

PLANNING, DESIGN AND ACCESS STATEMENT

In support of a Full Planning Application

Conversion of a Former Agricultural Building to Residential Use (Use Class C3)

Hill End Farm, Hill End Road, Mapplewell, Barnsley, S75 6DU

Local Planning Authority: Barnsley Metropolitan Borough Council



Prepared by Prism Ag Rural Planning

Prism Ag Rural Planning is a trading name of Prism Agriculture Ltd

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Contents

1. Introduction

2. The Application – Submitted Documents

3. The Site and its Surroundings

4. Relevant Planning History and Background

5. The Proposed Development

6. Design and Access Statement

7. Planning Policy Framework

8. Planning Assessment

8.1 Principle of Development – Green Belt

8.2 Design, Character and Visual Amenity

8.3 Residential Amenity and Living Conditions

8.4 Highways, Access and Parking

8.5 Contaminated and Unstable Land and Coal Mining Legacy

8.6 Ecology, Protected Species and Biodiversity Net Gain

8.7 Flood Risk and Drainage

8.8 Housing Supply and Sustainable Development

9. Planning Balance and Conclusion

1. Introduction

1.1 This Planning, Design and Access Statement has been prepared by Prism Ag Rural Planning (a trading name of Prism Agriculture Ltd) on behalf of the applicant, Mr Paul Needham, in support of a Full Planning Application submitted to Barnsley Metropolitan Borough Council (“the Council” / “the LPA”) seeking planning permission for the conversion of a former agricultural building to a single dwellinghouse (Use Class C3), together with the building operations reasonably necessary for that conversion, at Hill End Farm, Hill End Road, Mapplewell, Barnsley, S75 6DU.

1.2 The application building (identified in the technical reports as “Building 1”) was previously the subject of a grant of prior approval under Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (“the GPDO”), for its change of use from an agricultural building to a dwellinghouse together with the associated building operations. That prior approval (Council reference 2022/0683) was granted on 26 August 2022. The applicant was, however, unable to complete the permitted conversion work within the three-year period prescribed by Condition Q.2(3), and the present Full Planning Application is accordingly brought forward to secure a fresh consent for the same acceptable and previously established form of development.

1.3 This Statement should be read together with the drawings and technical reports listed in Section 2. It combines, in a single document, the planning justification for the proposal and the Design and Access Statement material appropriate to a proposal of this nature. It describes the site and its surroundings, the relevant planning history, and the proposed development; it sets out the design and access rationale; and it assesses the proposal against the statutory development plan, national planning policy, the Council’s adopted Supplementary Planning Documents, and other material considerations. Where relevant, the applicable development plan policies and legislative provisions are set out verbatim (in each case the opening paragraph of the policy, together with any specific limb relied upon).

1.4 For the reasons set out in this Statement, it is respectfully submitted that the proposal represents an appropriate and sustainable form of development which accords with the development plan for the area read as a whole and with the National Planning Policy Framework (August 2026), and that there are no material considerations which indicate that planning permission should be withheld.

2. The Application – Submitted Documents

2.1 In accordance with Section 38(3)(b) and the statutory application requirements, and having regard to the Council’s validation requirements, this application is accompanied by the drawings and supporting documents scheduled below. The pack of drawings and a number of the supporting documents were previously submitted to, and considered acceptable by, the Council in connection with the Class Q prior approval (2022/0683). A revised and expanded set of drawings has been prepared for this Full Planning Application under the 400-28 series (July 2026). That set supersedes in its entirety the 259-07 series of drawings approved under the Class Q prior approval, and it is the 400-28 series alone which is submitted for determination. The 259-07 drawings are referred to in this Statement only where it is necessary to describe what was approved in 2022. A number of the supporting technical documents are re-submitted here, together with updated and additional technical evidence, in support of the Full Planning Application.

Application drawings

Drawing title	Drawing no.	Scale
Location Plan	400-28-00	1:1250 @ A3
Block Plan	400-28-01	1:200 @ A3
Existing Plans	400-28-02	1:100 @ A3
Existing South and North Elevations	400-28-03	1:100 @ A3
Existing East and West Elevations	400-28-04	1:100 @ A3
Proposed Plans	400-28-05	1:100 @ A3
Proposed South and North Elevations	400-28-06	1:100 @ A3
Proposed East and West Elevations	400-28-07	1:100 @ A3
Site Landscaping	400-28-08	1:200 @ A3

Supporting documents**Planning, structural and ecological**

Document	Author	Date / Ref.
Hill End Farm Combined Planning DandA Statement	Prism Ag Rural Planning	July 2026
Hill End Farm – 2026 Bat Survey Results & Mitigation Strategy	Whitcher Wildlife Ltd	7 Jul 2026, Ref 260428
MP8555 Structural Report S001	MP Consulting Engineers (UK) Ltd	Jun 2026, Issue 1 (Job MP8312)

Drainage

Document	Author	Date / Ref.
AMA Percol Test Report – 21889 – Hill End Farm Final	Andrew Moseley Associates	Ref 21889-PTR-001
AMA-21889-DR-002 – Foul Drainage	Andrew Moseley Associates	15 Dec 2022
AMA-21889-DR-003 – Surface Water	Andrew Moseley Associates	AMA-21889-DR-003
EA Confirmation of no permit	Environment Agency	2023
Drainage Engineer Email Screenshot 2023	Andrew Moseley Associates	2023
21889 attenuation	Andrew Moseley Associates	Ref 21889
Neighbour letter of consent – surface water discharge to existing ditch	Mr P Marsh (adjoining landowner)	2026

Ground conditions, contamination and coal mining legacy

Document	Author	Date / Ref.
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Document	Author	Date / Ref.
02 Hill End – Building 1 – Coal Mining CMRA – v.02	Earth-Tech Consulting Ltd	18 Jun 2022 (CMRA/02)
03 Hill End – Building 1 – Phs 1 Contam Land Assessment – v.01	Earth-Tech Consulting Ltd	20 Jun 2022 (PHASE1/03)
03a App A – GS-8828402 – Enviro Insight	Groundsure	2022
03b App B – GS-8835727 – Geo Insight	Groundsure	2022
03c App C – GS-8828403 – smallScale	Groundsure	2022
03d App D – GS-8828405 – Radon	Groundsure	2022
07 Hill End – Building 1 – Barn – Ph2 Site Investigation	Earth-Tech Consulting Ltd	11 Mar 2023 (PHASE2/v01)

Evidence of former agricultural use and planning history

Document	Author	Date / Ref.
Mrs Pat Maw Letter from Former Ownership	Mrs Patricia (Pat) Maw	30 Jul 2022
Aerial Mapping Farm Evidence – Hill End Farm Mapplewell	Prism Agriculture	1999, 2003, 2008
2022/0683 Decision Notice	Barnsley MBC	26 Aug 2022

2.2 The drainage documents listed above include a signed letter from the adjoining landowner confirming his consent to clean surface water from the development being discharged, at a restricted rate, into the existing ditch on his land, percolation testing having shown that a soakaway is not viable at the site.

