



WORTLEY WAGYU

COTE GREEN FARM

DESIGN & ACCESS
STATEMENT
APRIL 2024

CODA
Bespoke



INTRODUCTION

Site Address : Wortley Wagyu, Cote Green Farm, Finkle Street Lane, Wortley, S35 7DH.

Cote Green Farm is located in the South-West of Barnsley in the village of Wortley. The farm is situated on the Trans Pennine Trail in the beautiful Yorkshire countryside and is home to Wortley Wagyu.

The site is accessed off Finkle Street Lane and is positioned on the eastern side of the farm. To the west of the site the Cote Green Car Park is located providing access to the Trans Pennine Trail.

Wortley Wagyu was launched in 2020 and is a small family-run business that is dedicated to producing the highest quality beef. Wortley Wagyu was formed after a demand was seen for Wagyu in local butchers and farm shops. Following the early success as a supplier locally they soon started as a mobile caterer at local pub events which also lead to them becoming a regular on the menu's of several local restaurants and pubs themselves. For a while the farm's retro van could also be found at the Fox Valley Shopping Park.

In such a short time frame the company has already established an enviable reputation for its high quality produce and they are looking to expand their brand and enhance the farm and public space on site. These initiatives would deliver substantial additional benefits into the local community and economy.



PROPOSAL

The proposal is for the change of use of the previously developed land where the existing building is to be used as a covered seating area associated with the on site cafe and farm shop. There will be no fabric change to the building just the addition of seating within the space. The addition of this space will allow for the use of the cafe throughout the year adding to the local economy.

We are also proposing to re purpose the use of the area to the rear of the barn. This was previously used as a dumping ground by the previous owners and has been neglected. We are proposing to clear the area of the debris left behind and utilise this space as an ad hoc overflow parking area that is dedicated to customers to the farm only.

This will free up space in the existing Trans Pennine Trail car park which will result in more appropriate vehicular and pedestrian links to the adjacent Trans Pennine Trail itself.



PLANNING POLICY

1.1. National Planning Policy Framework (NPPF) (Published July 2021)

1.1.1. The NPPF is the main national planning policy document that sets out the Government planning policies for England and how this should be applied.

The below sections are considered relevant to the Proposed Change of Use:

- Policy 6 - Building a strong, competitive economy.
- Policy 11 - Making effective use of land.
- Policy 13 - Protecting Green Belt land

1.1.2. Section 13 of the NPPF relates to protecting Green Belt land and proposals affecting the Green Belt. It states that exceptions to proposals in the Green belt are "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".

The proposal intends to utilise an existing barn that has been redundant for its current lawful use. There will be no alterations to the exterior of the barn therefore it is deemed that the proposal is suitable in this location.

2.1. Barnsley Local Plan (BLP) (Adopted 2019)

2.1.1. At a local level, the Proposed Development is supported by:

- Policy SD1
- Policy GD1
- Policy E5
- Policy E6

2.1.2. With regards to Policy GD1, it is clear that the proposals will not prejudice the current or future use of the neighbouring land or affect any future development of the wider area. The area to be allocated as car parking was previously used as a dumping ground by previous owners. By clearing the area this will mitigate the waste and pollution in the area. By utilising this space as an overflow car park for visitors to the farm shop and cafe will free up space in the existing Trans Pennine Trail car park.

2.1.3. Policy E5 refers to promoting tourism. The existing cafe and farm shop are located on the Trans Pennine Trail and serve the tourists and visitors to the area therefore supporting the local economy.

2.1.4. Policy E6 this is the most relevant which states that the Council will encourage a viable rural economy where it supports diversification, results in the growth of existing businesses, and is related to tourism and recreation. These are all relevant to our proposals. The provision of a sheltered seating area allows for the cafe to be used throughout the year and not just through the periods of dry weather. This will provide an improvement to the local services and the many visitors to the Trans Pennine Trail utilising this provision will result in uplift to the local economy.

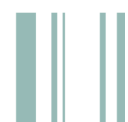
2.1.5. Policy E6 goes on to state that any development within the rural areas will be of an appropriate scale to the size of the role in the settlement and not have a harmful impact on the local character of the area. It then recommends the re-use of any existing building.

We are proposing to reuse an existing redundant barn for the use of a seating area. There is no fabric change, just a change of use. There is no increase in development on the land therefore will not have an effect on the local character of the area. The clearing of the land to be used as an overflow car park will have a positive impact on the area.

**This document has been produced
by CODA Bespoke on behalf of
Wortley Wagyu**

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