

Design & Access Statement

Mr J Ball
Langside
Langsett Road
Langsett
S36 4GY
Agricultural Grass Field
Location SE2146 0060

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1. Existing Site

The site is a permanent grassland field grazed with commercial sheep and ponies, part of the agricultural holding of Langside, Langsett. Proposals are centred at OS SE2146 0060. The site can be accessed from the A616 Langsett Road via the holdings entrance at SE2125 0048 as indicated on the plan **RWC JB 01 Location Plan**.

The area for the Planning proposals is 1214m2 and near the northern property boundary. The site is intensively grazed and has been subject to previous drainage improvements.

Bridge Lane Brook flows through the proposal field where it has undergone significant agricultural improvements to aid drainage. The brook then leaves the property and flows down the northern boundary with an associated unmanaged gappy hedgerow. The areas vegetation is indicative of significant pervious agricultural activity and drainage disturbance with a low botanical diversity. This is confirmed by the detailed **RWC JB 05 Ecology and Species Report** attached to the main application.



Above - General view of the site where previous drainage improvements are clearly evident. A wildlife pond will be created here with small peripheral bunds on the lower north and east sides towards the hedge and brook. These will retain a permanent pond feature but in times of heavy rainfall modest additional volumes of water will be held back due to attenuation. As the floods reduce the stored water will be released slowly via a 125mm pipe back into the brook. This allowing the storm water storage to again be available for the next event.

A public footpath passes to the south of the proposals and when finished the wildlife pond will become a significant additional point of interest.

2. Proposed Use & Appearance

The site use will remain unchanged as agricultural land with sheep and pony grazing. The new pond will be created adding significant additional ecological enhancement. Very occasionally low volume flood storage will increase the pond size and its water level. This excess will drain down slowly after the event over a period of about one day.

These features will be formed with excavations. The ponds shape has been designed as irregular as possible to provide a more natural shape. The low bunds will be formed with shallow slopes and blended into the higher ground. Any spare spoil will be landscaped into the contours of the field's slopes where its presence will be indistinguishable once everything is grassed down.

The attenuation and flood water storage will all occur automatically without any need for power or human input.

Small safety overflows built with locally sourced stoned will form small spillways to protect from erosion. The aim of the proposals are to reduce downstream flooding and erosion that may have some benefits to the Little Don Stream Section SSSI at SE221 033 about 640m downstream.

The overall landscape of the site will be enhanced by the ponds presence and likely occurrence of additional wildlife. Surrounds of the pond and remainder of the field will appear very similar to their present state.

3. Access

There will be no change to the access requirements compared to the current position.
The proposal when complete will only enhance the footpath and cause no obstruction whatsoever, even during brief flood events.