

PLANNING STATEMENT

Demolition of outbuilding and erection of single storey dwelling with associated parking and amenity area

Longfield House, Thurgoland, Barnsley, S35 7EA

Mr G Eaton

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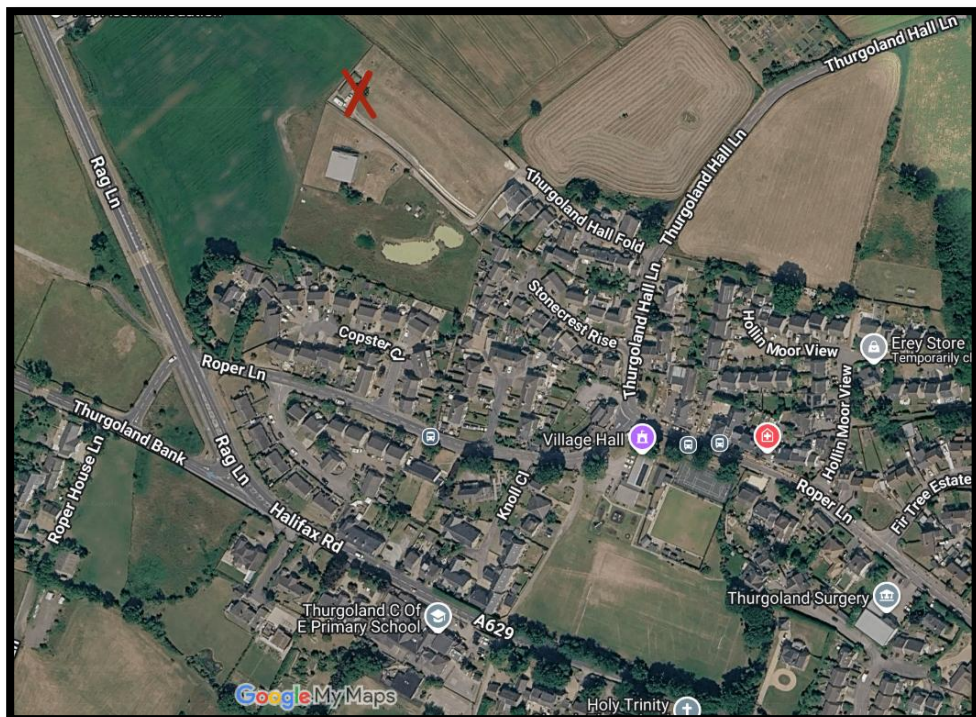
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1.0 Executive Summary

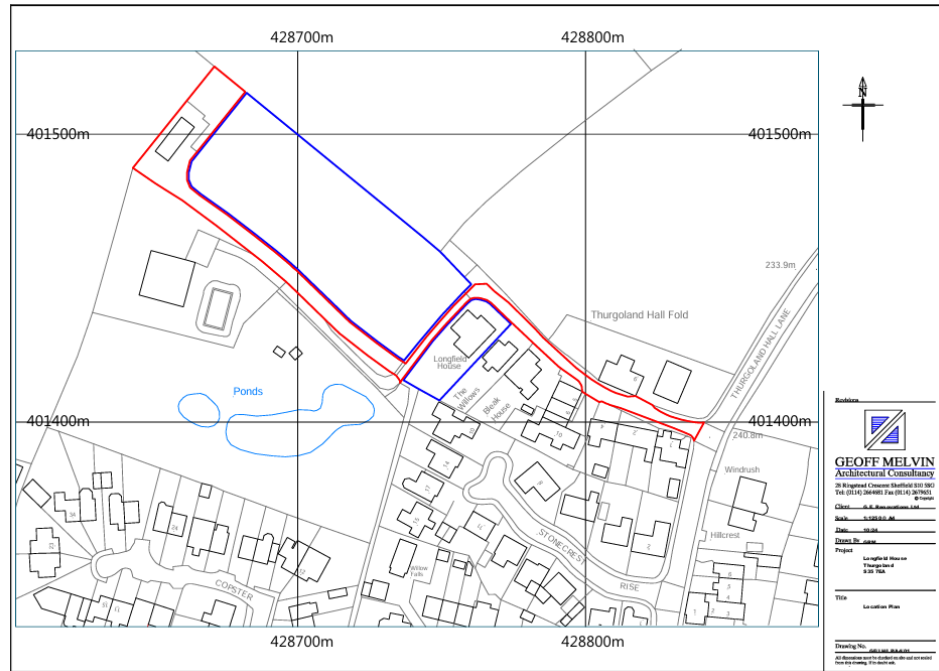
- 1.1 This planning statement has been prepared by Charlotte Stainton MRTPI, trading as Stainton Planning, and accompanies a full planning application for demolition of the existing outbuilding and erection of a single storey dwelling with associated parking and amenity area at Longfield House, Thurgoland.
- 1.2 The proposed scheme would deliver a simple home for downsizing and sustainable living, in the working landscape that the applicant loves. This planning statement describes the planning policy context and explains that the application site falls within the Green Belt. The proposed scheme is appropriate development in the Green belt on the basis that it would constitute redevelopment of previously developed land, which would not cause substantial harm to openness.
- 1.3 The full plans and information which accompany the application demonstrate how the proposed home can be accommodated on this site whilst protecting the openness of the Green Belt, respecting the character and appearance of the countryside, delivering biodiversity benefits, ensuring that the site is safe and stable, and without resulting in severe highway impact.
- 1.4 The Phase 1 Site Investigation and Coal Mining Risk Assessment concludes that intrusive investigation will be required, and this can be controlled by planning conditions if planning permission is approved.
- 1.5 The Bat Survey Report concludes the existing outbuilding has negligible potential for roosting bats.
- 1.6 It is therefore concluded that the development would be in accordance with national planning policies and should be approved without delay.

