

DESIGN AND ACCESS/PLANNING SUPPORTING STATEMENT

location	Land to the East of Cat Hill Lane, Hoylandswaine, Sheffield, South Yorkshire, S36 7JX.
application	Erection of an Agricultural Building
client/applicant	Mrs R Smith
job number	26/1301
date	February 2026 Rev A 14/02/2026

Ltd

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IMPORTANT

This is a follow-on application following the formal approval of the 2024/0984 planning application on 23rd January 2026 (refer to Appendix A for the 2024/0984 formal planning approval).

It's important to note that the extant approval is a genuine '*fallback position*' that will be implemented if this revised application is not supported/approved without delay.

The reason for this revised location is due to problems from neighbouring properties/a local resident(s) who strongly opposed the previous 2024/0984 application. Issues have arisen, as the LPA are aware, that has led to a rethink to try and avoid conflict.

This revised application illustrates a preferred location for the applicant given to remove many of the objections/concerns raised by local residents - namely the visibility from existing residential housing, the proximity to the current animal barn over the road, road visibility, and the visual impact on the valley from the road and public footpath. It does however not create a remote building above and beyond the extant approval.

The proposed relocation is away from water service pipes within the land and reuses an existing field entrance, to be enhanced, improving access and highway safety.

The proposed location is to the North West corner of the overall holding at Cat Hill Lane.

As noted above opportunity has been taken to enhance the existing field access that will provide the access to the proposed relocated building specifically given the road width in this specific location. The existing field entrance it to be widened, as indicated on the proposed plans with the gates set back 6m into the land to enable vehicles to pull off the road when entering and exiting the site to ensure vehicles do not block the highway or pose a highway safety hazard.

The building will be contained within a yard area with a local crushed stone base as indicated on the proposed plans.

A revised BNG report accompanies this application.

We are aware a UU (Unilateral undertaking) will be required subject to support/approval of this application. To prevent both developments being implemented/developed. This can be conditioned or prepared during the course of this application subject to support from LPA officers.

This revised statement also seeks to reduce the number of conditions on the 2024/0984 approval.

CONDITIONS

No fewer than 14 conditions were imposed on the 2024/0984 approval. These are listed below with our response to each these.

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

Standard condition noted.

2 The Biodiversity Gain Plan shall be prepared in accordance with the Ecological documents submitted with the application [Biodiversity Net Gain Assessment & Statutory Biodiversity Metric] by [Ellie Collier (Habitat Works)] reference [V2.0] and dated [27/01/2025 & 30/01/2025].

Reason: In the interests of clarification and to help deliver a biodiversity net gain on site in accordance with Schedule 7a of the Town and Country Planning Act 1990.

Standard condition noted.

3 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) prepared in accordance with the approved Biodiversity Gain Plan has been submitted to an approved by the Local Planning Authority. The HMMP shall include:

a) a non-technical summary;

b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];

c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, and approved in writing by, the local planning authority.

f) A timetable for implementation and completion of creation and enhancement works.

g) Notice in writing shall be given to the Council within 10 working days of the implementation of the HMMP

h) Notice in writing shall be given within 10 working days of the completion of the habitat creation and enhancement works as set out in the HMMP and a completion report,

evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

i) Thereafter the created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP] for a period of 30 years following the completion of the development.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Local Plan Policy BIO1 and Schedule 7A of the Town and Country Planning Act 1990.

Standard condition noted.

4 The development hereby approved shall be carried out strictly in accordance with the amended plans:

- *24/1056/01b*
- *24/1056/03c*
- *24/1056/04b*

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Standard condition noted.

5 The external materials shall match those specified within the plans outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.

Standard condition noted.

6 The development shall be completed in line with the Biodiversity Net Gain Assessment and the conditions of the planning permission. All the recommendations shall be implemented in full according to the timescales laid out, unless otherwise agreed in writing by the Local Planning Authority, and thereafter permanently maintained.

Reason: For the purposes of biodiversity conservation in accordance with Policy BIO1.

Standard condition noted.

7 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

Reason: To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network.

Recent field drainage enhancement works carried out on site have revealed a culvert which connects into the existing water course circa 53 m to the East of the proposed relocated agricultural building. We propose to connect into this natural watercourse using 150mm diameter pipes as indicated on the proposed block plan. This we contend illustrates that the surface water will be appropriately dealt with.

8 Upon commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.

Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with Local Plan Policy D, High Quality Design and Place Making.

The relocation of the proposed building is sited on much 'flatter ground'. We contend a plan illustrating levels is not required for this development.

Notwithstanding this the proposed plans and elevations along with the street scene elevation clearly illustrate the existing ground levels, proposed ground levels (based on some site levels being taken) and the heights of the proposed building. We contend that this is adequate and that a topographical plan is not required for this revised proposal.

