



DESIGN & ACCESS STATEMENT

FULL PLANNING APPLICATION FOR ERECTION OF STABLES, KNABBS LANE, SILKSTONE COMMON, BARNSLEY S75 4RD

This Design and Access statement is prepared by Windle Cook Architects in support of the Full Planning Application for the erection of a stable block on land off Knabbs Lane, Silkstone Common, Barnsley s75 4RD. The statement follows the form preferred by CABE in the document *Design & Access Statements- how to write, read and use them*

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FULL PLANNING APPLICATION FOR ERECTION OF STABLES, KNABBS LANE, SILKSTONE COMMON, BARNESLEY S75 4RD

1. Context

The site is located within the Green Belt, and adjacent to the Grade 2 Listed Knabbs Hall.



Extract from UDP

The site is gently sloping eastwards towards Knabbs Lane, from which there is an existing field access. To the north it adjoins the Trans Pennine Trail. To the south is the access to Knabbs Hall Farm, and a dense screen of trees and hedges, which screen Knabbs Hall from the site.

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ACCESS

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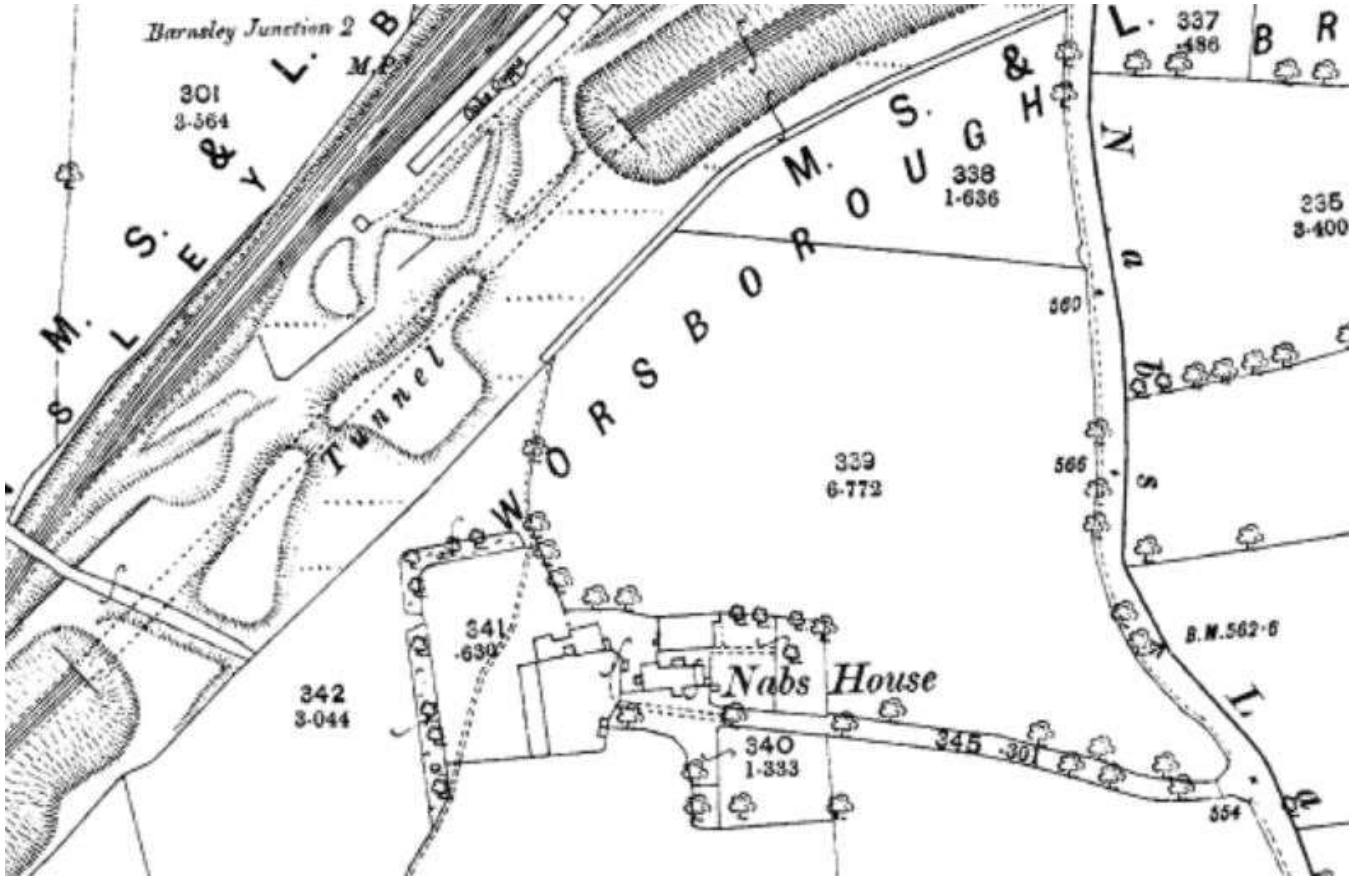
12. Photographs

The site has been used for equestrian activities for some time and a letter confirming this is appended to the Statement. Currently the applicant is allowing Knabbs Hall Farm to continue using the land for grazing horses.

The NPPF (National Planning Policy Framework) considers the provision of this type of facility as acceptable in the Greenbelt providing the openness of the Greenbelt is not affected.