2.3 The application is also accompanied by the requisite application forms, the correct application fee, and the Ownership Certificate and Agricultural Holdings notice appropriate to the interests in the land. The development is exempt from the mandatory Biodiversity Net Gain requirements of Schedule 7A to the Town and Country Planning Act 1990 (as inserted by Schedule 14 to the Environment Act 2021), the application site being no more than 0.2 hectares in area, for the reasons explained at Section 8.6.

3. The Site and its Surroundings

3.1 The application site comprises Hill End Farm, which lies on the north-western edge of the village of Mapplewell, within the administrative area of Barnsley Metropolitan Borough Council. The site is accessed via an unmade track leading off Hill End Road. The wider holding formerly operated as a small farm complex, and the application relates specifically to the principal traditional building on the holding (“Building 1”) together with its immediate curtilage and the existing hardstanding serving it.

3.2 Building 1 essentially comprises two connected structures: an older, two-storey, stone-built barn with a duo-pitched roof, to which a later, shallow mono-pitch lean-to is connected on the east elevation, with a further smaller lean-to on the south elevation. The barn is constructed of coursed Yorkshire stone with a rubble-filled cavity and a rough stone inner leaf (walls of circa 500mm total

thickness), with stone quoins to the corners and a traditional York stone tile roof carried on timber battens, rafters and purlins supported by kingpost trusses spanning clear between the masonry walls. The building is of a plain but robust vernacular agricultural character typical of the Pennine-fringe part of the Borough.

3.3 The site lies within the Green Belt as designated on the Barnsley Local Plan Policies Map. The surrounding area is characterised by a mix of agricultural land and the built edge of Mapplewell, with residential properties in the vicinity. The site is not within a Conservation Area, and the application building is not statutorily listed nor locally listed. The site is not within, and does not directly affect, any statutory or non-statutory ecological designation.

3.4 The land is identified by the Coal Authority as lying within a coal mining referral (development high risk) area, on account of the presence of relatively shallow coal and potential shallow coal mine workings. The site's ground conditions, contamination status and coal mining legacy have been fully investigated (see Section 8.5). The site lies wholly (100%) within Flood Zone 1 (land at the lowest probability of flooding) as identified on the Environment Agency's Flood Map for Planning; a matter addressed further at Section 8.7.

4. Relevant Planning History and Background

The Class Q prior approval (2022/0683)

4.1 On 26 August 2022 the Council issued a Notice of Prior Approval Determination under Schedule 2, Part 3, Class Q of the GPDO (reference 2022/0683), in respect of an "Application to determine if prior approval is required for change of use from agricultural building to dwellinghouse with building operations reasonably necessary for the conversion" at the site. The Council determined that prior approval was required and granted it, subject to conditions.

4.2 The conditions attached to the prior approval addressed, amongst other matters: the approved plans (Site Location Plan 259-07-00 Rev A, Block Plan 259-07-01 Rev A, Proposed Elevations 259-07-05 and Proposed Plans 259-07-04); the submission and approval of a contaminated land assessment and any necessary remediation (by reference to Local Plan Policy CL1 and SPG 28); the surfacing of the access and parking areas in a solid bound material (Policy T4); coal mining legacy and intrusive site investigation; and biodiversity mitigation and enhancement in accordance with the approved 2022 Bat Survey Report (ref 220527/REV1), including the installation of integrated bat boxes and swift bricks / swallow cups (Policy BIO1 and the Biodiversity SPD).

4.3 Condition 1 of the prior approval required, in accordance with Condition Q.2(3) of the GPDO, that the change of use be completed within three years of the date of the decision, i.e. by 26 August 2025. The applicant was unable to complete the conversion work within that period. Accordingly, whilst the prior approval established the acceptability in principle of the residential conversion of this building, it is no longer capable of implementation, and the present Full Planning Application is made to obtain a fresh consent for the conversion.

Weight to be attached to the prior approval

4.4 The grant of prior approval under Class Q is a significant material consideration in the determination of this application. In granting it, the Council accepted that the building was suitable for conversion, that the site was in a location where residential use was acceptable in principle,

and that the specific matters for prior approval under Class Q (including transport and highways impacts, contamination risks, flooding risks, and the location and siting of the building) were acceptable. The Class Q regime itself embodies a national policy judgment that the conversion of redundant agricultural buildings to dwellings is, in principle, an appropriate and sustainable use of the existing built stock in the countryside. These considerations weigh materially in favour of the grant of full planning permission for what is, in substance, the same development.

Evidence of former agricultural use

4.5 The application is supported by evidence confirming the site's history of agricultural use, comprising historic aerial mapping and dated photographs showing agricultural plant and activity (including tractors, a livestock trailer and associated agricultural paraphernalia) across the period from at least 1999 onwards. This is corroborated by a signed letter dated 30 July 2022 from Mrs Patricia (Pat) Maw, a former owner of Hill End Farm, which confirms that she and her late husband John, and previously his father, "*actively farmed the agricultural holding*" and that the farm buildings were used for keeping pigs (with piglets sold at farmers' markets) and for rearing a herd of beef cattle. Mrs Maw confirms that the farm buildings "*have been redundant since the family dispute back in the 1970's and have not been used for any other purpose since*", and that on her late husband's passing she sold Hill End Farm to Mr Paul Needham. This evidence confirms both the established agricultural character of the building and that its loss to agriculture will not give rise to a need for a replacement agricultural building.

5. The Proposed Development

5.1 Full planning permission is sought for the conversion of the former agricultural building (Building 1) to a single dwellinghouse (Use Class C3), together with the building operations reasonably necessary to affect the conversion, and the associated domestic curtilage, access and parking arrangements as shown on the submitted drawings.

5.2 As shown on Proposed Plans drawing 400-28-05 and Proposed Elevations drawings 400-28-06 and 400-28-07, the scheme provides a three-bedroom dwelling arranged over a ground floor with a mezzanine. The accommodation schedule is as follows:

- Ground floor: entrance/utility room, kitchen, dining area, living room, three bedrooms (Bedroom 1 with en-suite, Bedrooms 2 and 3) and a family bathroom; and
- Mezzanine level: an office / sitting room within the roof space of the original barn.

