



JohnsonMowat
Planning & Development Consultants

Mr J Whitworth
Green Road
Dodworth
Barnsley

27 June 2016

Dear John

RE: OUTLINE APPLICATION FOR THE ERECTION OF 2 NO. DETACHED DWELLINGS AT LAND REAR OF STONEHURST, GREEN ROAD, BARNSELY

Further to your instruction I write in connection with the above, the application site has been subject to three previous outline approvals under reference numbers:-

2013/0727 – Erection of 2 detached dwellings (outline) (2010/0704 extension of time limit) – approved 21 August 2013

2010/0704 – Erection of 2 No. detached dwellings (outline) resubmission – approved 03 August 2010

2007/0605 – Erection of 2 detached dwellings (outline) resubmission – approved 12 June 2007

I understand you are currently pursuing a fresh outline application to essentially allow an additional three years for a reserved matter submission beyond the current expiration date of 21 August 2016. In order to assist, I have taken a review of any planning policy or legislative changes further to the currently extant permission approved 21 August 2013.

National Planning Policy

Firstly, it should be acknowledged that as the National Planning Policy Framework (the Framework) came into effect on 27 March 2012, the Framework would have been a material consideration at the time of the determination

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of the extant permission¹. The proposal has therefore already been assessed as sustainable development and would meet the tests of the Framework.

Local Planning Policy

The existing development plan comprises the saved policies of the UDP together with the Barnsley Core Strategy, adopted 08 September 2011. The adopted Core Strategy would therefore similarly have been a material consideration at the time of determination of the extant permission, and therefore the proposal has already demonstrated compliance relevant policies contained within.

Local Planning Guidance

The following supplementary planning documents & guidance have been adopted by the Council and form relevant considerations to the determination of an application for residential development.

- South Yorkshire Residential Design Guide – Published January 2011
- Planning Advice Note 30 – Sustainable Location of Housing Sites – Adopted July 2011
- Designing New Housing Development SPD – Adopted March 2012.

Each of the above documents formed a material consideration at the time the extant permission granted under 2013/0727 was approved. This is indeed re-affirmed by the Officers' delegated report which stated:-

"The development plan consists of the Core Strategy, and saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations".

Emerging Barnsley Local Plan

The Council begun consultation on the draft Barnsley Local Plan 24 June 2016, the consultation is due to run for a period of 6 weeks. Once adopted, the plan will replace saved policies contained within the existing UDP and the adopted Core Strategy.

The current Local Development Scheme envisages submission of the draft plan to the Secretary of State by Autumn 2016, with examination of the plan to take place February 2017 and a target date for adoption of Summer 2017.

¹ 2013/0727



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As the draft plan is at early stage, weight to be afforded to it is limited in accordance with paragraph 216 of the Framework.

There are therefore no material change in circumstances to both national and local policy which should prevent the application being approved. The site is representative of small scale windfall development on an area of urban land and can contribute to boosting the supply of housing from this source.

I trust my advice note is useful and be included with your application submission.

Yours Sincerely

Mark Johnson

Managing Partner

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