



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2026 0034
<b>Proposal</b>	Outline application for the erection of one dwelling with details of access and layout (other matters reserved)
<b>Address</b>	Land to the West of Chapel Road, Pilley, Barnsley, S75 3AR
<b>Date of Consultation Reply</b>	16 March 2026
<b>Consultee</b>	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.

In the initial planning policy consultation response, it was recommended that the application be deferred so that the applicant could address outstanding issues in relation to the definition of grey belt and para 155 of the NPPF. The applicant has now submitted a supplementary statement.

The supplementary statement states that 'it can categorically said that there is no conflict whatsoever with footnote 7'. Provided this is the case, I agree that the site is grey belt.

The supplementary statement also concludes

- i) Following assessment of Green purposed c and e, that the development would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.
- ii) 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)
- iii) That the development would be in a sustainable location with particular reference to paragraphs 110 and 115 of the NPPF
- iv) That the site is below the threshold at which the Golden Rules apply.

Provided that it is accepted that there is no conflict with any footnote 7 designation, I agree with the supplementary statement conclusion that the proposal is in accordance with NPPF para 155 and the development is acceptable in principle.

**NO OBJECTION\***

**Defer for amends/further information\***

**OBJECT\***

\*Delete as applicable

**Consultation Suggested Conditions:**

**Consultation Informative(s):**



# **BARNSLEY**

**Metropolitan Borough Council**

Planning Obligations required:

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