9 Prior to the development being brought into use, the access facilities as indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) for a minimum of the first 10m as measured back from the rear edge of the adjacent carriageway.

Reason: To ensure that satisfactory access arrangements are provided, and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Noted this is a condition that simply needs to be adhered to.

The proposed block plan, accompanying this application, illustrates the 6m recessed/widened entrance area surfaced in concrete. This replicates other very local entrances off Cat Hill Lane and given on the submitted plans should enable this condition to be removed as it will be controlled by a standard 'all works to be in conjunction condition' (similar to condition 4 above). This is controllable and enforceable.

10 Sight lines, having minimum dimensions of 2.4m x site frontage, shall be provided at the access junction with Cat Hill Lane, such that there is no obstruction to visibility at a height exceeding 0.9m above the nearside edge of the adjacent highway. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9m which would obstruct the sight lines and they shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure drivers have clear and unrestricted views when pulling out onto the public highway, in the interest of highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Noted, to be complied with.

The proposed block plan purposely stops the proposed hedgerow short of the roadside boundary to ensure this can be complied with.

11 Muck piles associated with use of the development shall not be located within 100 metres of any residential property.

Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

Noted

12 There shall be no burning of any material on the development site during the construction phase.

Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

Noted

13 During works, construction or demolition related activity shall only take place onsite between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

Noted

14 The proposed hedgerow planting shown on the approved block plan shall be implemented prior to the use of the building. Any part of the hedgerow that dies within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

Noted

We wish to try and avoid pre-conditions, as far as practically possible, as the applicant is on a time line to get either this or the extant approved building erected as soon as possible to prevent further impact on the rural farm business.

Paragraph 55 of the National Planning Policy Framework makes clear that planning conditions should be kept to a minimum, and only used where they satisfy the following tests:

1. necessary;
2. relevant to planning;
3. relevant to the development to be permitted;
4. enforceable;
5. precise; and
6. reasonable in all other respects.

These are referred to in the NPPF guidance as the 6 tests, and each of them need to be satisfied for each condition which an authority intends to apply.

INTRODUCTION

This is an amended design and access/supporting statement following the recent 2024/0984 conditional approval.

The proposed building has simply been relocated on the same overall parcel of land, same building size/heights.

This statement has been prepared to support the full planning application for an agricultural building on land to the East of Cat Hill Lane, Hoylandswaine.

The extant 2024/0984 approval will be implemented if this application is not approved (noted a discharge of conditions application would be required).

Accompanying the application are plans of the proposed building, proposed elevations including a street scene elevation and an ordnance survey location plan indicating the proposed building location along with surrounding land owned and farmed by Mrs Smith (the applicant).

Mrs Smith farms pedigree Grey Faced Dartmoor sheep, a rare breed sheep. The Grey faced Dartmoor sheep have a traditionally long, curly, lustre wool fleece, historically used for blankets, serge, carpets and cloth. The wool is not coloured. They are a staple length 25-30cms with a Bradford count of 36-40. The sheep need regular treatment and shearing due to the fleece. The Grey Faced Dartmoor lamb at an average of 150%. The heavy milking ewes rear their offspring rapidly with clipping around the udder generally required to ensure easy access for the newly born lambs.

Lambs/hogget currently attracts a premium price at market which makes the breed even more costly. For this reason Mrs Smith intends to naturally grow and breed her flock from selected bloodlines. The current flock stands at one pedigree ram and 7 ewes. The intention is to grow the flock to circa 75-90 head over the next 3 years. Some additional ewes will be bought in to facilitate this, selected from strong bloodlines. This will result in significant expense for the rural farm business in addition to the cost of providing the required/associated agricultural building to provide appropriate welfare facilities and reduce the number of lambing losses.

Mrs Smith has a business plan that, after heavy expenditure, will start to return good yields 2.5 years on and then consistently thereon being sustainable.

SITE DESCRIPTION AND LOCATION

The application site consists of a large agricultural field, pasture land, of circa 27.5 (11.09 hectares).

The farm business also owns land outright.

The applicant has a farming business operated at her residential address in nearby Hazelhead, this base holding amounts to circa 2 acres (0.8 hectares). The land at Hazelhead runs directly alongside the River Don, flood zone 3 and is at risk of flooding. Given the land size at the farm base in comparison to the land holding at Cat Hill we consider, for a number of reasons, that the building would be better sited at Cat Hill.

The farm base at Hazelhead has no other agricultural buildings or buildings capable for conversion.

The land at Hazelhead and Cat Hill is used for grazing purposes. The land at Cat Hill will also be used for lambing, overwintering, grazing, and possibly some cropped hay (by subcontractors).

Both sites and localities are rural in nature and fairly isolated. The nearest unrelated dwelling to the revised location of the proposed agricultural building is some 153+meters to the South. There is a closer building (recently auctioned off by Wilbys estate agents) circa 52m to the West but this property has an occupation restriction imposed. NB the previously approved proposed location was sited closer to unrelated buildings.

