Development Management
Barnsley Council
PO Box 634
S70 9GG

10th November 2026

Dear Sir or Madam,

S73 APPLICATION TO VARIATION OF CONDITION 2 (APPROVED) OF APPLICATION REF. 2026/0291- LAND AT WAKEFIELD ROAD, SMITHIES, BARNSLEY, S71 1NX – RESIDENTIAL DEVELOPMENT OF 221NO DWELLINGS AND ASSOCIATED WORKS (RESERVED MATTERS OF OUTLINE PLANNING PERMISSION 2017/1451 SEEKING APPROVAL OF THE DETAILS OF LAYOUT, SCALE, APPEARANCE AND LANDSCAPING)

The applicant seeks permission, via a S73 application, to amend the approved plans (condition 2) of application 2026/0291 which is a reserved matters application for a residential development of 221no dwellings and associated works. The amendments are limited to plots 30-40 and 144-165, and are associated with a realignment of plots to relocate dwellings from an existing Yorkshire Water easement.

The application is supported by the following documents: -

- Site Location Plan
- Proposed Site Layout
- Boundary Treatments Plan
- Mine Shaft Plan
- Landscape Plans
- Engineering Layout

We provide below our assessment of the proposals, utilising the same approach undertaken by the Council when determining the previous S73 application at the site.

PRINCIPLE OF DEVELOPMENT

The site is located within Urban Barnsley which is a priority location to accommodate growth and new residential development in spatial and sustainable development terms, making it compliant with policies LG2 and H2. Furthermore, the principle of 221 dwellings has been established through the approval of both the outline (Ref: 2017/1451) and the reserved matters (Ref:2022/0633) applications. This application does not revisit the principle of residential development and only focuses on the proposed amendments of plots 30-40 & 144-165.

RESIDENTIAL AMENITY

The application only relates to plots 30-40 & 144-165, the rest of the previously approved development under application 2026/0291 remains the same. Whilst the proposals seek the relocation of a number of the previously approved dwellings within this parcel of the site, the applicant has sought to mirror the already approved parameters of the scheme in respect of garden amenity areas and separation distances to align with the Council's 'Design of Housing Development' SPD. Accordingly, the residential amenity levels would be retained and would not be significantly different to the development approved under application 2026/0291. This weighs significantly in favour of the development, and the development would accord with Local Plan policy GD1 and 'Design of Housing Development' SPD.

VISUAL AMENITY

All of the proposed dwelling types mirror those previously approved at the site. The road layout remains the same, however the proposed changes will increase the provision of incidental landscape areas and

provide additional areas to plant street-trees. As such, visual amenity would be maintained or enhanced, and the amendments would sit comfortably within the street-scene. As a result, the development accords with Local Plan policy D1 and 'Design of Housing Development' SPD which carries significant weight in favour of the development.

HIGHWAY SAFETY

There is no change proposed to the access point or internal highway layout on account of the proposed amendments. The changes are limited to the access arrangements to the individual plots; however, the proposed amendments retain the parameters established by the original approval in respect of the number of parking spaces and the access/egress for the proposed homes. The development will therefore accord with Local Plan Policy T4 and 'Parking' SPD.

GREEN SPACE

The outline and Reserved Matters applications established the on-site and off-site requirements for public open space from the site. Which included a contribution for formal recreation. The proposed number of homes remains the same (as is required via a S73 application) and the level of on-site provision also remains unchanged. The proposed development will therefore continue to accord with the requirements of the original approval

ECOLOGY/TREES

The proposed amendments will have a marginal increase of incidental landscaping when compared to the previously approved scheme. There are no further impacts on the planning obligations outlined in the S106 agreement signed at outline stage or referenced in relation to the original reserved matters approval.

PLANNING BALANCE & CONCLUSION

Taking into account the relevant development plan policies and other material considerations the amendments proposed are in accordance with the development plan (most notably policies H6, GD1, D1, GS1, I1, BIO1 & T4) and the relevant SPD's including Designing New Housing Development and is therefore considered to be a suitable form of development.

The application is also considered acceptable in relation to residential amenity, design, appearance, layout, highways matters, and ecology/greenspace.

Accordingly, the amended proposals are in compliance with the development plan meaning that the presumption in favour of sustainable development set out in Local Plan policy SD1 and in Policy S3 & S4 of the NPPF is considered to apply. In such circumstances proposals that accord with an up to date development plan should be approved without delay.

[redacted]

Yours faithfully

[redacted]

PAUL BUTLER
Director