



PLANNING CONSULTATION RESPONSE

Application No	2026 0643
Proposal	Residential development of one dwelling (Permission in Principle)
Address	Land adjacent Finkle Street Lane, Wortley, Sheffield
Date of Consultation Reply	27 August 2026
Consultee	Planning Policy

Consultation Assessment and Justification

The application relates to a site of 0.1 hectares in the Green Belt which is referred to as a depot for a landscaping business on the application form.

Planning history on the site includes, on a part of the site only, 2017/0845 (residential development, outline) (refused)

The National Planning Policy Framework 2026 (Framework) has been published since the application was submitted.

The submitted planning statement indicates that

- the site is grey belt
- the site is in a sustainable location for housing development
- a detached dwelling capable of being accommodated in a manner that reflects the grain and pattern of development in the locality,
- the site nestled with the neighbouring development to the west, north and south, and the site is well contained.
- The proposed dwelling would create essentially infill development.
- The former and current uses of the site mean that much of the site comprises previously developed land
- Any sense of encroachment into the countryside would be minimal and would have no discernible impact on Green belt purpose c).
- Taken in the context of the LPA's lack of housing land supply and the development proposed and its location, there would be no material impact on the role of the wider Green Belt in respect of purpose e).
- The site is within a short distance of all the village amenities within Wortley, a traffic free public footpath providing an alternative route to the route by road.
- The site is below the threshold at which the 'Golden Rules' apply.

I agree with the submission that the site does not strongly contribute to Green Belt purposes a, b and d, since the site is not near to a large built up area or a town. Since reference to footnote 7 has been removed from the Framework, I agree that the site is grey belt.

Framework policy GB6 indicates that development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7 and that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Framework policy GB7 sets out categories of development that are not inappropriate in the Green Belt, including at g) where four criteria are to be applied:

- i) The development would utilise grey belt land and not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
 - a. I agree with the submission that the site does not strongly contribute to Green Belt purposes a, b and d, since the site is not near to a large built up area or a town.



BARNSELEY

Metropolitan Borough Council

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- b. Judged against Green Belt purpose (c) – to assist in safeguarding the countryside from encroachment – the application site is not part of an open rural setting, as it is within the hamlet off Finkle Street Lane. However, given the relative scale of the site, any harm resulting from encroachment would be limited.
 - c. Judged against Green Belt purpose (e) – to assist in regeneration, by encouraging the recycling of derelict and other urban land – I am of the view that given the extent of the Green belt across the plan area, and the housing need, any harm in relation to this purpose would be limited.
 - d. Accordingly I conclude that the proposal can be said to comply with Framework policy GB7 g (i)
- ii) There is an evidenced unmet need for the type of development proposed;
- a. It is acknowledged that the latest (2025) housing delivery test result for Barnsley was 75%, meaning that delivery targets have not been met and, as such, a 20% buffer should be applied to the five year housing land requirement. It is also acknowledged that the Council cannot currently demonstrate a deliverable five year housing land supply. The most recent published supply figure published October 2025 shows a position of 2.9 years (having taken into account the 20% buffer) - [Barnsley Five Year Deliverable Housing Land Supply Report April 2024 - March 2029](#)
- iii) The development would be in a sustainable location, with particular reference to policy TR3 of this Framework; and
- a. Framework policy TR3 establishes principles that should be applied to ensure that development is supported where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure
 - b. The application site is located in a hamlet that is washed over with Green Belt and is not listed as a settlement in the Local Plan settlement hierarchy. The nearest services and facilities are located at Wortley and include a pub, a shop and a church. Wortley is located over 1200 metres away along roads that have a footway but no street lighting; or 830 metres away along a public footpath that also has no street lighting. There is no public transport provision in the vicinity of the application site. The nearest settlement with more facilities and services than Wortley is Deepcar, the edge of that settlement being over a mile away. It appears likely that given the lack of convenient pedestrian or public transport access to services and facilities, occupiers of the site would be dependent on use of the motor car to access day to day services and facilities.
- iv) In the case of major development involving the provision of housing, the development proposed complies with policy GB
- a. This criteria is not relevant as the proposal is not major development.

I would conclude that the 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 which should be refused in the absence of any very special circumstances. However, the application does not make such a case.

NO OBJECTION*	Defer for amends/further information*	OBJECT*
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