5.3 The conversion is contained within the existing built envelope of the barn and its lean-to elements. The scheme retains the existing form, scale and massing of the building and makes use of existing openings so far as possible, with the character of the building preserved. Vehicular access is taken from the existing access off Hill End Road, with off-street parking and turning provided within the curtilage. The proposal does not involve any material increase in the footprint or volume of the building, nor any encroachment onto open Green Belt land beyond the existing developed curtilage of the farmstead.

The existing car port

5.4 The application site includes an existing car port structure standing to the south-west of the barn and immediately adjoining the courtyard area, as shown on the Existing Plans (drawing 400-

28-02), the Proposed Plans (drawing 400-28-05) and the Proposed Site Landscaping Plan (drawing 400-28-08), and as included within the application site boundary on the Block Plan (drawing 400-28-01). This structure was omitted from the site to which the Class Q prior approval related. It has been brought within the application site on this occasion for the deliberate reason that its exclusion would leave a parcel of land physically enclosed by, but formally outside, the application site, essentially an area of “no man’s land” serving no identified use and falling to be considered separately from the development around it. Including the car port ensures that the whole of the developed farmstead area associated with the converted dwelling is contained within a single, coherent and readily understood planning unit, and that the relationship between the dwelling, its parking provision and its curtilage can be assessed by the Council as a whole.

5.5 The car port is retained in its existing form and position. No alteration to its footprint, height, or external form is proposed. It is shown on drawings 400-28-05 and 400-28-08 as accommodating covered off-street parking, together with secure cycle storage for the occupiers of the dwelling, with two marked parking spaces (CP1 and CP2) and a turning head adjoining.

Removal of redundant structure

5.6 The proposal also involves the removal of a redundant structure standing immediately to the south of the car port, identified on the Existing Plans (drawing 400-28-02) as a lightweight covered store, shown as removed on the Proposed Plans (drawing 400-28-05), and annotated on the Proposed Site Landscaping Plan (drawing 400-28-08) as “existing shelter removed”. The structure is of makeshift construction, comprising telegraph poles supporting sheets of corrugated tin, and was erected at some point in connection with the former agricultural use of the holding. It is of no architectural or historic merit, is not of permanent and substantial construction, and serves no purpose in connection with the proposed residential use of the site. Its removal represents a net reduction in the quantum of built form within the application site and secures a modest but real improvement in both the openness of the Green Belt and the visual amenity of the site when viewed from the surrounding area.

6. Design and Access Statement

6.1 This section addresses the design and access considerations relevant to the proposal, having regard to the guidance in the Council’s Barn Conversions SPD, the Design of Housing Development SPD (July 2023), and the National Design Guide (2019). The design approach is founded on the principle of a light-touch conversion that retains and repairs the existing agricultural building and preserves its vernacular character.

Use

6.2 The proposed use is a single dwellinghouse (Use Class C3). The re-use of the redundant traditional farm building for residential purposes represents an appropriate and beneficial use of an existing building of permanent and substantial construction, maintaining and enhancing its long-term viability and appearance, consistent with Green Belt policy on the re-use of buildings.

Amount

6.3 The proposal provides one dwelling. The amount of development is dictated by, and contained within, the existing building envelope. There is no new-build residential floorspace over and above the existing structure, and no increase in the developed footprint of the site.

Layout

6.4 The internal layout has been designed to work with the existing structural openings and the two-storey volume of the barn, locating habitable accommodation to make use of existing door and window openings and introducing the minimum of new openings. The mezzanine makes efficient use of the roof volume of the original barn without altering its external form. The domestic curtilage is kept tightly drawn around the building, with parking and turning accommodated on the existing hardstanding, so as to preserve the openness and rural character of the Green Belt. Externally, the layout is shown on the Proposed Site Landscaping Plan (drawing 400-28-08): a paved courtyard is retained to the immediate frontage of the building, with covered parking and secure cycle storage provided within the existing car port to the south-west, two marked parking spaces (CP1 and CP2) and a turning head. The inclusion of the existing car port within the application site avoids leaving an enclosed residual parcel of land outside the red line, as explained at paragraph 5.4.

Scale

6.5 The scale of the development is that of the existing building. The height, ridge line, footprint and massing of the barn and its lean-to elements are retained unaltered. No extensions to the longer elevations are proposed.

Appearance

6.6 The external appearance of the building is retained. The existing coursed Yorkshire stone walling is repaired and retained, with pointing in recessed lime mortar to match the existing. The traditional York stone tile roof to the original barn is retained and repaired, re-using sound existing materials so far as possible; where the corrugated sheet roofs to the lean-to elements require replacement to achieve a suitably insulated and visually acceptable envelope, they will be finished in materials sympathetic to the agricultural character of the building. New window and door joinery will be of timber, with doors of a vertically boarded, ledged and braced design, and glazing deeply recessed or bedded directly into or behind the masonry to reduce reflections and visual impact, in accordance with the Barn Conversions SPD. Timber is proposed in preference to uPVC or aluminium because it is the material appropriate to a building of this age and construction, and because slender modern frames of those materials would read as an incongruous, suburban element within a traditional stone agricultural building. Openings will be formed and finished with natural stone heads, cills and mullions to match the existing in stone type, colour, texture and dimension. Reclaimed stone, whether salvaged from the building itself or sourced from elsewhere, is the applicant's preferred approach and is to be used wherever suitable material can be obtained, since newly quarried and freshly worked stone weathers differently and can read as conspicuously modern against aged masonry; new stone will be used only where reclaimed material of a suitable match is not reasonably available and will be selected and finished to blend with the existing stonework. Any rooflights will be of a traditional, low-profile, vertically emphasised conservation design. Final details of materials, including the source, type and finish of stonework and the profiles and finish of joinery, can be secured by planning condition.

Landscaping

6.7 Landscaping is shown in detail on the Proposed Site Landscaping Plan (drawing 400-28-08). Existing boundary features, trees, shrubs and hedgerows are retained. Hard surfacing to the access and parking areas will be provided in a solid bound, permeable material (not loose chippings) as required by the highway authority, with a paved courtyard to the immediate frontage of the converted building. Boundary treatments comprise post and rail fencing to the eastern and southern boundaries and a stone wall 1.8 metres in height to the south-west, in materials appropriate to the rural, Green Belt setting and consistent with the Walls and Fences SPD. Soft landscaping comprises areas of lawn, new tree planting and areas of insect-friendly planting, which will contribute to the biodiversity enhancement of the site in accordance with the Trees and Hedgerows SPD and the Biodiversity and Geodiversity SPD. Bin storage is provided in a discreet position adjoining the access. The removal of the redundant telegraph pole and tin sheet structure described at paragraph 5.6 further improves the appearance of the site. Final details of planting species and boundary treatments can be secured by condition.

