



Supporting Statement

Tractor Shed Change of Use, Wigfield Farm, Barnsley

Revision *

1.0 Introduction

2.0 The Site

- 2.1 Site Location & History
- 2.2 Site Photographs
- 2.3 Existing Floor Plan
- 2.4 Existing Elevations

3.0 Planning History

4.0 Planning Policy Considerations

- 4.1 National Planning Policy Framework
- 4.2 Barnsley Local Plan

5.0 Proposed Design

- 5.1 Design Ethos
- 5.2 Proposed External Materials
- 5.3 Proposed Floor Plan
- 5.4 Proposed Elevations
- 5.5 Proposed Visualisations

6.0 Conclusion

This Supporting Statement has been prepared by Stem Architects Ltd on behalf of Barnsley College and accompanies a planning application for the change of use of an existing tractor shed at Barnsley College's Wigfield Farm campus on Haverlands Lane in Worsbrough to new teaching classroom facilities. The proposals include the provision of 4 no. new classroom spaces along with ancillary accommodation including WC facilities, staff office and social space. Externally there would be a new paved breakout space which would be used for students and staff. The external appearance of the building will be broadly retained as existing, with some alterations to existing window and door openings and the existing green timber cladding extended down to ground level.

The existing building is currently used as an agricultural building for the storage of agricultural machinery used on the farm campus including tractors, trailers and other large pieces of machinery. A small section of the existing building has been previously converted for use as a educational laboratory and dispensary. The existing building is predominantly of block work construction with green timber cladding to higher levels. The proposed new classroom spaces will replace existing spaces which are contained within neighbouring temporary classroom buildings which are to be taken down due to them reaching the end of their lifespan; whilst provided more suitable classroom spaces for modern teaching at the campus.

Wigfield Farm is run by Barnsley College and has three main functions:

- A working farm producing livestock;
- A base for Barnsley College's horticulture and animal management courses; and
- An open farm and visitor's centre accessible to the local public as an attraction.

The majority of practical tasks within the farm are run during the week by students following one of the college's course; giving young adults a real working environment to develop their skills and knowledge.

This statement has been prepared on the basis that the proposals are located within the Green Belt and provides an assessment of the main planning issues raised by the application as well as to cover the key design principles and concepts applied to the proposed development. The planning issues considered include relevant planning policy, both locally and nationally within the National Planning Policy Framework (NPPF).

This statement should be read in conjunction with other documents and drawings prepared and submitted as part of the planning application.



Photograph of existing Tractor Shed at Wigfield Farm campus, Barnsley



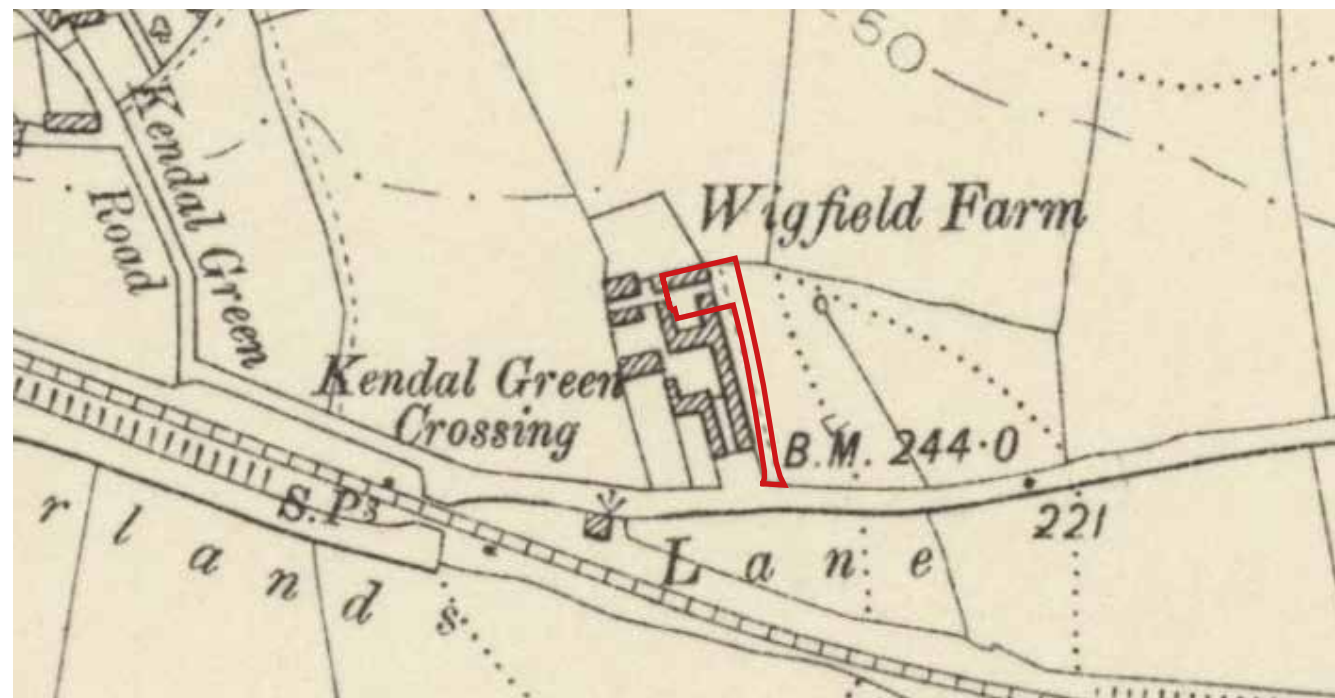
Visualisation of proposed Teaching Building at Wigfield Farm campus, Barnsley

