



WORTLEY WAGYU

COTE GREEN FARM

DESIGN & ACCESS
STATEMENT
JULY 2025

CODA
Bespoke



Introduction

This application is submitted under Class R of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal seeks prior approval for the change of use of an existing agricultural building at Cote Green Farm to a flexible commercial use falling within Use Class E. The development will allow Wortley Wagyu to establish a restaurant, farm shop, and butcher's within a single refurbished barn on-site.

Wortley Wagyu is a family-run business producing high-quality Wagyu beef, well-regarded across the region for its distinctive flavour and provenance. Having built a loyal following through mobile catering and local collaborations, this proposal represents a natural step toward enhancing the farm's visitor experience and public engagement in a permanent, policy-compliant way.



Site and Building Description

The building in question is a steel-framed agricultural barn with a metal-clad roof, breeze block and metal-clad walls, and timber-clad lean-tos to the side and rear. It is of permanent and substantial construction, structurally sound, and currently houses a small number of animals on a limited basis.

- Internal floor area to be converted: 398 m²
- Associated external seating area: 50 m²
- No extensions or structural alterations are proposed.

The barn lies adjacent to the Trans Pennine Trail (TPT) car park, making it ideally placed to serve trail users and local visitors while preserving the rural and agricultural character of the site.



Proposed Use and Operation

The proposal is to repurpose the barn to provide:

- A restaurant, offering farm-reared produce freshly prepared and served on-site
- A butcher's counter for on-site meat sales
- A farm shop offering a selection of homegrown and locally sourced goods
- Indoor and outdoor seating to create a welcoming environment for visitors

All uses fall under Use Class E and are compatible with Class R provisions.

This conversion supports rural diversification by linking agricultural production directly with retail and hospitality, providing a farm-to-fork experience in a setting that aligns with the business's ethos and branding.

Access and Parking

The site benefits from an existing vehicular access point from Finkle Street Lane and a large on-site car park, which will serve primary customer parking. Additionally, a secondary overflow parking area has been identified within the farm to ease pressure during peak periods. No new access or formalised surfacing is proposed.

The building is also accessible from the Trans Pennine Trail, enhancing its integration into the wider local visitor network and contributing positively to sustainable rural tourism.



Planning Policy

This proposal meets the requirements of Class R as follows:

- The building was solely in agricultural use prior to 20 March 2013, and has remained within the established agricultural unit since.
- The proposed change of use covers 398 m², well within the 500 m² threshold for Class R development.
- The proposed uses (food and drink service, retail, and butchery) fall under Use Class E.
- No new buildings or extensions are proposed.
- The building is of permanent and substantial construction, requiring no structural alteration.
- No previous Class R development is known to have taken place on this building.

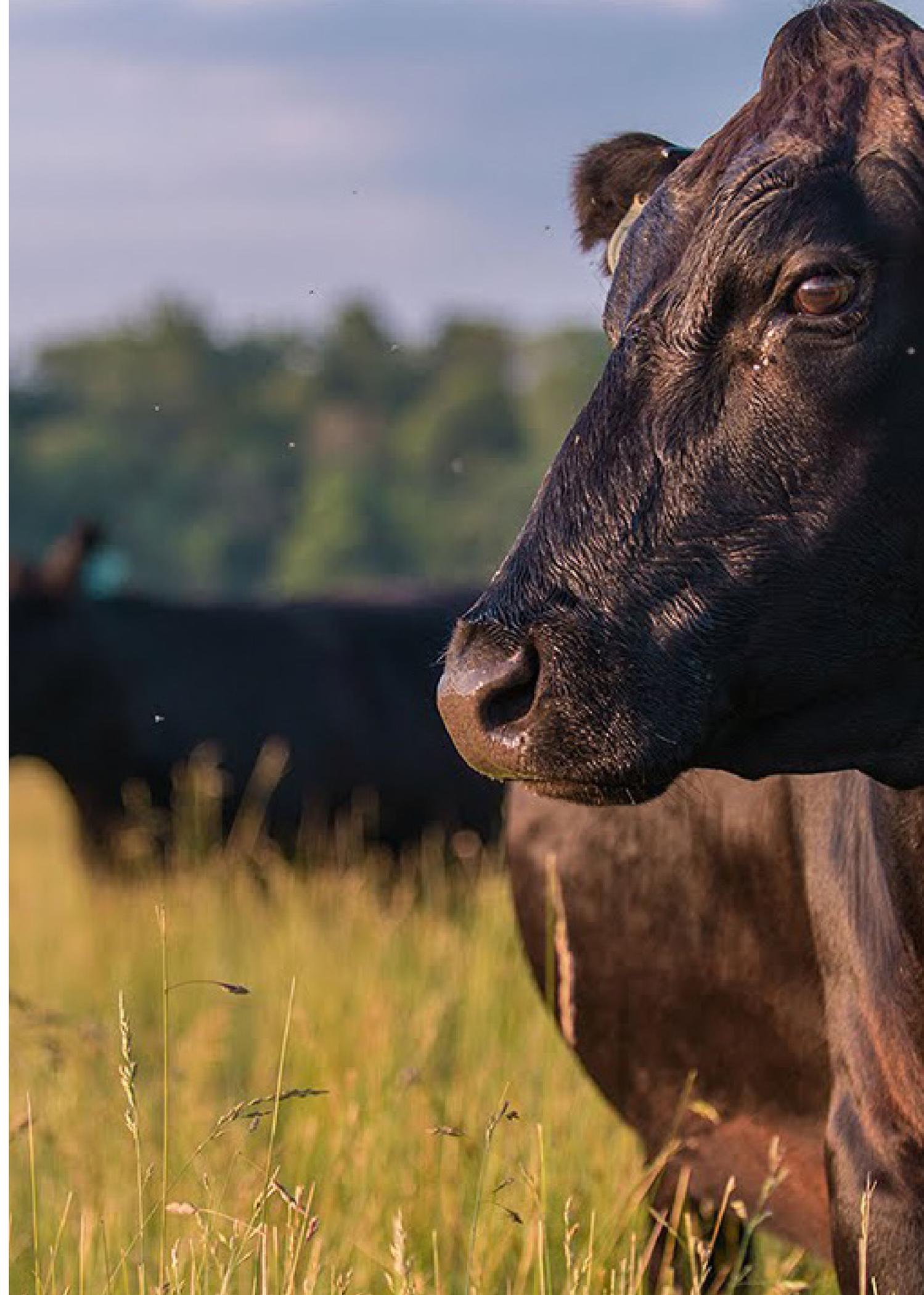


Conclusion

This modest but impactful proposal represents a positive step for Wortley Wagyu, enabling the business to showcase its high-quality produce directly to the public, support the local rural economy, and make use of an underused agricultural building in a low-impact, policy-compliant way.

It preserves the openness of the Green Belt, supports the reuse of existing rural buildings, and is aligned with both national (NPPF para 154d) and local policy objectives (Barnsley Local Plan policies E5, E6, and GD1).

The applicant respectfully requests the Local Planning Authority to confirm that prior approval is either not required or can be granted for this Class R conversion.



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

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