainage strategy can be achieved and will not increase flood risk. The development therefore complies with Policies CC3 and CC4 of the Barnsley Local Plan and the Environment Agency's Standing Advice.

Land Contamination

Policy CL1 of the Barnsley Local Plan requires that development is suitable for its proposed use, taking into account any risks arising from land contamination and ground conditions, and that appropriate investigation and remediation measures are undertaken where necessary.

A Coal Mining Risk Assessment (CMRA) has been prepared in support of the application . The report confirms that the site lies within an area of historical coal mining activity, including past underground mining and potential unrecorded shallow workings. However, the assessment concludes that the proposed residential conversion of the existing building is not adversely affected by shallow mine workings due to historical opencast activity having removed the relevant coal seam beneath the footprint of the development.

The CMRA identifies that any residual risks associated with ground stability and ground gases can be appropriately managed through standard site investigation and mitigation measures. These include intrusive ground investigation to confirm the condition of underlying made ground, potential gas monitoring, and, where necessary, the implementation of appropriate foundation design or gas protection measures. Importantly, the report concludes that the risks posed by coal mining legacy can be mitigated through routinely adopted measures and do not preclude the granting of planning permission.

Notwithstanding this, it is recognised that ground conditions should be appropriately verified prior to development. Any further investigation or remediation measures can be secured by planning condition to ensure that the development does not pose a risk to human health, structural stability, controlled waters or the wider environment.

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Given the site context, the proposal demonstrates that the site is suitable for its intended residential use and can be developed safely. The development therefore complies with Policy CL1 of the Barnsley Local Plan.

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7.0 CONCLUSION

The proposal represents a sustainable form of development that would not give rise to any unacceptable impacts. The proposal would wholly accord with adopted planning policy and guidance and the LPA are respectfully urged to grant permission for the scheme.

The level of harm arising from the loss of a small portion of Greenspace associated with an existing building is limited and localised. This must be weighed against the benefits of contributing to housing supply in a context where there is a clear and significant shortfall. Accordingly, the proposal is considered to represent sustainable development when assessed against the Framework as a whole and benefits from the presumption in favour of sustainable development. The impact on the Greenspace would not provide a strong reason to refuse this proposal.

The proposal would make a small but meaningful contribution to housing delivery without giving rise to significant or demonstrable harm, and therefore accords with the presumption in favour of sustainable development.

The overall design of the scheme focusses on protecting the function of the remaining areas of greenspace whilst harmonising with the prevailing character of the locale and reduce the level of visual harm.

Technical matters are fully addressed in the submission to ensure the application complies with associated local and neighbourhood planning policies.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.