



PLANNING CONSULTATION RESPONSE

Application No	2026 0034
Proposal	Outline application for the erection of one dwelling with details of access and layout (other matters reserved)
Address	Land to the West of Chapel Road, Pilley, Barnsley, S75 3AR
Date of Consultation Reply	18 February 2026
Consultee	Planning Policy

Consultation Assessment and Justification

The application proposes a single dwelling in the Green Belt adjacent to the village of Pilley. The application is outline other than details of layout and access.

The submission includes a planning statement which indicates that

- the proposal constitutes Grey Belt development and limited infilling within a village.
- The site is bound to the north by Pilley Hills (road) and thereafter Broad Ing Plantation;
- to the East by existing residential dwellings fronting Chapel Road
- to the south by residential property (curtilages) and agricultural/farm buildings beyond; and
- to the west by open land with strong containment provided by woodland and vegetation. Approx 150m to the west is a further group of residential dwellings.
- The site is visually and physically contained by existing development, boundary treatments and mature landscaping, resulting in limited perception of openness.
- Planning permission was refused for a dwelling in 1998
- Pre-application advice confirmed that the principle of residential development could be considered acceptable under the provisions of NPPF para 154(e): limited infilling in villages.
- The generally accepted definition of the term infill development is 'a small gap in an otherwise built up frontage'

I would advise that the draft NPPF should be given very little weight since it is within a consultation period and may be subject to changes before the final version is published.

The application site does not form a small gap in an otherwise built up frontage and the proposed development is therefore not infill development. While there are houses to the east of the application site, the land to the west of the application site is undeveloped and there is nothing to 'contain' the application site – permission would set a precedent for further development along Pilley Hills or in other similar locations.

While the application goes some way to demonstrate that the site is grey belt it does not tackle the 'footnote 7' issue. It is not therefore possible to conclude that the site is grey belt.

Even if the application had demonstrated that the site were grey belt, the application does not rigorously consider NPPF para 155 which sets out when development of grey belt may be concluded to be not inappropriate development in the green belt. This requires the applicant to demonstrate:

- i) That the site is grey belt
- ii) That the development would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan. Reflecting the approach of planning inspectors, it is advised that before this assessment can be



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made, consideration of the contribution of the application site to Green Belt purposes d and e is required.

- iii) That there is a demonstrable unmet need for the type of development proposed (the five year housing supply and under-delivery case made by the applicant is sufficient)
- iv) That the development would be in a sustainable location with particular reference to paragraphs 110 and 115 of the NPPF
- v) That where applicable the development meets the 'Golden Rules' (the applicant makes the case that the site is below the threshold at which the Golden Rules apply).

Conclusion

The development is unacceptable in principle and the developer should be invited to amend the application to address the comments above.

NO OBJECTION*

Defer for amends/further information*

OBJECT*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: