

PLANNING STATEMENT

Proposed Agricultural Storage Building

Oak Cottage, Pogwell Lane, Higham, Barnsley, S75 1PJ

Applicant: Mr J. Lycett

Project Reference: 26-060

Local Planning Authority: Barnsley Metropolitan Borough Council

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1.0 Introduction

1.1 This Planning Statement has been prepared by White Agus Ltd on behalf of the applicant, Mr J. Lycett, in support of a full planning application submitted to Barnsley Metropolitan Borough Council for the erection of an agricultural storage building on land at Oak Cottage, Pogwell Lane, Higham, Barnsley, S75 1PJ.

1.2 This statement should be read in conjunction with the following documents submitted with the application:

- Site Location Plan and Block Plan
- Proposed Plans and Elevations

1.3 The statement describes the application site and the proposed development, sets out the relevant national and local planning policy context, and demonstrates that the proposal represents an acceptable form of development for which planning permission should be granted.

2.0 The Site and Surroundings

2.1 The application site comprises land within the holding associated with Oak Cottage, Pogwell Lane, Higham, a smallholding located to the west of Barnsley. The site is bounded by established field boundaries and is accessed from Pogwell Lane via the existing access serving the property.

2.2 The holding is in active agricultural use, including the keeping of livestock and poultry, together with the machinery, implements and equipment required for the ongoing management of the land.

2.3 The site lies within the Green Belt as defined on the Barnsley Local Plan Policies Map. The site is not subject to any other statutory landscape, ecological or heritage designations.

3.0 The Proposed Development

3.1 The application seeks full planning permission for the erection of a single agricultural storage building with the following dimensions:

- Length: 19.2 metres;
- Width: 9.6 metres;
- Height to eaves: 3.8 metres;
- Height to ridge: 5.3 metres (dual-pitched roof);
- Gross internal floor area: approximately 184 square metres.

3.2 The building will be of portal frame construction with profiled steel sheet cladding to the walls and roof in a recessive dark colour typical of agricultural buildings in the locality. The building has been designed as a simple, functional agricultural structure of a scale and appearance commonly found in the rural area.

3.3 The building will be served by the existing access from Pogwell Lane. No new access or alteration to the existing access arrangements is proposed, and no external lighting is proposed as part of this application.

4.0 The Need for the Development

4.1 The proposed building is required for the secure storage of agricultural machinery, equipment and attachments associated with the ongoing management of the holding. The storage of tractors, implements and other agricultural equipment within a covered structure will reduce weather-related deterioration, corrosion and damage, thereby extending the service life of essential farm assets and reducing long-term replacement costs.

4.2 The building is intended primarily for the storage of agricultural equipment and associated farm items. Tractors and machinery may continue to be parked externally when in regular use, but the building will provide suitable covered storage for equipment, attachments and other agricultural materials when required.

4.3 The holding is an active agricultural enterprise, including the keeping of livestock and poultry, and the proposed development is reasonably necessary for the efficient operation and management of the holding. The scale of the building is commensurate with this need and no larger than required for its intended purpose.

4.4 As the agricultural unit falls below the 5 hectare threshold set out in Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the permitted development rights for agricultural buildings do not apply and a full planning application is accordingly submitted.

5.0 Planning Policy Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the area comprises the Barnsley Local Plan (adopted January 2019).

5.2 The following Local Plan policies are considered relevant to the determination of this application:

- Policy SD1 – Presumption in Favour of Sustainable Development;
- Policy GD1 – General Development;
- Policy D1 – High Quality Design and Place Making;
- Policy GB1 – Protection of the Green Belt;
- Policy BIO1 – Biodiversity and Geodiversity;
- Policy Poll1 – Pollution Control and Protection.

5.3 At the national level, the National Planning Policy Framework (NPPF) is a material consideration. Paragraph 154(a) of the NPPF confirms that the construction of new buildings in the Green Belt is not inappropriate development where the buildings are for agriculture and forestry. The NPPF also recognises, at Chapter 6, the need to support a prosperous rural economy, including the sustainable growth and expansion of business in rural areas and the development and diversification of agricultural and other land-based rural businesses.

6.0 Planning Assessment

6.1 Principle of development. The proposal comprises a building for agriculture within the Green Belt. In accordance with paragraph 154(a) of the NPPF and Policy GB1 of the Barnsley Local Plan, buildings for agriculture and forestry are not inappropriate development in the Green Belt. The principle of the development is therefore acceptable, subject to the detailed considerations set out below.

6.2 Openness of the Green Belt. Notwithstanding that the proposal is not inappropriate development, the building has been kept to the minimum scale reasonably necessary for its purpose, with a modest eaves height of 3.8 metres and ridge height of 5.3 metres. The building is sited in close visual association with the existing buildings at Oak Cottage and against established boundary vegetation, limiting its visual presence in the wider landscape. The proposal would not result in any material harm to the openness of the Green Belt.

6.3 Design and landscape character. The building is of a simple, functional agricultural design, clad in profiled sheeting in a recessive colour, and is of a form and appearance entirely characteristic of agricultural buildings in the rural area. The proposal accords with Policies GD1 and D1 of the Local Plan.

6.4 Residential amenity. The building is for storage purposes only and will not generate noise, odour or other emissions of any significance. Given its use, scale and separation from neighbouring dwellings, the proposal will not result in any unacceptable impact on the living conditions of neighbouring occupiers.

6.5 Highways and access. The building will be served by the existing access from Pogwell Lane. The storage use will not generate any material increase in vehicular movements over and above those already associated with the management of the holding. There are no highway safety implications arising from the proposal.

6.6 Drainage. Surface water from the roof of the building will be managed within the site.

7.0 Conclusion

7.1 This statement demonstrates that the proposed agricultural storage building constitutes appropriate development in the Green Belt, being a building for agriculture in accordance with paragraph 154(a) of the NPPF and Policy GB1 of the Barnsley Local Plan.

7.2 The building is reasonably necessary for the efficient operation and management of an active agricultural holding, is of a scale commensurate with that need, and by virtue of its siting, scale and

design would preserve the openness of the Green Belt and the character of the surrounding rural area, without harm to residential amenity, highway safety, drainage or biodiversity interests.

7.3 The proposal accords with the relevant policies of the Barnsley Local Plan and the National Planning Policy Framework, and it is respectfully requested that planning permission is granted.