It's also important to note the prevailing wind direction is West-South-West. This will result in wind blowing from the highway towards the proposed building. There are no nearby buildings in the direction of the prevailing wind. It's also important to note other local farmsteads in the immediate locality have agricultural livestock buildings within much closer proximity.

There are no other agricultural buildings on Mrs Smith's overall holding land and this building is a genuine requirement predominantly to prevent losses at lambing time and to provide dry storage for hay bales (winter supplement feed).

The land where the building will be located is bound by dry stone walls directly adjoining Cat Hill Lane and to the North.

An existing field entrance is to be continued to be used to provide direct access to the proposed relocated building, the revised location has been party selected due to the proximity of this existing entrance to ensure the engineering operation associated with access tracks is no larger than it needs to be. We also proposed enhancements to this entrance including widening the opening to ensure vehicles can easily access the land/site (considering the highway width), recessing the gated entrance back 6m from the highway to enable vehicles to be off the highway whilst unlocking/locking the entrance gates. The 6m apron adjoining the highway will be surfaced in concrete (all on the applicants land). This replicates other similar entrances all within a short distance of the application site.

No trees will need to be removed on the land to site the proposed building, indeed Mrs Smith intends to apply for a grant for hedgerow and tree planting along with dry stone walling repairs. A series of land drainage restoration works to repair old and damaged culverts. Works has already taken place with extensive fencing to the land to ensure the safe containment of livestock. The proposed hedge planting will all serve to add to the ecological value of the site and help safeguard the greenbelt, ensuring its continued use for its intended purpose.

Furthermore a native hedgerow is proposed to soften the impact of the proposed building.

Many factors have been considered when determining the location of the proposed agricultural building, including, but not limited to;

- Building fit for purpose,
- Ease of access,
- Security/privacy,
- Pollution and noise control,
- Ensuring limited loss of grazing land,
- Location away from a complainant (LPA aware).

The existing access from Cat Hill will continue to provide the principal access to the land and subject application building, no new access is required or proposed.

Cat Hill lane is an adopted highway. This revised location sees the proposed building sited a considerable distance from the PROW that passes through the wider overall land holding at Cat Hill.

The proposed building will take up a very small proportion of the overall land at the application site.

BUSINESS DESCRIPTION

As noted previously Mrs Smith has a small flock of Grey Faced Dartmoor sheep. The size of the holding was previously restricted due to the land holding. Mrs Smith has explored other options but found rented land unsecure (long term viability) and very scarce. The subject site (just over 11 hectares) was recently purchased to enable the farm business to grow and develop.

The land is a nine minute drive, 6.2 miles from Mrs Smith's home. Whilst not in sight and sound, this is ideal for the rural business to enable continued growth.

Mrs Smith intends to have circa 45 breeding ewes by June 2026. In addition to the current 7 pedigree ewes these will produce circa 78 head of lambs in Spring 2027. The lambs will be reared with some kept back for breeding, poor lambs fattened for the food chain and other pedigree lambs sold on to be bred from by others. This will result in sustainable and natural growth of the rural business and initially trickle finance back into the business before it becomes self-sufficient.

The current head of livestock has been hindered with the lack of an appropriate building.

The farm business has a CPH (county parish holding) number of 49/741/0230.

This proposal will enable Mrs Smith to expand her rural business and develop further, providing locally reared lamb and mutton and positively contributing to a rare breed. The substantial purchase/investment of the application site enables Mrs Smith to provide more long-term certainty for her rural agricultural business.

The land is used for grazing, some haymaking will also be carried out on the land. Hay will be stored in the proposed building to provide a winter supplement feed for the housed sheep. It is proposed the sheep will be rotated on the land which assists with parasite and weed control and assists with worm control.

Once the hay has been cropped on the land, the sheep will graze this land and rotate on the land.

The impact of outdoor lambing in February/March results in avoidable livestock losses, the financial burden of this on the rural business is preventable. This application proposes to address this and make the business more financially efficient.

The building will be used for livestock housing (sheep/lambs) and for the storage of hay (winter supplement feed). Some straw (bedding) for lambing and over wintering will be bought in and also stored internally within the proposed building.

The resultant muck (bedding) from the building/housed livestock will also form a vital part of the rural business and provide a further cost saving with chemical fertiliser being cut from the business and the natural fertiliser being used to promote grass growth on the land to be cropped, prior to baling then grazing sheep. Again this is good farming practice and one that will save the business considerable expense and enable more profit and natural growth. Note chemical fertiliser needs to be stored internally to prevent waste, the current lack of an agricultural building forces smaller and more expensive quantities to be purchased. The use of natural fertiliser is a very good alternative that has positive impacts on growth and putting nutrients back into the soil prior to harvesting. The storage of waste (muck) is covered under Pollution / Noise Control on page 12 of this document.

PROPOSED DEVELOPMENT

As noted above, it is clear that this rural agricultural business is hindered with a lack of secure grazing land for the flock, this has been addressed with the purchase of the land which now requires appropriate facilities (a purpose designed livestock building).

The proposed building is clearly designed as an agricultural building, a portal frame structure with an opening to enable ease of use, access and functionality in segregating stock and creating pens at lambing time, at overwintering time the pens will be dismantled and the building will be used 'open plan'.

The proposed building is a kit form type with the stanchions/bays at 20' centres. The building measures 60' x 40' (portal framework) with a small projection where the galvanised 'Z' purlins will support the cladding of Yorkshire boarding and profiled sheeting as indicated on the submitted plans. Openings will have stock gates/barriers and gale breaker type screens above. This will

enable ease of access and a flexible layout internally. Sheep hurdles will be used internally to create demountable pens for lambing and segregation of stock for treatment, shearing, etc.

The proposed roof has a shallow pitch of 10degrees, covered with the traditional albatross grey profiled sheeting. A large solar array is indicated to the South roof slope to provide internal lighting within the building during the autumn/winter months when daylight hours are significantly reduced.

The openings and Yorkshire boarding cladding will provide adequate ventilation to the housed stock to prevent respiratory diseases.

The profiled sheeting to the proposed East & West elevation will help protect the building and housed hay/livestock from the prevailing wind/weather direction.

The building has an eaves height of 13' (3957mm) with an overall roof apex height of 16' 10" (5138mm).

The open frontage (North) with the opposing South opening will enable ease of tractor access (cabbed tractor with loader).

The building will have concrete panels or blockwork to the perimeter at low level with Yorkshire boarding/profiled sheeting above, all as noted on the proposed plans.

The openings will have galvanised stock gates/feed gates with galebreaker screens above to control ventilation/weather ingress but also provide ease of access.

The building size of 60' x 40' provides a floor area of 218m².

The code of recommendations for the [welfare of livestock \(sheep\)](#), a DEFRA production, states Lowland ewes, after lambing with lambs at foot up to 6 weeks of age, require 2-2.2m² of floor space.

It is intended the building, subject to support and planning approval, will be erected in 2026. If this application is severely delayed again or receives similar representations then the applicant will revert back to the extant approval and develop the already approved scheme. Stock levels in 2027 are predicted to be circa 52 head pedigree of breeding ewes. This, at lambing time, equates to a floor space of 104m² to 114.0m². NB this calculation doesn't include for circulation space where pens will be all lined up but with easy access walkways between. 36No. 1.8 x 1.2m lambing pens are shown on the proposed floor plan (dashed rectangular pens). Whilst this doesn't provide for all of the lambing ewes, a management cycle will be carried out with lambs quickly turned out when fit.

1.2m diameter straw and hay bales will be stored in the building, stacked 2 high. There will be circa 36 bales of hay straw stored within (6 straw and 30 hay), hay will be cropped from the applicant's land (baling circa 4-5 bales per acre). The indicative internal layout is shown on the proposed floor plan.

POLLUTION/NOISE CONTROL

The use of the land is not subject to change as a result of this application. The land has been used for agricultural/grazing purposes going back hundreds of years.

Pollution and noise control has been taken into account with regards to this proposal. Nearby residential properties have been factored into our designs. There is over 150 meters between the proposed agricultural building and the nearest unassociated residential property (unassociated property referring to other property owned by others and not the applicant) . It's also important to note there are other dwellings along Cat Shaw Lane that have agricultural livestock buildings located much closer.

The prevailing wind direction also assists in this particular instance with the prevailing weather coming from the West, South-West. All the unrelated (see note above – meaning property not owned by the applicant) residential properties are across the public highway. Livestock on the land already shelters along the field walls adjoining Cat Hill Lane so we contend this distance does not give cause for concern, especially when considering the solid gable to the West/roadside facing elevation and prevailing wind direction.

Given the exposure and prevailing wind direction we contend this proposal will not create any noise, smell or insect nuisance notwithstanding the existing established agricultural buildings across the road and the fact this locality is rural/agricultural.

When the sheep are turned out following lambing in spring, the pens will be mucked out with the resultant muck stored on site to rot down for spreading on the land the following winter. This acts as a natural fertiliser for the land assisting with hay making the following summer.

Defra standards require field heaps must not be;

- within 10m of surface water (including ditches) or of a land drain,
- within 50m of a spring, well or borehole,
- on land likely to become waterlogged, or
- on land likely to flood.

Piles must also;

- move any field heap at least every twelve months,
- leave a 2 year gap before returning to the same site, and
- keep a record of the sites used for field heaps, and the dates of use.

The subject site and other farmed land at Hazelhead is more than large enough to easily and practically comply with the above and ensure no pollution or insect nuisance is caused to the nearest dwelling and other nearby dwellings.

PLANNING POLICY

The site is located within Green Belt as defined within the adopted Local Plan;



Policy Context

Planning decision should be made in accordance with the local plan unless material considerations indicate otherwise and the NPPF (National Planning Policy Framework) does not change the statutory status of the development plan as the starting point for decision making. The LPA (local Planning Authority) has also adopted a series of SPD's (Supplementary Planning Documents) and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant sections include:

Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 provides three overarching objectives to sustainability, social, environmental and economic. Paragraph 10 states to ensure that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 88 states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas; and the development and diversification of agricultural and other land-based rural business.

Paragraph 153 states that development in the Green Belt should only be approved in very special circumstances. Paragraph 154 sets out the various exceptions to which development in the Green Belt is considered as suitable. Part (a) includes buildings for agriculture and forestry.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy GB1: Protection of the Green Belt

POLL1: Pollution Control and Protection

BIO1: Biodiversity and Geodiversity

Policy T4: New Development and Highway Improvement

Policy D1: High quality design and place making.

SPD: Biodiversity and Geodiversity

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

PLANNING ASSESSMENT

Principle of development

The application is located within Green Belt land as defined within the Local Plan. The application site is located amongst a number of agricultural fields, open farmland and diagonally across the road from existing unassociated agricultural buildings. The proposal seeks to erect a new purpose designed agricultural building to be sited on the land to the West of the overall land holding at the application site. NB the extant approval will not be developed if this relocated proposed building is supported/approved.

The proposed building will be used for the storage of fodder, bedding (hay and straw) and the applicant's sheep, all associated with the applicant's rural business, which clearly falls within an agricultural use.

Policy GB1 states that development within the Green Belt will only be permitted in very special circumstances for purposes including agriculture, forestry, outdoor sport and recreation. GB1 also states that Green Belt will be protected from inappropriate development in accordance with national policy. Paragraph 153 of the NPPF states that development in the Green Belt should only be approved in very special circumstances. Paragraph 154 of the NPPF sets out the various exceptions to which development in the Green Belt is considered as suitable. Part (a) includes buildings for agriculture and forestry. The proposal clearly falls within this category.

Paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and the erection of new. It also states that the planning decisions should also enable the development and diversification of agricultural and other land-based rural business.

The proposed development is in connection with the existing farm business and use, in which livestock farming forms an integral part. The proposed development does not introduce a new use at the site, given that historically the land is and has been farmland, therefore in principle the proposal meets the criteria in both National Policy and Local Plan Policy and is considered appropriate development within the Green Belt.

Residential Amenity

It is usual practice to locate new agricultural buildings close to existing clusters of other buildings to ensure the openness of the greenbelt is retained. That said, the potential residential impact also needs to be carefully assessed.

On balance, we contend, when viewed within the immediate surroundings, increased space separation over the extant approval, proposed hedgerow planting and considered potential impact to residential amenity, the proposed relocation of the proposed building within the site further away from the existing cluster of other non-associated properties should be deemed acceptable.

In terms of potential residential impact, this relocation of the proposed agricultural building further away from other nearby properties, taking into account the proposed native hedgerow planting,

ensures an adequate distance remains between the nearby dwellings and proposed agricultural building.

We contend the proposed building is unlikely to give rise to any significant detrimental impact upon residential amenity. The proposal is therefore considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Impact upon the Openness of the Green Belt and Visual Amenity

Policy GB1 states that development within the Green Belt will only be permitted in very special circumstances for purposes including agriculture, forestry, outdoor sport and recreation. GB1 also states that Green Belt will be protected from inappropriate development in accordance with national policy.

Paragraph 88 of the NPPF states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and the erection of new. It also states that the planning decisions should also enable the development and diversification of agricultural and other land-based rural business.

The application is located within an area of Green Belt as defined within the Local Plan. It is accepted that agricultural buildings should ideally be located adjacent to other agricultural buildings.

Local Plan Policy D1 states that 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. The proposed building is of a simple traditional agricultural style construction akin to the other modern agricultural buildings in and around the district. We contend that the design and materials are considered to fit in well with the rural landscape.

The location of the barn will be visible from public viewpoints. The proposed location was previously re-sited due to Yorkshire Water apparatus on the overall holding (details previously sent to the planning case officer). This application follows on from an extant approval to simply relocate the proposed building for reasons that Barnsley planning are well aware of. We have however retained hedgerow planting to assist in providing a natural screen that will also positively contribute towards the ecology of the site by providing a wildlife corridor. This proposed hedgerow will reduce the impact and serve as an established natural screen. The proposed building, we contend, does not appear standalone or a remote structure given it is literally diagonally across the highway from other larger existing agricultural buildings. Furthermore the relocation of the proposed barn ensures additional distance (previously considered acceptable at shorter distance) between the proposed agricultural building and unrelated nearby dwellings. The proposed siting is located to the North West corner of the overall land at Cat Hill, adjacent to the highway and an existing established highway access point that affords good visibility in both directions. This existing access prevents the requirement for excessive engineering works to form new access leading to the proposed building. Considering the context of the setting along with the traditional materials and design proposed we consider that the siting of the proposed agricultural building is acceptable and should be supported.

The access is existing and given the long established existing and proposed use along with the location of the building, it is not considered to have a harmful impact upon the openness of the Green Belt.

Considering the above we contend this proposal is not inconsistent with the character of the Green Belt and complies with Local Plan Policy D1 and GB1 and as a result should be deemed acceptable in terms of visual amenity and Impact upon the Openness of the Green Belt.

Impact upon Biodiversity

The applicant plans a series of fencing, dry stone walling repairs and hedgerow planting. These all feed in to provide an uplift to the ecology and biodiversity of the land/application site.

A revised BNG (Biodiversity Net Gain) metric and report also accompanies this project. This demonstrates the required 10% uplift in biodiversity value.

Furthermore the applicant proposes to enhance the habitat by naturally improving the grassland. If the Barnsley ecology unit wish to discuss other possible enhancement, then we would welcome that discussion.

Considering the above, we contend, that the proposals are not contrary to Local Plan Policy BIO1: Biodiversity and Geodiversity and should be accepted in relation to biodiversity.

Highway Safety

The proposed agricultural building would be positioned approx. 17.3m from the public highway to ensure ease of access and turning for vehicles which will in some instances be pulling a trailer.

The access is existing and longstanding providing access to the land.

The crushed stone area around the relocated building has been kept to a minimum to protect the openness of the greenbelt and constrain the overall extent of proposed development but sufficient enough to ensure vehicles can exist the site without depositing mud on the highway. This crushed stone area in conjunction with the agricultural building access, provides adequate turning area to ensure vehicles can enter and exit the site in forward gear.

The entrance is being enhanced by widening and recessing the entrance gates 6m from the highway to enable vehicles to be taken off the highway whilst unlocking/locking the entrance gates. This should be seen as a highways safety enhancement for all road users.

The use of the land will not change. Support and subsequent approval of this application will result in fewer vehicle movements to and from the site given the provision of shelter for hay and straw (feed and bedding). If no building is provided, then quantities would be far less and much more frequent. Stock movements would also significantly increase (more vehicle movements to and from the land) as without appropriate handling facilities for, but not limited to, lambing, shearing, segregation of stock, foot treatments, worming, veterinary visits, more regular welfare checks also.

The building will also provide intermittent secure storage for implements (trailer, loader tractor, bale squeeze, portable hay rack, sheep hurdles, livestock medicines, muck spreader, livestock trailer and weight crate) these items are valuable and could not be safely kept at the application site without the security of a building where implements can be secured/trapped in to prevent the current spike in rural crime.

We consider that the proposals do not adversely impact upon highway safety and therefore should be considered in compliance with Local Plan Policy T4 and deemed acceptable in terms of Highway Safety.

Justification

The applicant purchased the subject site/land and is building up her own land holding. The flock of sheep has been restricted due to the uncertainty of rented land. The holding is almost 30 acres in total. The currently restricted livestock number will now grow naturally, given the purchase of this additional land.

The farm is on a spring lambing system and therefore the ewes and lambs need to be indoors to ensure survival/reduce livestock losses (lambing outdoors is far from ideal). Furthermore, 1.2m diameter bales of hay and straw (6 straw and 30 hay) will be stored within the proposed building to avoid unnecessary wrapping (the applicant doesn't have a bale wrapper and prefers to avoid the unnecessary use of plastic).

The farm business has an agricultural holding number (47/741/0230).

Whilst it is difficult to provide climate change enhancements on agricultural buildings of this nature, we have taken the opportunity to cover the South facing roof slope with solar panels. This will reduce the reliance upon electric for providing internal lighting within the proposed building that will assist with Autumn and winter welfare checks/requirements.

It is proposed that the surface water run off will be collected in IBCs for reuse (livestock drinking water, with a pipe connecting into the natural water course on the applicants land. This existing culvert/spring already assists in draining the land. This is considered the most appropriate to deal with surface water as the land is already relatively boggy/waterlogged so soakaways would need to be oversized to provide an adequate discharge.

A native hedgerow is proposed, this will assist in natural screening the proposed building.

The proposed building size has been kept to a minimum size genuinely required by the rural business and its requirements, in agricultural terms it is not a large structure. NB this revised application follows on from the extant approval for the same size building, it simply proposes to relocate the proposed building.

This development proposes to further extend the existing rural agricultural farming business. The cost-of-living crisis and the retraction of the single farm payment over the next few years, farmers are being forced to look at ways to diversify to supplement their farming businesses. The applicant is very keen to continue with her rural business, however the ever-increasing cost of fertiliser, travelling costs and livestock losses (outdoor lambing) along with general running costs take its toll on this rural business. The proposed agricultural building is an important aspect to enable this rural farm business to develop and reduce current expenses whilst maintaining the quality of the finished product (meat).

The economic impact of the development is not just limited to the applicant's own rural business, it will feed into other local businesses (provision of associated medication, supplement feeds, and

agricultural items such as lambing gates and other ancillary items), this will contribute positively on safeguarding other local jobs. The applicant will continue to manage the agricultural unit, and initially it is not expected there will be prospects for additional employees. The lack of job creation however is not unusual for farming businesses, typically the employment opportunities are kept within their own family.

The production of locally produced meat should not be underestimated. The cost of importing lamb from New Zealand/Australia has significant impacts on transportation and freshness of the meat.

With regard to the issues of the production of meat, the impact of this upon climate change is still being established/considered. We accept that there are arguments both for and against the principles of livestock farming but considering imported alternatives, we contend this application assists in combating climate change with the production of local and fresh meat as opposed to imported meat with lower welfare standards from the other side of the world.

It is acknowledged that as a result of the development, the application will be able to produce onsite manure/fertiliser which will reduce the need for manufactured chemical fertiliser. This will help to reduce emissions.

An agricultural building, on land within the applicant's ownership, is essential to safeguard the future of their business. It will prevent unnecessary losses associated with outdoor lambing. This will enable this rural farm business to thrive and develop. A building is required to ensure the safe handling of livestock and to create pens to lamb internally.

It is wholly reasonable to require the construction of a suitable functional farm building to facilitate the functioning of the farm business.

It will be noted that a key characteristic of this immediate vicinity is the predominance of agricultural buildings throughout the landscape. The sporadic development of older farm buildings and farmsteads can be seen around the very immediate locality (directly across the road) and, therefore, this proposal will not be out of character or keeping with the surrounding area and the character and appearance of the countryside.

Considering this statement, accompanying plans and BNG matrix/report we trust this application can be supported and approved without delay.

Naturally should the Local Authority Planning Department require any further information please contact Paul Matthews Architectural Ltd. We respectfully ask for contact from the case officer prior to the formal determination of this application.

APPENDIX A

EXTANT PLANNING APPROVAL DECISION NOTICE



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2024/0984

To Paul Matthews Architectural
Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ

DESCRIPTION Erection of agricultural building (Amended Plans)

LOCATION Land to east of Cat Hill Lane, Hoylandswaine, Barnsley

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 05/12/2024 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 The Biodiversity Gain Plan shall be prepared in accordance with the Ecological documents submitted with the application [Biodiversity Net Gain Assessment & Statutory Biodiversity Metric] by [Ellie Collier (Habitat Works)] reference [V2.0] and dated [27/01/2025 & 30/01/2025].
Reason: In the interests of clarification and to help deliver a biodiversity net gain on site in accordance with Schedule 7a of the Town and Country Planning Act 1990.

- 3 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) prepared in accordance with the approved Biodiversity Gain Plan has been submitted to an approved by the Local Planning Authority. The HMMP shall include:
- a) a non-technical summary;
 - b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
 - c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, and approved in writing by, the local planning authority.
 - f) A timetable for implementation and completion of creation and enhancement works.
 - g) Notice in writing shall be given to the Council within 10 working days of the implementation of the HMMP
 - h) Notice in writing shall be given within 10 working days of the completion of the habitat creation and enhancement works as set out in the HMMP and a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.
 - i) Thereafter the created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP] for a period of 30 years following the completion of the development.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Local Plan Policy BIO1 and Schedule 7A of the Town and Country Planning Act 1990.

- 4 The development hereby approved shall be carried out strictly in accordance with the amended plans:
- 24/1056/01b
 - 24/1056/03c
 - 24/1056/04b

and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 5 The external materials shall match those specified within the plans outlined above.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.

- 6 The development shall be completed in line with the Biodiversity Net Gain Assessment and the conditions of the planning permission. All the recommendations shall be implemented in full according to the timescales laid out, unless otherwise agreed in writing by the Local Planning Authority, and thereafter permanently maintained.
Reason: For the purposes of biodiversity conservation in accordance with Policy BIO1.

- 7 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.
Reason: To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network.

- 8 Upon commencement of development plans to show the following levels shall be submitted to an d approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.
Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with Local Plan Policy D, High Quality Design and Place Making.
- 9 Prior to the development being brought into use, the access facilities as indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) for a minimum of the first 10m as measured back from the rear edge of the adjacent carriageway.
Reason: To ensure that satisfactory access arrangements are provided, and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.
- 10 Sight lines, having minimum dimensions of 2.4m x site frontage, shall be provided at the access junction with Cat Hill Lane, such that there is no obstruction to visibility at a height exceeding 0.9m above the nearside edge of the adjacent highway. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.9m which would obstruct the sight lines and they shall be maintained free of obstruction at all times thereafter for the lifetime of the development.
Reason: To ensure drivers have clear and unrestricted views when pulling out onto the public highway, in the interest of highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.
- 11 Muck piles associated with use of the development shall not be located with 100 metres of any residential property.
Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.
- 12 There shall be no burning of any material on the development site during the construction phase.
Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.
- 13 During works, construction or demolition related activity shall only take place onsite between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.
- 14 The proposed hedgerow planting shown on the approved block plan shall be implemented prior to the use of the building. Any part of the hedgerow that dies within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

- 1 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 2 The Town and Country Planning Act has been amended to make every grant of planning permission deemed to have been granted subject to the following General Biodiversity Gain Condition:

The development may not be begun unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority; and
- (b) the planning authority has approved the plan.

The purpose of the General Biodiversity Gain Condition is to secure the 'Biodiversity Objective', which requires the post-development biodiversity value to exceed the pre-development biodiversity value of the on-site habitat by at least 10%.

Biodiversity net gain can be achieved through habitat creation or enhancement on-site or off-site; the purchase of biodiversity units from a habitat bank; or as a last resort through the purchase of statutory credits; or a mixture of these.

- 3 The General Biodiversity Gain Condition has a separate legal basis in contrast to other planning conditions and will apply to all planning permissions, unless exempt. The General Biodiversity Gain Condition will therefore not appear on the decision notice along with the list of planning conditions imposed on the application, rather it will be referenced separately. The General Biodiversity Gain Condition cannot be varied or removed by an application under Section 73 of the Town and Country Planning Act. It also cannot be discharged as part of the grant of planning permission.
- 4 HMMP template and other information can be found at this link:
<https://publications.naturalengland.org.uk/publication/5813530037846016>

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed:

Dated: 23 January 2026

A handwritten signature in black ink, consisting of a stylized 'G' and 'H' followed by a horizontal line extending to the right.

Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

STATUTORY BIODIVERSITY NET GAIN CONDITION

DEEMED CONDITION

(As required Schedule 7a of the Town and Country Planning Act 1990 (as amended) and inserted by the Environment Act 2021)

Development may not be begun unless:

1. A Biodiversity Gain Plan has been submitted to the planning authority; and
2. The Local Planning Authority has approved the plan.

The Biodiversity Gain Plan must include:

- a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b) the pre-development biodiversity value of the onsite habitat;
- c) the post-development biodiversity value of the onsite habitat;
- d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- e) any biodiversity credits purchased for the development; and
- f) any such other matters as the Secretary of State may by regulations specify.

In addition, under Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the following specified matters are required, where development is not to proceed in phases:

- g) name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- h) a description of the development and planning permission reference number (to which the plan relates);
- i) the [relevant date](#), for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- j) the [completed biodiversity metric calculation tool\(s\)](#), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the [relevant date](#), and post-development biodiversity value;
- k) a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- l) (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- m) pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the [relevant date](#), and drawn to an identified scale and showing the direction of North;
- n) a description of any [irreplaceable habitat](#) on the land to which the plan relates which exist on the [relevant date](#), and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- o) if [habitat degradation](#) has taken place:
 - i. a statement to this effect,
 - ii. the date immediately before the degradation activity,
 - iii. the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
 - iv. any available supporting evidence for the value.

INFORMATIVE 1

When calculating the post-development biodiversity value of a habitat, the Local Planning Authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed. This must be secured either by a planning condition, planning obligation, or conservation covenant

INFORMATIVE 2

The General Biodiversity Gain Condition has a separate legal basis in contrast to other planning conditions and will apply to all planning permissions, unless exempt. The General Biodiversity Gain Condition will therefore not appear on the decision notice along with the list of planning conditions imposed on the application, rather it will be referenced separately. The General Biodiversity Gain Condition cannot be varied or removed by an application under section 73 of the Town and Country Planning Act. It also cannot be discharged as part of the grant of planning permission.

INFORMATIVE 3

A Biodiversity Net Gain Template can be found here:

<https://www.gov.uk/government/publications/biodiversity-gain-plan>

INFORMATIVE 4

The statutory deemed condition above is relevant to all major applications submitted since 12th February 2024 and to all non-major applications submitted after 2nd April 2024, unless exempt. The onus is on the applicant/agent to notify the Local Planning Authority at developmentmanagement@barnsley.gov.uk if the application was exempt and provide the reasons for the exemption. Exemptions can be found at this link <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>