Access

6.8 Vehicular and pedestrian access is taken from the existing access off Hill End Road. The access and the on-site parking and turning areas will be surfaced in a solid bound material for a distance of at least 10 metres into the site, with measures to prevent the discharge of surface water onto the highway and the migration of loose material onto the public highway, consistent with the requirements previously imposed under the Class Q prior approval. The internal layout provides for vehicles to enter and leave the site in forward gear. The proposal makes provision for inclusive and accessible living accommodation at ground-floor level.

7. Planning Policy Framework

7.1 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. Section 70(2) of the Town and Country Planning Act 1990 requires the local planning authority to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

The development plan

7.2 The statutory development plan for the area is the Barnsley Local Plan (adopted January 2019). The Local Plan was reviewed by full Council on 24 November 2022, which determined that the Plan remains fit for purpose and is adequately delivering on its objectives, such that no updates were required ahead of a further review. The Local Plan therefore attracts full weight. There is no adopted neighbourhood plan covering the application site. The Local Plan policies of most relevance to this application are:

- Policy SD1 – Presumption in favour of Sustainable Development;
- Policy GB1 – Protection of Green Belt;
- Policy GB2 – Replacement, extension and alteration of existing buildings in the Green Belt;
- Policy GB3 – Changes of use in the Green Belt;

- Policy H1 – The Number of New Homes to be Built;
- Policy H4 – Residential Development of Small Non-allocated Sites;
- Policy D1 – High Quality Design and Place Making;
- Policy GD1 – General Development;
- Policy HE1 – The Historic Environment (in respect of the vernacular merit of the building);
- Policy POLL1 – Pollution Control and Protection;
- Policy CL1 – Contaminated and Unstable Land;
- Policy T3 – New Development and Sustainable Travel;
- Policy T4 – New Development and Transport Safety;
- Policy BIO1 – Biodiversity and Geodiversity;
- Policy CC3 – Flood Risk;
- Policy CC4 – Sustainable Drainage; and
- Policy I1 – Infrastructure and Planning Obligations.

Supplementary Planning Documents

7.3 Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan. SPDs are material considerations and are afforded full weight. The following are of particular relevance:

- Barn Conversions SPD;
- Design of Housing Development SPD (adopted July 2023);
- Biodiversity and Geodiversity SPD (adopted March 2024);
- Trees and Hedgerows SPD (adopted May 2019);
- Walls and Fences SPD (adopted May 2019);
- Parking SPD (November 2019); and
- SPG 28 – Developing Contaminated Land.

National planning policy and legislation

7.4 The National Planning Policy Framework (“the Framework” / “NPPF”) was published on 17 August 2026 and replaces the version published in December 2024. It is a comprehensive re-write, restructured so that policies are separated between plan-making policies and national decision-making policies. Paragraph 1 of the Framework describes it as a material consideration of critical importance. Only the national decision-making policies are relevant to the determination of this application; paragraph 8 provides that the plan-making policies should not be used when making

decisions on development proposals. Paragraph 9 confirms that the annexes to the Framework are also national planning policy.

7.5 Annex A to the Framework governs implementation. It provides verbatim:

National Planning Policy Framework (August 2026), Annex A: Implementation

“The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication.”

7.6 There is accordingly no transitional period in respect of decision-making, and the policies of the August 2026 Framework apply in full to the determination of this application.

7.7 Annex A also addresses the weight to be given to development plan policies. Paragraph 2 provides that development plan policies which are materially inconsistent with the national decision-making policies in the Framework should be given very limited weight, save where they have been examined and adopted or made against the August 2026 Framework; and that other development plan policies should not be given reduced weight simply because they were adopted before its publication. The Barnsley Local Plan was adopted in January 2019 and was therefore not examined against the current Framework. Where a Local Plan policy is materially consistent with the national decision-making policies it continues to attract full weight, and this Statement proceeds on that basis save where expressly indicated.

7.8 The national decision-making policies of most relevance to this application are: S3 (Presumption in favour of sustainable development); S5 (Principle of development outside settlements); GB6 (Control of development in the Green Belt) and GB7 (Development which is not inappropriate in the Green Belt); HO7 (Meeting the need for homes); HO11 (Isolated homes in the countryside); L2 (Making effective use of land); DP3 (Key principles for well-designed places); TR3 and TR4 (sustainable transport and parking); P3 (pollution and land contamination); F4 to F8 (flood risk and sustainable drainage); N2 (Improving the natural environment); and HE7 (Decisions on non-designated heritage assets). Annex C sets out the associated information requirements. The National Design Guide (2019) and the South Yorkshire Residential Design Guide (2011) are also material considerations.

7.9 The following legislative provisions are also material: the Conservation of Habitats and Species Regulations 2017 (as amended); the Wildlife and Countryside Act 1981 (as amended); and Schedule 7A to the Town and Country Planning Act 1990 (as inserted by Schedule 14 to the Environment Act 2021) in respect of biodiversity net gain.

8. Planning Assessment

8.1 Principle of Development – Green Belt

8.1.1 The site lies within the Green Belt. Policy S5 of the Framework governs the principle of development outside settlements, but policy S5(5) provides that it does not apply to development proposals in the Green Belt, which fall instead to be determined under policies GB6, GB7 and/or GB8 as appropriate. Policy S5(5) further provides that where development would not be inappropriate in the Green Belt through the application of policy GB7, proposals should be

approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.

8.1.2 Policy GB6 provides verbatim:

National Planning Policy Framework (August 2026), Policy GB6 – Control of development in the Green Belt

“Development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7.”

8.1.3 The categories of development which are not inappropriate are set out in policy GB7. The opening paragraph of that policy, and the category relevant to this application, provide verbatim:

National Planning Policy Framework (August 2026), Policy GB7 – Development which is not inappropriate in the Green Belt

“ The following categories of development are not inappropriate in the Green Belt, and therefore should not be regarded as harmful to the Green Belt or be required to demonstrate very special circumstances:” “b. The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the original building. In the case of proposals for a replacement building, it should be for the same use and not materially larger than the one it replaces;”

8.1.4 It is important to note the terms in which policy GB7(1)(b) is cast. Unlike categories (e) and (f) of the same policy, which are qualified by requirements that the development not cause substantial harm to openness, or that the impact on openness be minimised and that there be no significant conflict with Green Belt purposes, category (b) contains no such proviso. The reuse of an existing building which satisfies the three stated tests is, by the express terms of policy GB7(1), not inappropriate development, is not to be regarded as harmful to the Green Belt and is not required to demonstrate very special circumstances. This represents a material change from paragraph 154(h) of the December 2024 Framework, which qualified the re-use of buildings by requiring that the development preserve the openness of the Green Belt and not conflict with the purposes of including land within it.