2. History

Reference to historic mapping shows that in 1893 the site was open fields adjacent Nabs House.



Ordnance Survey 1893

The site has remained undeveloped.

3.Amount

The proposals are for a small stable block, measuring approx. 11m(36ft) x 11m (36ft) with an eaves height of 2.1m (7ft) and ridge height of 2.7m (10ft). The stables will be occupied principally by the applicants own horses.

4. Layout

The proposed stables will be located towards the southern end of the site. They will be located fairly close to the hedge and trees on this boundary, and which screen the proposed stables from the Listed Building. The proposed stables will be aligned with Knabbs Hall Farm.

It is proposed that ultimately a covered menage will be built, this would be subject to a separate Planning Application, and its preferred location is shown on the submitted plans for information only. The applicant has aspirations to develop an equine business on the site, providing facilities which are not locally available for open use. BMBC supports the sustainable diversification and development of the rural economy where it is related to tourism or recreation and improves the range and quality of local services in existing settlements. The applicant has, even before firm proposals have been developed, had interest not only from the equine community but from other potential users such as dog training and events which has highlighted the demand for this type of facility.

5. Highways

In pre-application discussions with Laura Bibby, BMBC Highways officers drew attention to the number of accidents on Knabbs Lane. All of the accidents are rated as 'slight', however, there have been 4 accidents in close proximity to the existing field access

10/08/2010 2 vehicles, 3 casualties, rated slight

06/07/2011 1 vehicle, 1 casualty, rated slight

12/09/2010 2 vehicles, 1 casualty, rated slight

27/01/2007 1 vehicle, 1 casualty, rated slight



Crashmap plan showing road traffic accidents close to the site

The applicant has considered using the existing Knabbs Hall Farm access, however, the visibility at this point is extremely poor due to the boundary walls and curve of the road

As a response to the Highways Officers comments, a new site access is proposed to the north end of the site. This is away from the bend where the existing field access is located, and benefits from excellent visibility. As suggested by the Highways Officers, the gates have been moved back 10m into the site to allow a car and trailer/horse-box to pull off the road in one manoeuvre.

In addition, re-locating the site access means that when horses are taken onto the Trans Pennine Trail, they will be ridden on the public highway for only a very short distance of only 5m making this probably one of the safest most suitable locations in the area.

6. Scale

The squat single storey building is relatively minor addition to the fieldscape, and will not affect the openness of the Greenbelt, nor the setting of the Listed Building.

7..Landscaping

It is proposed that the site boundary will be made secure with open timber rail fencing, and that a stoned-up track will link the stables to the site access. The remainder of the site will remain much as it currently is, and used for horse grazing.

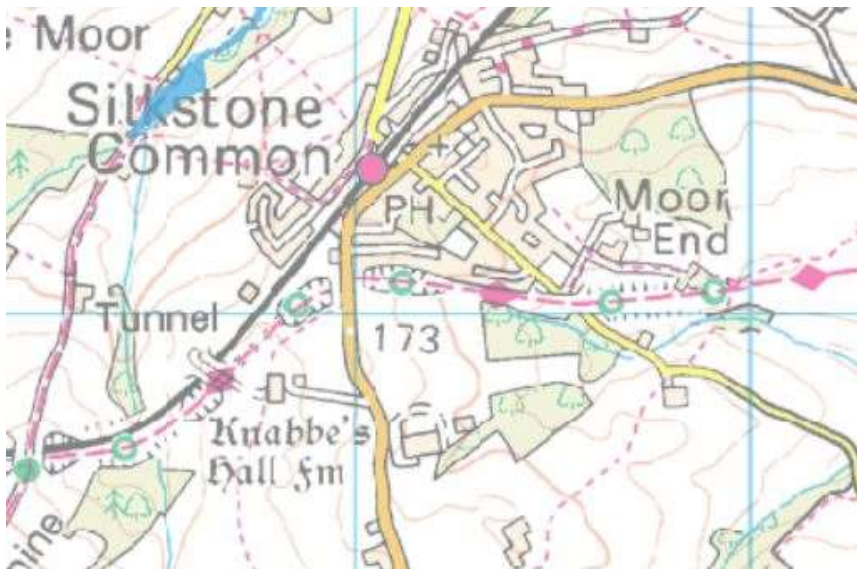
8. Appearance

The stable block will be constructed with a black Onduline (fibre cement) roof and timber shiplap boarded walls.

9. Access

Level access into the stables will by a 2.1m wide pair of timber gates.

10. Flooding



The site is not shown as at risk from Flooding on the Environment Agency flood map

11. Sustainability

The applicant currently travels a distance of 17 miles each way twice every day to look after her horses. The erection of this stable block will allow her more time to ensure the horses welfare is fully addressed, and reduce the distance travelled to under 6 miles. As stated earlier, the applicant has aspirations to develop an equine business on the site, providing livery and a covered ménage.

12. Inclusivity

The site is accessed from a relatively level lane, and is itself at a gentle gradient. The applicant acknowledges that good access and facilities will be provided will create an inclusive environment.

12. Photographs



Existing access to Knabbs Hall Farm



Visibility from existing field access



Visibility from the proposed site access is excellent, Knabbs Hall Farm can just be seen.



From within the site, the Listed Building is not visible



Access to the Trans Pennine Trail



View across site from Trans Pennine Trail

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