2.0 Site Description

- 2.1 The application site is situated to the north side of Thurgoland, a village that can be found approximately 7km to the south-west of the town of Barnsley and 15km to the north of Sheffield city. The property is located off a private highway called Thurgoland Hall Fold, which is positioned off the west side of Thurgoland Hall Lane towards the north side of the village. Within the village there is a school, church, pubs, village hall, local businesses and services, sports facilities and bus services. The position of the application building relative to the village is shown by the red cross on the Google image below.



- 2.2 The site boundary is shown in red below on the location plan prepared by Geoff Melvin Architectural Consultancy. The application site boundary includes the private lane along Thurgoland Hall Fold and past the applicant's dwelling known as Longfield House (shown in blue). The existing site access track runs along the southern side of the applicant's paddock (in blue) which leads to the site outbuilding and hardstanding.



- 2.3 To the north and west of the application site there are fields. To the east/south-east of the application building is the applicant's paddock and the dwellings along Thurgoland Hall Fold, and to the south is a Yorkshire Water facility and smallholding, with the settlement beyond.
- 2.4 The application site includes a single storey outbuilding constructed from blockwork, painted grey and with a large area of hardstanding. The photograph below shows the north-east and south-east elevations of the existing building.



- 2.5 The north-west and south-west elevations of the application building are shown below.



- 2.6 As shown below, there is a large hardstanding around the application building, a separate grass area to the north-east and a timber fence that separates the application site from the wider field. In the field to the north (over 100m away) there is a wind turbine which can also be seen.



- 2.7 The photograph below shows a view looking south-west back towards the application site from within the applicant's paddock. There are dry stone walls demarking the northern, western and southern boundaries of the site.



- 2.8 The image below was taken from the application site looking to the south-east back towards the village.



- 2.9 The site is accessed off the western end of Thurgoland Hall Lane to the west side of the applicant's dwelling, Longfield House. The photograph below shows the shared lane to the west side of Longfield House, with the site gate on the right.



2.10 The image below shows the site gate and access track that leads to the existing outbuilding.



2.11 The access track from the site gate looking towards the outbuilding, is shown below.



- 2.12 The photograph below shows a view back down the access track looking towards the site gate and the garden fence adjacent to Longfield House.



3.0 Site History

- 3.1 There are two planning approvals for domestic extensions at Longfield House.
- 3.2 The existing outbuilding was approved under B/95/0639/PR in 1995 and was described as “Erection of stables and dog run (retrospective)”.

4.0 The Proposed Development

- 4.1 The proposal is for the demolition of the existing outbuilding and the erection of a single storey dwelling.
- 4.2 The proposed scheme is shown on the submitted plans. The intention is to demolish the existing single storey outbuilding and construct a single storey dwelling with an open plan kitchen and living room, one bedroom and a bathroom. The intention is that this would provide a retirement dwelling, potentially for the applicant.
- 4.3 Externally there would be parking and turning space and amenity areas. There would also be a new private drainage system (such as a package treatment plant).
- 4.4 The proposed development would continue to use the existing access track off Thurgoland Hall Fold.
- 4.5 The application includes a preliminary bat and nesting birds survey report which concludes there is minimal likelihood of bats using the existing building.
- 4.6 A Phase 1 SI and Coal Mining Risk Assessment are also provided.