8.1.5 At the local level, the relevant policies are Local Plan Policies GB1, GB2 and GB3. Policy GB1 provides that the Green Belt will be protected from inappropriate development in accordance with national planning policy. The change of use / conversion of buildings is governed by Policy GB3, the terms of which are set out verbatim (in each case the opening paragraph of the policy, together with any specific limb relied upon) below:

Barnsley Local Plan, Policy GB3 – Changes of use in the Green Belt “We will allow the change of use or conversion of buildings in the Green Belt provided that:

- The existing building is of a form, scale and design that is in keeping with its surroundings;*
- The existing building is of a permanent and substantial construction and a structural survey demonstrates that the building does not need major or complete reconstruction for the proposed new use;*

- *The proposed new use is in keeping with the local character and the appearance of the building; and*
- *The loss of any building from agricultural use will not give rise to the need for a replacement agricultural building, except in cases where the existing building is no longer capable of agricultural use.*
- *All such development will be expected to:*
- *Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials;*
- *Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety; and*
- *Preserve the openness of the Green Belt. In addition to the above, when a residential use is proposed, we will allow the change of use provided that:*
- *There are not strong economic reasons why such development would be inappropriate; and*
- *Residential use would be a more appropriate way of maintaining and improving the character and appearance of the building than any other use.”*

Assessment against Policy GB7 and Local Plan Policy GB3

8.1.6 The three tests in policy GB7(1)(b) are each satisfied:

- The existing building is of permanent and substantial construction – this is confirmed by the Structural Survey prepared by MP Consulting Engineers (UK) Ltd (June 2026), a firm of Chartered Civil and Structural Engineers, addressed at paragraph 8.1.7 below.
- The existing building is lawful in planning terms – the barn is a traditional agricultural building which has stood on the holding for well in excess of a century and formed part of a working farm holding. Its lawfulness is evidenced by the historic aerial mapping submitted with this application, by the signed statement of Mrs Patricia Maw, a former owner, and by the grant of prior approval under Class Q (ref 2022/0683) on 26 August 2022, which necessarily proceeded on the footing that the building was a lawful agricultural building falling within the scope of Class Q. No enforcement action has ever been taken or threatened in respect of the building.
- No disproportionate increase in size compared to the original building – the proposal involves no extension of the building and no increase in its footprint, height or volume. The conversion is contained wholly within the existing built envelope. There is accordingly no increase in size at all, disproportionate or otherwise.

8.1.7 The proposal therefore falls within category (b) of policy GB7(1). It is not inappropriate development in the Green Belt, is not to be regarded as harmful to the Green Belt and is not required to demonstrate very special circumstances. By virtue of policy S5(5), the proposal should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, assessed against the national decision-making policies in the Framework. For the reasons

set out in Sections 8.2 to 8.8 of this Statement, there are no such adverse effects, and the balance falls decisively in favour of approval.

8.1.8 Each of the Policy GB3 tests is likewise met:

- Form, scale and design in keeping with its surroundings – the building is a traditional, stone-built vernacular barn of a form, scale and design entirely characteristic of, and in keeping with, the rural, Pennine-fringe surroundings of the site.
- Permanent and substantial construction not requiring major or complete reconstruction – this is confirmed by the Structural Survey prepared by MP Consulting Engineers (UK) Ltd (June 2026), a firm of Chartered Civil and Structural Engineers. The survey, undertaken by a Chartered Structural Engineer, concludes that the building is “in a generally good condition with no significant structural defects”, that “the existing structural elements are substantial and would be suitable for a variety of uses including residential”, and that the building “is capable of conversion to residential use”. The stone walls are typically plumb with no significant signs of bowing or settlement, the corners remain well tied, and the roof structure is generally suitable for reuse. The report is clear that conversion would require a thorough refurbishment of the existing building envelope, and that its conclusion is subject to the necessary consents and to the careful design and detailing of a package of refurbishment works. Refurbishment of that character is not, however, major or complete reconstruction, and the applicant accepts and has allowed for it. The Policy GB3 test and the requirement in policy GB7(1)(b) that the building be of permanent and substantial construction are accordingly both satisfied.
- New use in keeping with local character and the appearance of the building – residential use is fully in keeping with the character of the locality, which includes residential properties on the edge of Mapplewell, and with the appearance of the building, which is retained.
- Loss to agriculture not giving rise to a need for a replacement building – the building has been redundant since the 1970s and is no longer required for, or in, agricultural use, as confirmed by the historic use evidence and Mrs Maw’s letter. Its loss to agriculture will not give rise to the need for a replacement agricultural building.

8.1.9 As to the further requirements of Policy GB3, the development is of a high standard of design that respects the character of the existing building and its surroundings (Section 6); it will have no adverse effect on the amenity of local residents, the visual amenity of the area or highway safety (Sections 8.2–8.4); and, being contained wholly within the existing building envelope and curtilage, it preserves the openness of the Green Belt and does not conflict with the purposes of including land within the Green Belt. Indeed, the proposal secures a net reduction in built form on the site through the removal of the redundant telegraph pole and corrugated tin structure described at paragraph 5.6, which represents a positive, if modest, enhancement of openness. The inclusion of the existing car port within the application site does not introduce any new built form; the structure already exists and is retained unaltered, its inclusion serving only to avoid leaving an enclosed residual parcel of land outside the application site. There are no strong economic reasons why the residential conversion would be inappropriate, and residential use is an appropriate means of securing the long-term maintenance and improvement of the character and appearance of this redundant building. The proposal accordingly constitutes development, which is not inappropriate

in the Green Belt, in accordance with policy GB7(1)(b) of the Framework and Local Plan Policies GB1 and GB3.

8.1.10 For completeness, the proposal is not development comprising an isolated home in the countryside. The site formed part of an existing farmstead group which once included the adjacent dwelling at 56 Hill End Road and the replacement dwelling on the former farmhouse plot and lies on the built edge of Mapplewell. Were policy HO11 to be engaged, the proposal would in any event fall within policy HO11(1)(c), being development which would reuse a redundant or disused building and enhance its immediate setting.

8.2 Design, Character and Visual Amenity

8.2.0 Policy DP3 of the Framework sets out the key principles for well-designed places. Its opening paragraph provides verbatim:

National Planning Policy Framework (August 2026), Policy DP3 – Key principles for well-designed places

“Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.”