2.1 Site Location & History

The site is located within the centre of Barnsley College's Wigfield Farm campus and is one of a series of agricultural buildings used for various purposes across the farm campus. The site is accessed through the existing car park from Haverlands Lane. The site is within the administration area of Barnsley Borough Council. Historically, Wigfield Farm has been a working farm for at least 120 years. The farm is featured on historic OS maps from 1888-1913 and is shown with a sizeable complex of agricultural buildings even at this stage in the site's history.

Wigfield Farm is located approximately 0.5 km to the west of the centre of Worsbrough and approximately 2.5 km from the town centre of Barnsley. The existing building is located approximately 100 metres from the nearest point of the built extent of Worsbrough to the north east of the site; however there are isolated dwellings immediately to the south of Wigfield Farm and Haverlands Lane; and also approximately 75 metres to the north west of the farm. The farm lies on a gradient which rises to the north and slopes down to the south. Worsbrough Reservoir and Worsbrough Country Park are located approximately 100 metres to the south. The Trans Pennine Trail follows a former railway line directly to the south of Haverlands Lane.

Other buildings on the Wigfield Farm campus comprise predominantly of agricultural buildings, some of which have been historically converted for use as teaching spaces and as well as other facilities in relation to the running of the farm as well as the public element as a visitor's attraction. Barnsley College's other campuses are located within the town centre of Barnsley.