5.0 Planning Policy Context

- 5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. One of these material planning considerations is the National Planning Policy Framework (NPPF).
- 5.2 The site is within the administrative area of Barnsley MBC. In terms of Section 54a of the Town and Country Planning Act 1990 and Section 38 of the Planning and Compulsory Purchase Act 2004, the starting point for the consideration of this application are the policies of the Barnsley Local Plan which was adopted in 2019.
- 5.3 The Barnsley Local Plan identifies the application site as sitting just outside the Urban Fabric of Thurgoland village within an area of Green Belt.
- 5.4 The potentially relevant Local Plan policies in determining this application are as follows:

GB1 - Protection of Green Belt
 GB2 -Replacement, extension and alteration of existing buildings in the Green Belt
 GB3 – Changes of Use in the Green Belt

- 5.5 Policy GB1 States “The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy”.
- 5.6 Policy GB2 is permissive of replacement buildings where the new building is in the same use and is not materially larger than that which it replaces. Where permitted, “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; and Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety”.

- 5.7 Policy GB3 sets out the criteria for allowing change of use or conversions of buildings in the Green Belt.
- 5.8 Barnsley MBC confirmed in November 2025, in the Barnsley Five Year Deliverable Housing Land Supply Report April 2024 – March 2029, that the Council could (at that date) demonstrate only 2.9 years housing land supply and therefore the Council cannot demonstrate a supply of specific, deliverable sites sufficient to meet the borough’s five-year housing requirement. There is a substantial housing land supply shortfall in Barnsley.
- 5.9 On a national level the most relevant policy document is the National Planning Policy Framework (NPPF) (August 2026). Green Belt policies are contained in Chapter 13.
- 5.10 Policy GB6 of the NPPF states that “Development in the Green Belt is inappropriate unless it falls within one of the categories in Policy GB7”. “Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposed development, is clearly outweighed by other considerations. In making this assessment, substantial weight should be given to the harm to the Green Belt which would be caused, including harm to its openness”.
- 5.11 Policy GB7 sets out the development which is not inappropriate in the Green Belt and one of the listed exceptions is:
 - e) The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential), which would not cause substantial harm to the openness of the Green Belt.

- 5.12 The NPPF Green Belt policies differ from the Local Plan Green Belt Policies in that the Local Plan policies are not permissive of the redevelopment of previously developed land. The Local Plan was adopted in 2019 and the NPPF was published in 2026. The Local Plan Green Belt policies are not in conformity with the very recent national Green Belt planning policies. For this reason, the Green Belt policies in the Local Plan should be given very limited weight in the planning decision on this proposal and the NPPF policies should be given full weight.
- 5.13 Unlike agricultural buildings, equestrian, canine and mixed-use buildings, constitute previously developed land in accordance with the NPPF definition.
- 5.14 The application site is previously developed land where NPPF Policies are permissive of redevelopment, provided the proposals would not cause substantial harm to the openness of the Green Belt.

6.0 Compliance with Green Belt and other Relevant Planning Policies

- 6.1 The existing site accommodates a substantial blockwork outbuilding which has been used for a mixture of hobby equestrian, kennels, and domestic, DIY and land management storage since the building was constructed in 1995. The site has also been used for domestic parking at least since the applicant has owned the property.
- 6.2 The established equestrian, kennels and mixed storage use on the site confirms that this is previously developed land.
- 6.3 The existing building is structurally sound and of a substantial construction (painted blockwork with a concrete tile roof). The building is functional and has served the equestrian and storage uses well for decades, but it is not particularly attractive.
- 6.4 The proposal to demolish the barn and erect a dwelling can be in accordance with Policy GB7 (e) of the NPPF 2026. This Policy of the NPPF confirms that the redevelopment of previously developed land can be appropriate development. We therefore consider that in principle the proposed development is in accordance with national Green Belt policy.
- 6.5 The redevelopment of previously developed land can be appropriate development in the green belt provided the proposed development would not cause substantial harm to the openness of the Green Belt.
- 6.6 The scheme design has evolved following consideration of the topography of the site, the footprint and volume of the existing building and the character of the surrounding landscape.
- 6.7 The siting, scale and design of the proposals have been chosen to ensure the proposed scheme would respect the character and appearance of the site and would respond to the existing siting and scale of the outbuilding.