8.2.0a The proposal responds directly to its context. It retains the existing form, scale and massing of the barn, reuses existing openings so far as possible, and employs a materials palette drawn from the building itself – natural stone walling, a retained York stone flag roof, timber joinery and natural stone heads, cills and mullions. Policy DP3(2)(c) requires proposals to maintain and enhance tree cover and incorporate sustainable drainage systems, which the scheme does through the planting and drainage measures described at paragraphs 6.7 and 8.7.2. Policy DP3(2)(g) requires visually attractive, distinctive and characterful development achieved through a coherent palette of materials, which the scheme secures for the reasons given in Section 6.

8.2.1 Local Plan Policy D1 seeks high-quality design. Its terms are set out verbatim (in each case the opening paragraph of the policy, together with any specific limb relied upon) below (extract):

Barnsley Local Plan, Policy D1 – High Quality Design and Place Making (Design Principles extract)

“Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

- Landscape character, topography, green Infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.”

8.2.2 The Framework, at paragraph 135, requires that development functions well and adds to the overall quality of the area over its lifetime (135(a)); is visually attractive as a result of good architecture, layout and appropriate and effective landscaping (135(b)); and is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (135(c)).

8.2.3 The proposal is, in design terms, a conservative and sympathetic conversion. It retains the existing building in its footprint, scale, massing and external appearance; retains and repairs the traditional stone walling and York stone roof; uses existing openings and introduces the minimum of new openings, detailed in accordance with the Barn Conversions SPD; and employs timber joinery, recessed lime-mortar pointing and traditional rooflight design. The scheme thereby preserves the vernacular agricultural character and any historic merit of the building and secures a positive improvement to its long-term appearance by bringing a redundant building back into beneficial use. The scheme is further improved by the removal of the redundant makeshift structure of telegraph poles and corrugated tin sheeting in the south-western part of the site, which detracts from the appearance of the farmstead and its rural setting. Landscaping is set out on the Proposed Site Landscaping Plan (drawing 400-28-08), which provides for retained shrubs, new tree planting, insect-friendly planting and appropriate rural boundary treatments. Detailed matters of materials, boundary treatments and landscaping can be controlled by condition, consistent with the Walls and Fences SPD and Trees and Hedgerows SPD.

8.2.4 The proposal accordingly accords with Local Plan Policies D1 and HE1, the Barn Conversions SPD and the Design of Housing Development SPD, and with policy DP3 of the Framework.

8.3 Residential Amenity and Living Conditions

8.3.1 Local Plan Policy GD1 (General Development) provides support where there is no significant adverse impact on the living conditions and residential amenity of existing and future residents, and the development is compatible with neighbouring land. Local Plan Policy POLL1 (Pollution Control and Protection) supports development that would not result in unacceptable pollution or nuisance. The South Yorkshire Residential Design Guide (2011) sets out internal space standards, and the Design of Housing Development SPD sets standards for privacy, light and outlook.

8.3.2 The proposal converts an existing detached building in a rural, low-density setting. By reason of the separation from, and orientation relative to, neighbouring residential properties, the proposal would not give rise to any significant overlooking, loss of privacy, overshadowing or loss of outlook affecting the occupiers of nearby dwellings. The dwelling would provide good standards of accommodation and amenity for its future occupiers, with a generous domestic curtilage. Any temporary nuisance arising during the construction / conversion works can be controlled by a condition restricting construction hours. The proposal is therefore in accordance with Policies GD1 and POLL1.

8.4 Highways, Access and Parking

8.4.1 Local Plan Policy T4 (New Development and Transport Safety) requires that development provides safe and adequate access and parking and does not give rise to unacceptable impacts on highway safety; Policy T3 (New Development and Sustainable Travel) seeks development in sustainable, accessible locations. Paragraph 116 of the Framework provides that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the cumulative impacts on the road network would be severe.

8.4.2 The proposal uses the existing vehicular access from Hill End Road and provides off-street parking and turning within the site, enabling vehicles to enter and leave in forward gear. As shown on the Proposed Site Landscaping Plan (drawing 400-28-08), parking is provided by way of the existing car port together with two marked parking spaces (CP1 and CP2), with a turning head provided within the site. Secure covered cycle storage is provided within the car port, in accordance with the Parking SPD and the sustainable travel objectives of Policy T3. The access and parking areas will be surfaced in a solid bound (permeable) material for at least 10 metres into the site, with measures to prevent surface-water discharge and the migration of loose material onto the highway. These are the very matters that were accepted by the Council, and secured by condition, under the Class Q prior approval, and no material change in circumstances arises. The intensity of use associated with a single dwelling is modest. The proposal accordingly accords with Policies T3 and T4, the Parking SPD, and Section 9 of the Framework.

8.5 Contaminated and Unstable Land and Coal Mining Legacy

8.5.1 Local Plan Policy CL1 (Contaminated and Unstable Land) requires that, where development is proposed on land that is known or suspected to be contaminated or unstable, it be accompanied by an appropriate assessment and, where necessary, remediation, in accordance with the Council's SPG 28 (Developing Contaminated Land) and the DEFRA / Environment Agency "Model Procedures for the Management of Land Contamination, CLR11". The site lies within a Coal Authority development high risk area; engaging paragraphs of the Framework concerned with ground stability and the safe development of land.

8.5.2 The application is supported by a full suite of ground investigation reports prepared by Earth-Tech Consulting Ltd, comprising a Phase 1 Contaminated Land Risk Assessment (June 2022), a Coal Mining Risk Assessment (June 2022), and, importantly, a Phase 2 Site Investigation Report (March 2023). The Phase 2 investigation was commissioned following the grant of the prior approval and involved a suite of rotary boreholes (to depth) together with contamination and ground-gas monitoring, undertaken specifically to discharge the recommendations of the Phase 1 assessment and the CMRA and the requirements of the Council's contamination condition.

8.5.3 The Phase 2 Site Investigation concludes that the site presents a very low risk. In summary, all contaminant determinants fell below the relevant commercial guidance levels; no significant Made Ground was encountered; ground gas results indicate very low to negligible methane, such that the site is classified as Characteristic Situation 1 (CS1 – "very low") under BS 8485, equating to a "green" NHBC traffic-light risk factor requiring no specific gas protection measures for a typical dwelling; and there were no significant natural ground instability issues, with the coal encountered being unworked and rock of sound strength. On this basis, the land is suitable for the proposed residential use, subject only to the customary contamination "unexpected contamination" / verification condition. By providing this investigation up-front, the application resolves, in advance, the matters that were the subject of the contamination and coal-mining conditions on the prior approval. The proposal accords with Policy CL1, SPG 28 and the relevant provisions of the Framework.

