

**Planning Policy**

**Subject: 2024/0122: Outline planning application for demolition of existing structures and erection of residential dwellings with associated infrastructure and open space. All matters reserved apart from access into the site at Land north of Hemingfield Road, Hemingfield, Hoyland**

Thank you for your consultation on the above site. The site forms part of Local Plan safeguarded land allocation SL6 Land North East of Hemingfield. The main issue to be considered from a planning policy is whether the proposal would be acceptable in principle on this safeguarded land having regard to relevant development plan policies and the National Planning Policy Framework NPPF).

**Policy**

Safeguarded land is land between the urban area and the Green Belt safeguarded to meet longer term development needs stretching well beyond the plan period.

Policy GB6 (Safeguarded Land) of the Barnsley Local Plan (2019)(BLP) and the NPPF (para 143) together indicate that planning permission for the permanent development of safeguarded land will only be permitted following review of the Local Plan which proposes such development.

Policy GB 6 states that “… The permanent development of safeguarded land will only be permitted following review of the Local Plan which proposes such development.”

The principle for the proposed development of this site is contrary to national and local policy. Its suitability as an allocation for development will be considered in a future review of the Local Plan. Any review of the Local Plan which includes assessment of the suitability of safeguarded land for development will include the normal planning considerations of the sustainability and suitability of sites for development.

Further to the conflict with national and local safeguarded land policy, the proposed development also constitutes piecemeal development, comprising part of a wider safeguarded site, which raises concerns as to the potential impact on the comprehensive development of the wider site (Local Plan policy GD1 is relevant here), which would be considered in more detail as and when the plan’s allocations are reviewed and reconsidered.

The Council is currently reviewing the five year housing land supply position, however, the Local Plan was adopted in January 2019 and subsequently reviewed in 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.

The proposed residential development of this safeguarded land is therefore contrary to national and local planning policy.