- 6.8 The proposed dwelling would be single storey to reduce its visual prominence. The building would have a simple character, similar to the existing outbuilding but with a quality finish and materials. The footprint of the dwelling would closely reflect the siting of the existing building, and the new dwelling would not be significantly larger or higher than the existing property.
- 6.9 Externally the existing hardstanding areas would provide parking and a terrace. The existing grass paddock would provide an appropriate sized amenity area which is already enclosed by timber fencing and dry-stone walling.
- 6.10 This would be a sustainable construction by using local tradespeople and materials wherever possible, and with excellent thermally efficient properties, based on a fabric-first approach. The scheme would result in a benefit to local tradespeople and suppliers.
- 6.11 It is considered that the proposed scheme would not cause substantial harm to the openness of the Green Belt, and in fact would enhance the appearance of the site compared with the existing building and therefore complies with the relevant policy. The agent and applicants are very happy to show the Council around the site and/or to discuss and negotiate the details of the design.
- 6.12 The site is within flood zone 1 and therefore has a low probability of flooding (less than 1 in 1000 annual probability of flooding). A Flood Risk Assessment is therefore not required, however surface water management has been considered as part of the proposals. There is no mains sewer in the locality of the site and a private drainage system will be necessary. The applicant would welcome a drainage condition if planning permission is granted.
- 6.13 The site lies within the Coal Authority High Risk Area and therefore a Coal Mining Risk Assessment has been prepared, as well as a Phase 1 Site Investigation. It is expected that intrusive site investigations would be conditioned if planning permission is approved.

- 6.14 The submitted Bat and Nesting Birds Survey Report concludes that there is negligible potential for the existing outbuilding to host bats.
- 6.15 As the site area is less than 0.2 hectares, there is no requirement to evidence 10% Biodiversity Net Gain. The applicant is however keen to enhance the biodiversity of their site and enhancements in the form of bat and bird boxes, insect hotel and indigenous planting, have been shown on the proposed plans and can be conditioned if permission is granted.

7.0 Site Access and Transport Issues

- 7.1 The proposed dwelling would be accessed via the existing lane off Thurgoland Hall Lane. The access shown below has served the properties along Thurgoland Hall Fold for decades.



- 7.2 Thurgoland Hall Fold is a private lane which serves at least nine dwelling as well as the Yorkshire Water plant and the nearby smallholdings and fields.
- 7.3 The site access enters and leaves Thurgoland Hall Fold at a point where traffic flows and vehicle speeds are very low and both forward and exit visibility are acceptable.



- 7.4 The site entrance is used several times daily by the applicants, as they often park their vehicles there and walk across to their home at Longfield House and they also spend time at the outbuilding and doing jobs in their paddock.

- 7.5 The erection of the proposed dwelling might result in a small increase in the number of vehicle trips along Thurgoland Hall Fold but given the number of existing dwellings and other land using this lane, it is not considered the increase in vehicle trips would be material.
- 7.6 As Thurgoland Hall Fold is already in use by vehicles and pedestrians, users of Thurgoland Hall Lane will expect to see vehicles and pedestrians using the junction.
- 7.7 If planning permission is granted a Construction Access Management Plan will be prepared with courtesy and care for other users of the lane including the existing residents nearby. The applicants will ensure that all delivery vehicles can safely access the property at appropriate times. The applicants will be very happy to discuss any concerns about construction traffic (or any other issues about the scheme) with local residents.
- 7.8 The parking and turning arrangements are shown on the submitted plans and there would be sufficient parking space for the one-bedroom dwelling, as well as turning space to ensure that vehicles can both enter and leave the site in a forward gear.
- 7.9 There is no reason to believe that the use of the existing site access track, Thurgoland Hall Fold, or the junction with Thurgoland Hall Lane to serve one dwelling would result in a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; [taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement], either during the construction phase or following completion (Policy TR6 NPPF 2026). The highway impacts of the proposed dwelling need to be considered in the context of the fact that this building has permission for equestrian use.

8.0 Conclusion

- 8.1 The application site is previously developed land due to its established equestrian and storage uses including domestic parking and the existing building and hardstanding. The principle of the redevelopment of previously developed land is in accordance with national Green Belt policy.
 - 8.2 The existing outbuilding is substantial in footprint and in terms of its structure and materials. The proposed dwelling would not have a materially greater impact on the character and appearance of the area than the existing building but would enhance the appearance of the site due to the improved quality of the proposed design and materials.
 - 8.3 This planning application is accompanied by a full set of plans, Bat and Nesting Bird Survey Report, CMRA and Phase 1 Site Investigation. The information and plans demonstrate the quality of the proposals and evidence that technical issues can be addressed.
 - 8.4 The submitted details demonstrate that the proposed scheme would not cause substantial harm to the openness of the Green Belt (GB7 policy test).
 - 8.5 No technical reasons for refusal have been identified. The proposal would deliver a high-quality development which would be in accordance with green belt policy and would complement the character and appearance of the countryside.
 - 8.6 This proposed dwelling is in accordance with the relevant national planning policies and should therefore be approved without delay.
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