8.6 Ecology, Protected Species and Biodiversity Net Gain

8.6.1 Local Plan Policy BIO1 (Biodiversity and Geodiversity) requires development to conserve and enhance biodiversity, including by protecting and improving habitats and species, maximising biodiversity opportunities in and around new development, and delivering net gains in biodiversity. The Biodiversity and Geodiversity SPD (March 2024) and the Barn Conversions SPD provide

detailed guidance, the latter requiring provision for bats and barn owls where there is evidence of their use of the site. Policy N2 of the Framework addresses the improvement of the natural environment and is considered at paragraphs 8.6.8 and 8.6.9 below.

8.6.2 All UK bat species are European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended), and are also protected, together with their nesting birds, under the Wildlife and Countryside Act 1981 (as amended). The application is supported by a Bat Survey Results & Mitigation Strategy (2026) prepared by Whitcher Wildlife Ltd – the ecological consultants who carried out the earlier 2022 surveys – comprising a Preliminary Roost Assessment and three dusk emergence surveys undertaken by licensed bat ecologists during the 2026 survey season, in accordance with the Bat Conservation Trust’s Good Practice Guidelines (Collins, 2023).

8.6.3 Whereas the 2022 surveys had found no bats roosting within the buildings, the 2026 survey work identified a single common pipistrelle emerging from the barn on the final survey. The building is accordingly now assessed as a (sporadically used) common pipistrelle day roost. This is a material change from the position at the time of the prior approval, and it is addressed transparently and proportionately in this application. The report’s recommendations are as follows:

- a European Protected Species (EPS) mitigation licence will be required from Natural England prior to any works to the building commencing (such a licence being obtainable once planning permission has been granted); the mitigation strategy provided with this application supports both the planning application and the subsequent licence application;
- mitigation will be proportionate to the single common pipistrelle identified, comprising the incorporation of a pair of integrated bat boxes (for example an Ibstock Habibat integrated bat box, or similar) built into the converted dwelling, selected to match its external finish;
- as the precise roost location is not known, the works will be timed to commence during the winter period (October to March inclusive) when bats will not be present within the building;
- prior to works commencing, a licensed ecologist will carry out a pre-commencement endoscope check of the building to ensure, so far as reasonably practicable, that no bats are present, and will supervise the destruction of any sensitive areas; and
- a toolbox talk on bats will be given to site staff.

8.6.4 The report also confirms that nesting birds use the barn walls and recommends that works be undertaken over the winter to avoid impacts on nesting birds. These measures, together with the retention of a suitable roost within the converted building, will ensure that a favourable conservation status is maintained and that the requirements of the Habitats Regulations and the Wildlife and Countryside Act are met. The mitigation and enhancement measures (including bat boxes and, consistent with the approach previously secured under the prior approval, swift bricks / swallow cups) can be secured by condition, in accordance with Policy BIO1 and the Biodiversity and Geodiversity SPD.

Biodiversity Net Gain

8.6.5 The mandatory Biodiversity Net Gain (BNG) requirement under Schedule 7A to the Town and Country Planning Act 1990 (as inserted by Schedule 14 to the Environment Act 2021) applies to the grant of most planning permissions, requiring a minimum 10% net gain in biodiversity value. The

Biodiversity Gain Requirements (Exemptions) Regulations 2024 were amended with effect from 6 August 2026 to introduce a new area-based exemption for small sites. The effect of that amendment is that development is exempt from the mandatory BNG requirement where the area of land within the red line boundary of the planning application is no more than 0.2 hectares, provided that no on-site priority habitat is negatively impacted. The amendment applies to planning applications made on or after 6 August 2026 and accordingly applies to this application.

8.6.6 The application site, as shown within the red line boundary on the Block Plan (drawing 400-28-01) and the Location Plan (drawing 400-28-00), does not exceed 0.2 hectares. The site comprises the barn and its associated lean-to structures, the existing car port, the paved courtyard, the existing area of hardstanding used for parking and turning, and the immediately adjoining garden land. No priority habitat as listed under section 41 of the Natural Environment and Rural Communities Act 2006 is present within the application site, which consists of built form, hardstanding, amenity grassland and ornamental and boundary planting. The exemption therefore applies, and no statutory biodiversity metric calculation or Biodiversity Gain Plan is required.

8.6.7 Notwithstanding the exemption, the scheme delivers positive biodiversity enhancement through the incorporation of integrated bat boxes and swift bricks, the retention of existing boundary shrubs and planting, and the provision of new tree planting and insect-friendly planting as shown on the Proposed Site Landscaping Plan (drawing 400-28-08).

8.6.8 Policy N2 of the Framework addresses improvement of the natural environment. Policy N2(1)(f) provides verbatim:

National Planning Policy Framework (August 2026), Policy N2(1)(f)

“Minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective;”

8.6.9 The scheme already incorporates integrated nest boxes in the form of swift bricks, together with integrated bat boxes, and therefore satisfies this requirement. Policy N2(1)(d) requires existing natural features of visual, historic or nature conservation value, such as established trees and hedgerows, to be conserved and enhanced where possible, and appropriate landscaping to be used to integrate the development into its surroundings; the Proposed Site Landscaping Plan (drawing 400-28-08) retains existing shrubs and boundary planting and adds new tree and insect-friendly planting. The proposal accordingly accords with Policy BIO1 and with policy N2 of the Framework.

8.7 Flood Risk and Drainage

8.7.1 Local Plan Policy CC3 (Flood Risk) and Policy CC4 (Sustainable Drainage), together with the Barn Conversions SPD, address flood risk and surface-water drainage. At the national level, policies F4 to F8 of the Framework apply. Policy F8 addresses sustainable drainage systems and provides verbatim:

National Planning Policy Framework (August 2026), Policy F8 – Sustainable drainage systems and watercourses

“Development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal. The systems employed should provide multifunctional benefits where possible, facilitating improvements in water quality, biodiversity and amenity.”

8.7.1a Policy F8(2) requires sustainable drainage systems to be designed in accordance with the National Standards for Sustainable Drainage Systems and to have maintenance arrangements in place for the anticipated lifetime of the development. Annex C to the Framework identifies the associated information requirement as a statement outlining how the national SuDS standards have been achieved, for development proposals which could affect drainage on or around the development site. Policy F8(3) provides that development proposals should not enclose existing watercourses where this is not already the case, unless there are compelling reasons to do so; the proposal involves no culverting or enclosure of any watercourse.