Excerpt from 1888-1913 OS Map of Wigfield Farm, Barnsley



Aerial map showing location of Electric Theatre, Falcon Street, Barnsley

2.2 Site Photographs



Photograph of East Elevation of existing Tractor Shed from east



Photograph of West Elevation of existing Tractor Shed from north west

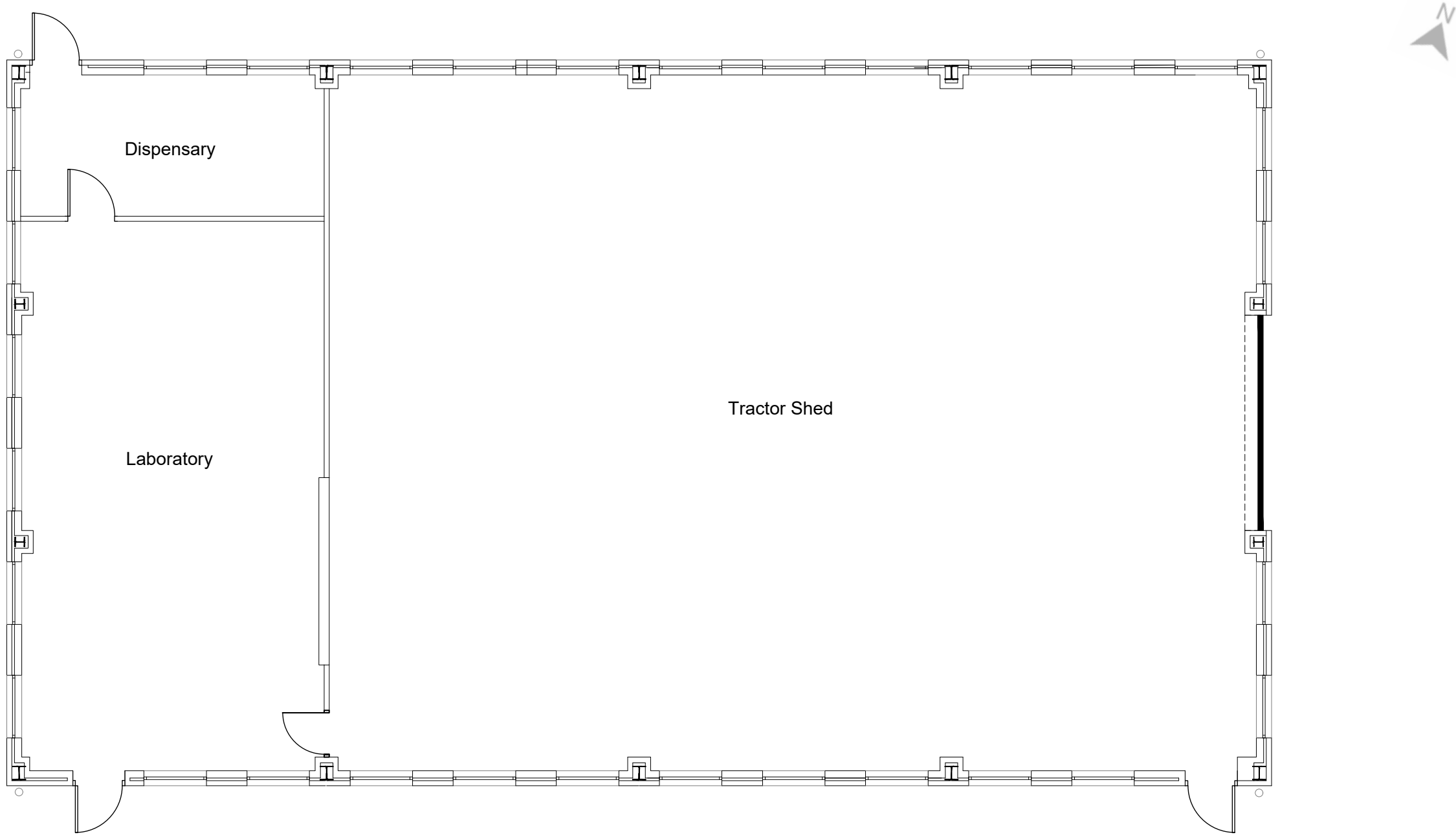


Photograph of South Elevation of existing Tractor Shed from west



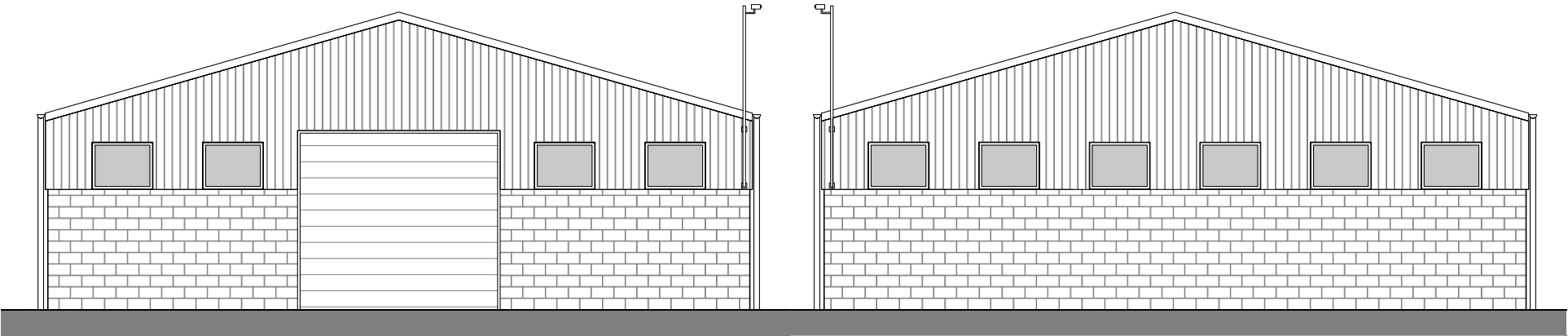
Photograph of interior of Tractor Shed from main access door

2.3 Existing Floor Plan



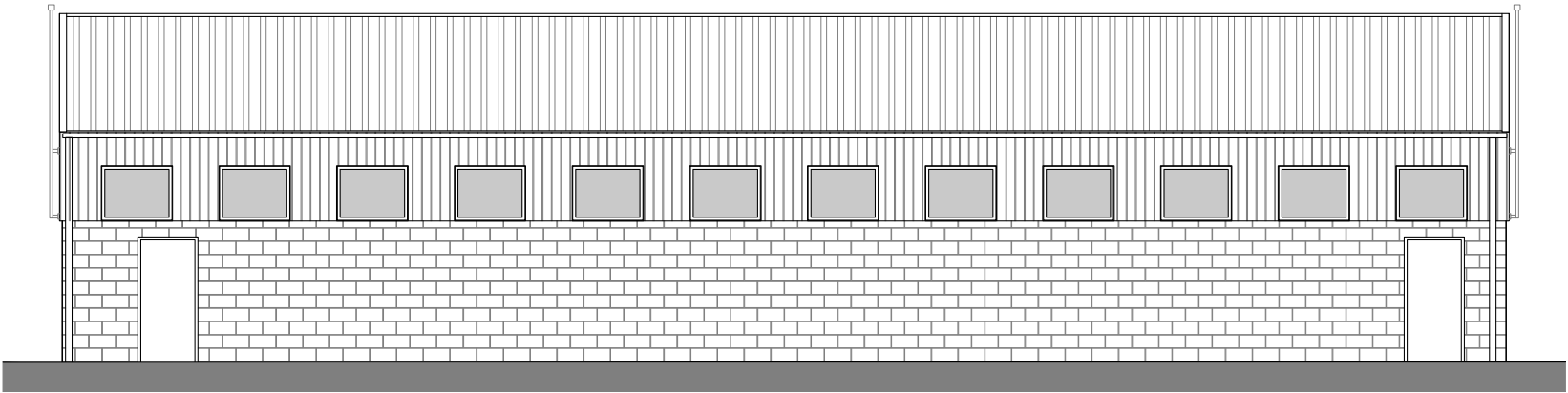
PROPOSED GROUND FLOOR PLAN

2.4 Existing Elevation

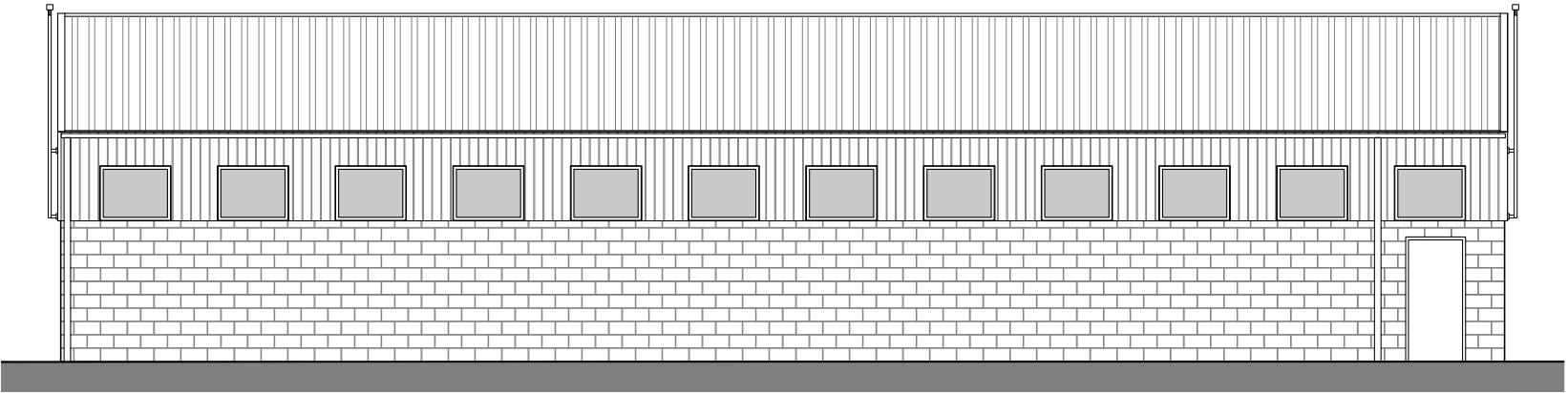


Existing East Elevation Scale 1:100

Existing West Elevation Scale 1:100



Existing South Elevation Scale 1:100



Existing North Elevation Scale 1:100

Wigfield Farm has been the subject of several planning applications in recent years. Below are listed historic planning applications for the campus with the earliest going back to 1997 in relation to the erection of a livestock building. These historic planning applications show development and change at Wigfield Farm; and aid in providing precedence as to the level of development historically which is acceptable in this location within the Green Belt.

This list is not exhaustive, with earlier planning records for the site prior to 1997 not being available on the Barnsley Borough Council Planning Explorer.

Erection of new training workshop, classroom, polytunnel and greenhouse

Ref: B/97/0880/WB | N/A

Erection of livestock building

Ref: B/98/1147/WB | N/A

Change of use of existing building to create laboratory, staff room and store and external alterations

Ref: B/02/1292/WB | N/A

Change of use from agricultural land into an informal six hole pitch and putt golf course primarily used for teaching students about gang mowing and grass cutting regimes

Ref: 2008/0806 | Approve with Conditions

Formation of play area

Ref: 2010/0651 | Approve with Conditions

Erection of a portacabin

Ref: 2010/1199 | Approve with Conditions

Formation of car park

Ref: 2010/1534/INVALID | Withdrawn Decision

Siting of a modular portable classroom

Ref: 2011/0997 | Approve with Conditions

Erection of a shelter

Ref: 2014/0159 | Approve with Conditions

Demolition of existing animal enclosure, erection of a new livestock barn, animal enclosure, visitor shelter, animal house and new windows and doors to main building

Ref: 2014/0857 | Approve with Conditions

4.1 National Planning Policy Framework

It is a legal requirement that decisions on planning applications must follow the policies set out in the adopted development plan, unless other material considerations indicate that a different decision should be made. The above principle was set out in Section 54A of the Town & Country Planning Act 1990 and subsequently taken forward through Section 38 (6) of the Planning and Compulsory Purchase Act 2004 (which amends and supplements the 1990 Act).

In this instance the local adopted development plan is the Barnsley Borough Council Local Plan, with the implications of policies within this plan explored below. First however, it is useful to consider the national policy context which sets out the overarching planning policies and guidance on the delivery of sustainable development through the planning system.

The Government published the NPPF on 27th March 2012 which sets out the overarching policy priorities for the planning system, against which local plans will be prepared and decisions made on planning applications. The purpose of the planning system, as recognised by the NPPF, is to “...contribute to the achievement of sustainable development” (Para 6). The framework replaces most of the Planning Policy Statements (including PPS1 and PPS4).

A presumption in favour of sustainable development embodies the NPPF, being seen as “...a golden thread running through both plan-making and decision making” (Para 14). The NPPF confirms that development proposals, which accord with the development plan, should be approved without delay. Where the plan is absent, silent or relevant policies are out-of-date; permission should be granted unless any adverse impacts would outweigh the benefits or specific policies within the Framework indicates that developments should be restricted.

A key element for delivering sustainable development is the building of a strong, competitive economy. Para 18 states that the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

Para 56 states that the Government attaches great importance to high quality design since this is a key aspect of sustainable development. Decisions should aim to ensure that developments are high quality and achieve the following (Para 58):

- Function well and add to the overall quality of an area;
- Establish a strong sense of place;
- Optimise the potential of the site to accommodate development;
- Respond to local character and reflect the identity of local surroundings;
- Create safe and accessible environments; and
- Are visually attractive with good architecture and landscaping.

Para 92 of the NPPF suggests that planning policies and decisions should “...plan positively for the provision of... local services to enhance the sustainability of communities and residential environments”. This ties into the viability of services and ensuring that they prosper and continue to provide the services the community requires to develop skills in young people.

Wigfield Farm is located within a designated Green Belt which is defined within Section 13 of the NPPF. Para 138 defines the purposes of the Green Belt as the following:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Exception for development within the Green Belt are also defined within the NPPF. Wigfield Farm is primarily a working farm which is used for the purposes of education; therefore the majority of the buildings are either directly or indirectly attributed to agricultural use. It is considered that this falls in line with Para 149 which sets out these exceptions; including buildings for agriculture as well as the extension or alteration of an existing building that does not result in disproportionate additions over and above the size of the original building.

4.2 Barnsley Local Plan

The Barnsley Borough Council Local Plan was adopted in January 2019 and replaced the Barnsley Borough Council Core Strategy and Unitary Development Plan. The plan is now the main relevant planning policy document for Barnsley and the surrounding borough.

As part of the design process we have reviewed the proposals against the above document and consider that the main policy relevant to the proposals are as follows:

- Policy SD1: Presumption in Favour of Sustainable Development
- Policy GD1: General Development
- Policy E1: Providing Strategic Employment Locations
- Policy E4: Protecting Existing Employment Land
- Policy E5: Promoting Tourism and encouraging Cultural Provision
- Policy E6: Rural Economy
- Policy D1: High Quality Design and Place Making
- Policy LC1: Landscape Character
- Policy CC1: Climate Change
- Policy CC2: Sustainable Design and Construction
- Policy I2: Educational and Community Facilities

Policy SD1: A Presumption in Favour of Sustainable Development

This policy reiterates the overarching policy priority within the NPPF of delivering sustainable development and refers to development being required to improve economic, social and environmental conditions. The proposals will improve existing education facilities at the college by streamlining existing facilities to make them more functional to the college. It creates the opportunity to improve the viability of the Wigfield Farm campus and ultimately social and cultural opportunities to young people in Barnsley. The proposals comprise the conversion of an existing building within the grounds of the existing campus; and whilst the campus is located within the Green Belt, it is considered to be a sustainable development with the potential to ultimately increase job opportunities as well as developing skills in young people.

Policy GD1: General Development

This policy sets out general policy for the approval of development proposals. This includes whether proposals are compatible with neighbouring land uses, whether they will adversely impact on future potential development and the existing environment; as well as providing adequate access and landscaping to ensure assimilation with surrounding context. Broadly speaking the fact that the proposals comprise alterations to an existing building already within the existing built context of the farm campus suggests that the general principle of these proposals would be acceptable under this policy.

Policy E1: Providing Strategic Employment Locations

This policy primarily relates to the allocation of employment land in sustainable locations. Whilst this does not directly relate to the proposals the policy encourages Barnsley town centre as the focus for employment in new technologies such as that being provided within the proposed scheme.

Policy E4: Protecting Existing Employment Land

In this policy, it suggests that premises currently used for employment purposes should be retained in order to safeguard existing or potential jobs. The proposals aim to improve existing college resources, thus improving the viability of the campus to serve Barnsley College in the 21st Century and retaining the farm for education and educational employment purposes.

Policy E5: Promoting Tourism and encouraging Cultural Provision

This policy promotes local tourism and encourages the growth and development of cultural provision; including safeguarding existing cultural provision and encouraging the growth of the tourism business sector including within rural areas. Wigfield Farm serves as a public visitor attraction as well as being an educational establishment. The reordering and improving of the farm through this proposal, whilst not directly impacting the offer to visitors, will ultimately help in

Policy E6: Rural Economy

The policy sets out the requirements for development within rural areas, including what would be encouraged by the Local Authority and what would be expected of rural development. The proposals as part of a wider plan for the farm supports the sustainable diversification of the rural economy, will result in growth of Wigfield Farm from both an education and tourism perspective and improves the facilities on the site. As the proposals are for the conversion of an existing building, and also result in the removal of existing unsightly temporary buildings; it is considered that the proposals are not harmful to the surrounding countryside, Green Belt or landscape character. The re-use of existing rural buildings is encouraged within this policy.

Policy D1: High Quality Design and Place Making

This policy is concerned with ensuring that proposals reflect a high quality design and generally respect local character. This includes protecting views to important buildings and landmarks and considering heritage and townscape character. It also includes contributing to place making by complimenting and enhancing existing context, making proposals accessible and inclusive, using high quality materials and good architectural quality. The proposed design is discussed in more detail in later sections; however the proposals intend ultimately to retain and improve the existing outlook of the tractor shed and create a more positive aesthetic in line with aspirations to make the farm more attractive as a visitor attraction and more functional as a college campus. It is generally considered the proposals will mark an improvement to the building's context within the wider farm.

Policy LC1: Landscape Character

This policy expects development to retain and enhance the character and distinctiveness of individual Landscape Character areas. Wigfield Farm is considered to be on the edge of the C4: Dove Lowland Valley Floor; sitting on the valley slope it directly responds to this area. This area is characterised as a narrow flat valley floor enclosed by slopes, with an absence of development and agricultural land. Buildings are scattered throughout the area. There are signs that the urban fringe of neighbouring Landscape Character areas is encroaching on this area to the north east of the farm. However it states that the utilisation of old industrial buildings for education use provide positive signs of a landscape in transition. The proposals at Wigfield Farm aim to continue this positive change with limited external impact to the landscape character in the broader context of the farm and area. The sensitivity of the area remains high.

Policy CC1: Climate Change

This policy seeks to reduce the causes and impacts of climate change. Preferences towards previously developed land, the reduction of emissions and the delivery of renewable energy. The proposals will prevent the need for college resources to be allocated elsewhere and improve the efficiency of an existing building.

Policy CC2: Sustainable Design and Construction

Further to Policy CC1, this policy encourages sustainability standards on non-residential development where technically feasible.

Policy I2: Educational and Community Facilities

This policy supports the provision of the development of schools, educational facilities and other community facilities including the existing and proposed use of the building. It also suggests that this provision should be centrally located close to the communities they serve. The upgrading of existing facilities at Wigfield Farm will ensure that the provision here is maintained into the future.



Excerpt from Barnsley Borough Council Local Plan Policies Map

5.1 Design Ethos

The proposed change of use of the existing tractor barn to new teaching facilities is part of a larger scheme for the Wigfield Farm campus to rationalise the existing built extent of the campus, provide better facilities for both the visiting public, as well as staff and students and generally improve the functionality and aesthetics of the campus.

The conversion of the existing tractor shed enables the demolition of existing neighbouring tired temporary building which are currently used as teaching spaces and are reaching the end of their lifespan. It will provide modern teaching spaces which suit the need of both Barnsley College and the students. It will also enable the visual improvement of the campus by removing temporary structures and maintaining the external appearance of the existing tractor shed building. The existing buildings at the heart of the campus can be strengthened for use for primarily educational purposes.

Another wider aim for Wigfield Farm is to improve the facilities available to the public and to create a better visitor experience. This in turn will make the farm into a more popular tourist attraction and help to increase what the college is able to offer to its students. By consolidating buildings and getting rid of temporary buildings it will generally tidy the campus up and enable this progression. Moving the machinery storage to a more appropriate place on site will also ensure safety of both the public and students; moving it away from both the car park and also areas frequented by the public when visiting the animals on the farm.

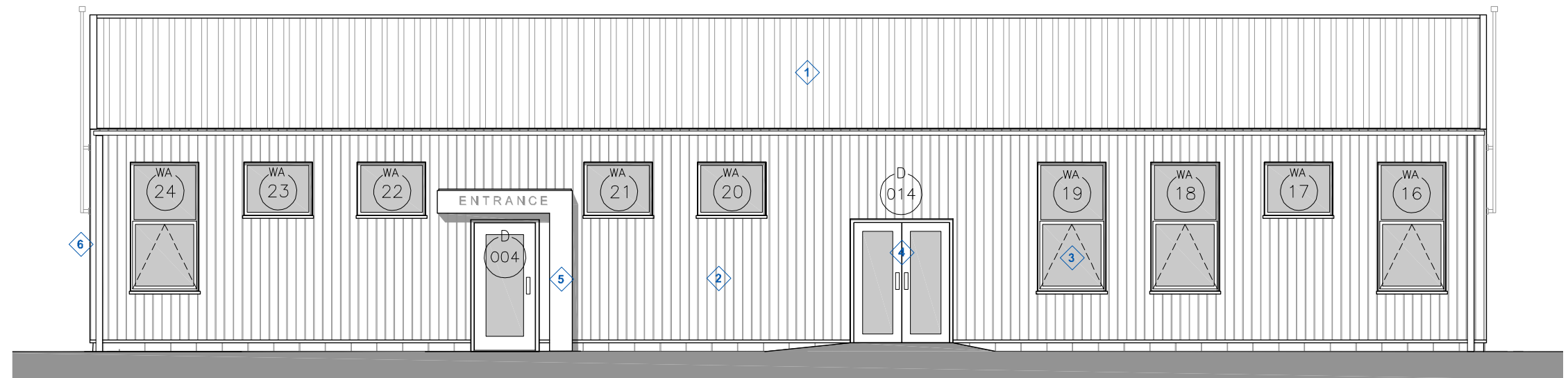
It is proposed for the most part to retain the tractor shed aesthetically as existing; retaining the agricultural nature of the buildings at Wigfield Farm is an important element of the overall appearance of the site in the wider context. In the conversion of the building the existing cladding will be extended to obscure unsightly blockwork walls and some minor aesthetic additions such as changes to window and door openings, introduction of aluminium windows and doors and a new entrance canopy will help to improve the overall appearance of the building. Other external materials will remain as existing to ensure that the building blends in with other agricultural buildings at Wigfield Farm.



5.2 Proposed External Materials

The design of the proposals includes the retention of the following existing materials; as well as new external materials to be included within the scheme:

1. Existing profile metal sheet roofing to be retained as existing
2. Existing green vertical timber cladding to be retained and extended to lower section of blockwork
3. Aluminium framed windows
4. Aluminium framed glazed doors
5. Softwood timber frame with pressed aluminium door canopy and stud fixed signage
6. Existing metal rainwater goods to be retained



PROPOSED SOUTH ELEVATION



5.3 Proposed Floor Plan

The design of the proposed concept plan arrangement includes the following key points:

1. Existing laboratory and dispensary spaces retained with new access via new circulation space and main entrance.
2. Internal ramped access to circulation space to provide access to proposed new internal spaces.
3. New sanitary accommodation within building for use of staff/students using new teaching spaces.
4. Existing tractor shed subdivided into new classroom and ancillary spaces.
5. New level threshold access door with pressed metal canopy opening onto new external breakout space.
6. New openings within existing wall forming doors and windows; as well as the repositioning and blocked up of existing window openings.
7. Existing tractor shed door opening blocked up with new double doors providing secondary entrance/exit to building.



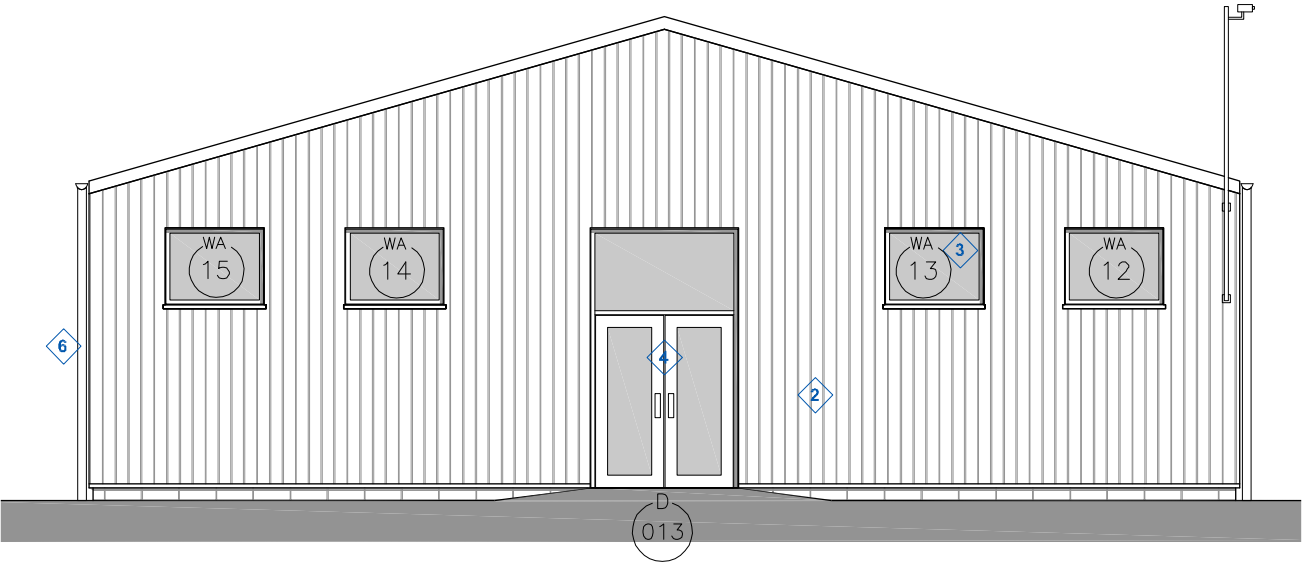
PROPOSED GROUND FLOOR PLAN

- = Existing laboratory and dispensary spaces
- = Education/teaching student spaces
- = Ancillary staff/student spaces
- = Sanitary accommodation
- = Circulation

5.4 Proposed Elevations



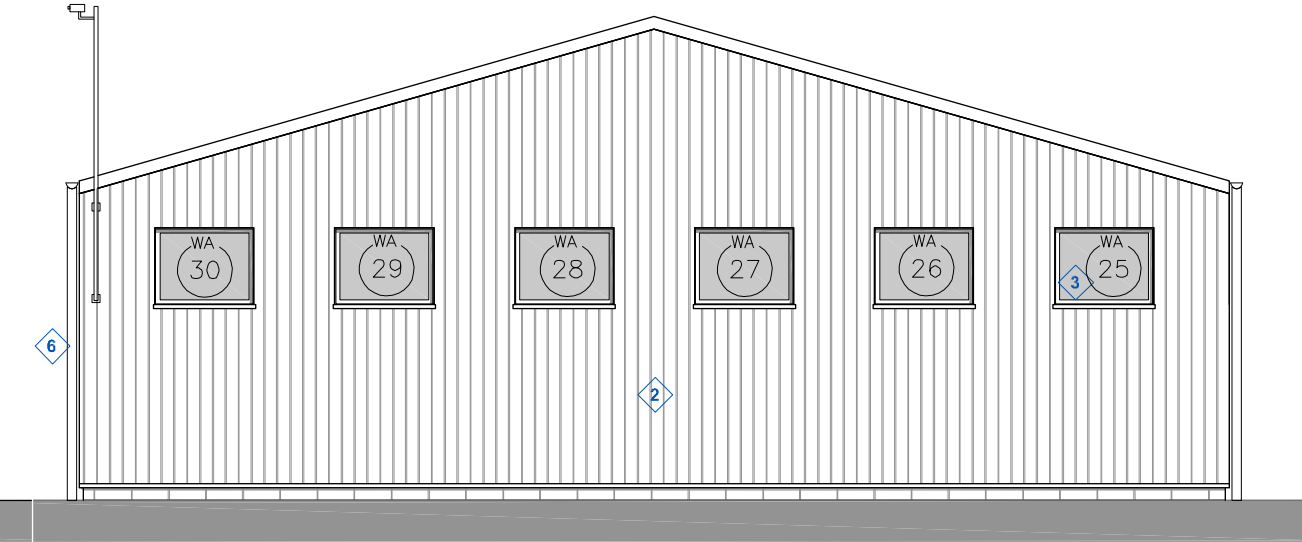
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

5.5 Proposed Visualisations



VISUALISATION OF PROPOSED SOUTH AND WEST ELEVATIONS OF CONVERTED TRACTOR SHED



VISUALISATION OF PROPOSED EAST AND SOUTH ELEVATIONS OF CONVERTED TRACTOR SHED

Wigfield Farm has the potential to grow, becoming an increasingly popular visitor attraction, whilst bolstering the education courses it provides to local adults through its nature as a working farm. To enable this growth a wider plan of reordering and improvement is required at the campus; this includes the relocating of public, student and staff areas to minimise crossover in terms of health and safety; as well as improving the overall aesthetic of the campus to make it an attractive place to be for the public and students.

The proposed conversion of the existing tractor shed will enable existing temporary classroom buildings to be removed from site. It will also enable the existing tractor shed building to be improved aesthetically without impacting on its agricultural nature which is vitally important to the overall look of the campus as well as to the landscape character and surrounding context. It will also allow machinery to be stored in a more suitable location away from the car park and areas of the site which are accessible to both students and the public.

The above appears to conform with requirements set out within both national policy within the NPPF; particularly in relation to the Green Belt in which the campus is located, and local policy within the Barnsley Borough Council Local Plan. It will result in securing the building and the wider farm for the use of the college and as a tourist attraction. In addition it provides modern educational facilities for teaching; and ensures these spaces are retained for the long term, rather than in temporary structures.



Photograph of existing Tractor Shed at Wigfield Farm campus, Barnsley



Visualisation of proposed Teaching Building at Wigfield Farm campus, Barnsley