8.7.2 The application site lies wholly (100%) within Flood Zone 1, the zone of lowest probability of flooding, and is not within an area at risk from any other source of flooding. The proposal is a conversion of an existing building on existing hardstanding and does not increase the developed footprint or materially alter surface-water run-off rates. Foul drainage is addressed on the Foul Drainage Plan prepared by Andrew Moseley Associates (drawing no. AMA-21889-DR-002). The dwelling will connect to the existing public combined sewer, in accordance with the preferred approach in the Barn Conversions SPD. Because the building sits below the level of the existing sewer and its inspection chambers, and cannot discharge by gravity, the connection is achieved by means of a packaged pumping station and a foul rising main taken to the existing inspection chamber and thence to the existing combined sewer. The position of the packaged pumping station is also shown on the Proposed Site Landscaping Plan (drawing 400-28-08), which locates it within the landscaped area of the site, where it is readily accessible for maintenance and is screened by existing and proposed planting. The Foul Drainage Plan was prepared by a single drainage consultant covering both this site and the immediately adjacent replacement dwelling, which formerly comprised part of the same farm holding; the former Hill End Farmhouse has since been demolished, and the adjacent new dwelling, which sits at a higher level, connects to the same public sewer by gravity. Surface water is addressed separately on drawing AMA-21889-DR-003 and in the supporting percolation and attenuation documentation submitted with this application. Percolation testing carried out in accordance with BRE Digest 365 and reported by Andrew Moseley Associates found the ground to comprise wet mudstone and clay, with the result that infiltration is not a viable means of drainage at this location and soakaways cannot be relied upon. This is consistent with the underlying geology and with the site's classification as slowly permeable, seasonally wet acid loamy and clayey soils. Surface water will accordingly be attenuated on site and discharged at a restricted rate to the existing watercourse, in accordance with the drainage hierarchy and the sustainable drainage requirements of Policy CC4. The Environment Agency has confirmed that no environmental permit is required for the discharge of uncontaminated surface water, such as clean rainwater from roofs and small areas of hardstanding, to a surface watercourse. Detailed design of the attenuation and flow control, and the final discharge rate, can be secured by condition, together with arrangements for the maintenance of the drainage system for the lifetime of the development as required by policy F8(2)(b). The drainage strategy has been

designed in accordance with the National Standards for Sustainable Drainage Systems, and the accompanying drainage documentation constitutes the statement required by Annex C to the Framework. The proposal accordingly accords with Policies CC3 and CC4 and with policies F4 to F8 of the Framework.

8.8 Housing Supply and Sustainable Development

8.8.1 Local Plan Policy H1 addresses housing delivery, and Policy H4 supports residential development on small non-allocated sites within towns and villages where consistent with other policies.

8.8.2 At the national level, policy HO7 of the Framework provides verbatim:

National Planning Policy Framework (August 2026), Policy HO7 – Meeting the need for homes

“In applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence. This includes, but is not limited to, homes needed for different groups assessed under policy HO1.”

8.8.3 Policy L2 addresses the effective use of land. Its opening paragraph, and the limb relevant to this application, provide verbatim:

National Planning Policy Framework (August 2026), Policy L2 – Making effective use of land

“Substantial weight should be given to the benefits where a development proposal would achieve one or more of the following:” “b. Making better use of vacant and underutilised land and buildings (such as: by bringing back into residential use empty homes and other suitable buildings; converting space above shops; redeveloping underutilised retail and business sites; and building on or above service yards, lock-ups, car parks and other transport infrastructure which are no longer required);”

8.8.4 The proposal delivers a family dwelling through the beneficial reuse of a vacant and redundant traditional building which has stood unused since the 1970s, without the loss of any greenfield land and without harm to the Green Belt. Substantial weight attaches to that benefit under policy L2(1)(b), and substantial weight attaches to the provision of the dwelling itself under policy HO7(1). Policy CC2(1)(d) further directs that development proposals should take advantage of opportunities to reuse existing structures and materials, which this proposal does to a very high degree, the great majority of the building fabric being retained in situ.

8.8.5 Policy S3 of the Framework provides verbatim:

National Planning Policy Framework (August 2026), Policy S3 – Presumption in favour of sustainable development

“Decisions on development proposals should apply a presumption in favour of sustainable development.”

8.8.6 The proposal accords with the development plan read as a whole and with the national decision-making policies in the Framework and should accordingly be approved.

9. Planning Balance and Conclusion

9.1 For the reasons set out in this Statement, the proposal represents an appropriate and sustainable form of development. The reuse of this redundant, permanent and substantially constructed traditional agricultural building for a single dwelling fall squarely within policy GB7(1)(b) of the National Planning Policy Framework (August 2026). It is therefore not inappropriate development in the Green Belt, is not to be regarded as harmful to the Green Belt and is not required to demonstrate very special circumstances. It further preserves the openness of the Green Belt and does not conflict with the purposes of including land within it, and so also satisfies Local Plan Policies GB1 and GB3.

9.1a By virtue of policy S5(5) of the Framework, the proposal should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. There are no adverse effects of any materiality, and substantial weight attaches to the benefits of providing a home (policy HO7(1)) and of bringing a vacant building back into beneficial use (policy L2(1)(b)).

9.2 The proposal is of a high standard of design that preserves the vernacular character of the building (Policy D1, HE1 and the Barn Conversions SPD); it protects the living conditions of existing and future residents (Policies GD1 and POLL1); it provides safe and adequate access and parking (Policies T3 and T4); the land has been thoroughly investigated and shown to be suitable for residential use in respect of contamination, ground gas and coal-mining legacy (Policy CL1 and SPG 28); the ecological interests of the site, including the newly-identified bat roost and nesting birds, are safeguarded and enhanced, with a proportionate mitigation strategy secured through the EPS licensing regime (Policy BIO1, the Biodiversity SPD, the Habitats Regulations 2017), the development being exempt from mandatory biodiversity net gain, the application site being no more than 0.2 hectares in area; and the site lies wholly within Flood Zone 1, with foul drainage pumped to the existing public combined sewer and surface water managed sustainably (Policies CC3 and CC4).

9.3 Significant weight attaches to the extant planning history, the Council having already accepted, in granting prior approval 2022/0683, that the residential conversion of this building is acceptable in principle and in respect of the matters reserved for prior approval under Class Q. The present application updates and strengthens the evidence base with a current structural report, current bat survey and mitigation strategy, and a completed Phase 2 site investigation.

9.4 The proposal accords with the Barnsley Local Plan read as a whole, with the Council's adopted Supplementary Planning Documents, and with the national decision-making policies of the National Planning Policy Framework (August 2026). There are no material considerations which indicate that permission should be refused. Applying Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the presumption in favour of sustainable development in policy S3 of the Framework, it is respectfully requested that full planning permission be granted, subject to such reasonable and necessary conditions as the Council considers appropriate.

Prism Ag Rural Planning

On behalf of Mr P Needham

August 2026

Prism Ag Rural Planning is a trading name of Prism Agriculture Ltd.