



Design and Access Statement

Proposed Changing Facilities associated with
the Formal Sports Pitches as part of the Rabbit
Ings Regeneration Scheme near Royston,
Barnsley

On behalf of the City of Wakefield Metropolitan
District Council and Yorkshire Forward

By WYG Planning and Design

CONTENTS

	<u>Page No.</u>
SECTION 1: INTRODUCTION	1
SECTION 2: SITE AND SURROUNDINGS	2
SECTION 3: AMOUNT OF DEVELOPMENT	3
SECTION 4: LAYOUT	4
SECTION 5: SCALE OF PROPOSALS	5
SECTION 6: APPEARANCE	6
SECTION 7: LANDSCAPING	7
SECTION 8: APPRAISING THE CONTEXT OF THE PROPOSALS	8
SECTION 9: ACCESS	9
SECTION 10: CONCLUSION	10

SECTION 1: INTRODUCTION

- 1.1 WYG Planning and Design ("WYG") have been instructed by Carillion, on behalf of the City of Wakefield Metropolitan District Council ("WMDC") and Yorkshire Forward ("YF"), to submit a planning application for the regeneration of the Rabbit Ings Site ("The Site") that includes land formerly used as a colliery spoil heap, former drift mine and disused sports pitches/recreation ground.
- 1.2 The Rabbit Ings Regeneration Scheme ("the Scheme") will primarily involve some importation of soil making materials, regrading of steep slopes (particularly on the southern flanks for health and safety reasons) and reclamation works to provide formal and informal recreation use areas including landscape and ecological enhancement proposals.
- 1.3 This Design and Access Statement has been prepared in relation to the proposed two team changing facilities to be provided on the south west part of the site for use with the proposed formal sports pitches adjacent to the 94 space car park (see Drawing No. A039273/322 Rev C that accompanies the planning application). The proposed changing facilities will involve a single storey prefabricated building, which will contain two changing rooms, an associated meeting room, toilet facilities and a storage area.
- 1.4 This Design and Access Access Statement has been prepared in accordance with the relevant part of Circular no. 01/2006: Guidance on Changes to the Development Control System.

SECTION 2: SITE AND SURROUNDINGS

- 2.1 The Site is located to the north east of the village of Royston, east of Lund Hill Lane (B6428), some 4.5 km north east of Barnsley, and covers approximately 65.9 hectares of land.
- 2.2 In the south west part of the Site, the Royston and Carlton Community Partnership ("RCCP") recreation ground is located adjacent to the west of a former colliery spoil heap and currently covers an area of approximately 4 hectares of land. The disused sports pitches/recreation ground has been 'ploughed' to prevent motor cycle and 4x4 vehicular access and are unused. The proposed formal sports pitch area with associated changing facilities and car park, as shown on Drawing No. A039273/L(92)0016 Rev. F, includes the RCCP recreation ground along with an additional parcel of land to the north. The eastern boundary of this part of the Site is formed by a disused railway line adjacent to the west side of the spoil tip. This part of the Site is accessed via a track from Lund Hill Lane. A public footpath runs generally north west to south east through the south west part of the site connecting Lund Hill Lane with the wider rights of way network.
- 2.3 North of the recreation ground area and outside the Site there is a parcel of land that is subject to a range of industrial uses. The Monckton Coke and Chemical Works is located to the north west of the Site and west of Lund Hill Lane.
- 2.4 The Site is used for informal recreation along the definitive rights of way network. In addition, there is regular unauthorised motorcycle and 4x4 vehicular usage of the Site notably involving the former spoil heap. Bearing in mind the periodic damage to the Site external boundary fencing along with the unauthorised recovery of scrap metal from within the site and frequent vandalism, it was considered that any proposed sports pitch changing facilities would need to be robust and durable in terms of design.

SECTION 3: AMOUNT OF DEVELOPMENT

- 3.1 The Scheme in part provides for a single storey prefabricated changing facility building (external floor area of 118.32 sq.m) for the formal sports users that will contain two changing rooms, an associated meeting room, toilet facilities and a storage area, as shown on Drawing No. A039273/322 Rev. C. The proposed changing facilities will be available for users of the formal sports pitches located immediately to the south of this new building as shown on Drawing No. A039273/L(92)0016 Rev. F. In addition, the proposed changing facilities will be available via the proposed new site access from Lund Hill Lane to the west along with non-vehicular modes including the proposed enhanced recreation routes that will connect to the wider rights of way network in the vicinity of the site.

SECTION 4: LAYOUT

- 4.1 The proposed layout of the changing facilities in the context of the Scheme is shown on Drawing No. A039273/L(92)0016 Rev. F and in detail on Drawing No. A039273/322 Rev. C. The proposed changing facilities will have an entrances on its front and rear elevations with the formal car park located to the west, overspill car park to the north and the sport pitches to the south. The changing facilities will be installed at around 61m AOD.
- 4.2 Users of the formal sports pitches with associated changing facilities will access the site from a new site access from Lund Hill Lane, with set back gate, to the north east of Royston village. Users of these facilities will travel along a new access that will run to the north west of the sports pitches to link with the proposed car park (94 spaces). The gate on this proposed new access will be locked when the sports pitches are not formally in use.
- 4.3 The remainder of the Site will be regenerated to provide informal recreational areas that connect with the wider rights of way network (see Drawing No. A039273/L(92)0016 Rev. F).
- 4.4 In relation to crime prevention, the proposed changing facilities have been designed to be durable and robust in particular to minimise any opportunity for vandalism damage outside periods of use on the formal sport pitch areas.

SECTION 5: SCALE OF PROPOSALS

- 5.1 The proposed changing facilities for the formal sports pitch users will be a single storey prefabricated unit with gently sloping pitched roof. The total floor area of the proposed unit will cover some 118.32 sqm and the unit will be 2.4m in height to its ridgeline. Plan and elevation details for the proposed changing facilities are shown on Drawing No. A039273/322 Rev. C. The walls and roof will be manufactured from profiled steel plate. The proposed unit will comprise two changing rooms incorporating shower facilities, a storage area, disabled toilet and officials and disabled changing facilities, and a social area incorporating a kitchen facility.
- 5.2 The entrance to changing facilities will be via single opening doors on the front and rear elevations, which are protected by steel shutters. A further four external single doors, protected by steel shutters have been proposed and will serve the storage area, officials and disabled facilities and social area. Two double glazed tilt and turn windows protected by steel shutters are proposed to the side elevation serving the social area. The building will also have steel gutters and down pipes. Please refer to Drawing No. A039273/322 Rev. C for further details.

SECTION 6: APPEARANCE

- 6.1 It is proposed that the walls, door and roof of the changing facilities will be finished in a dark shade of green in order to blend sympathetically into the surrounding reclaimed landscape. The proposed changing facilities will be single storey with gentle pitched roof. The proposed changing facilities will generally be at 61m AOD. The topography of the land to the north of the changing facilities will gently rise to the north toward the existing industrial uses outside the Site and also will increase to the east of the restored landform of the spoil heap. The sports pitches to the south will gently fall to the south. It is considered that the changing facilities with associated car parking and new site access will not result in an unacceptable adverse landscape and visual impact.
- 6.2 External lighting will be provided to the changing facilities and associated car parking for security purposes only.

SECTION 7: LANDSCAPING

- 7.1 The landscape planting proposals and specifications for the Scheme are detailed respectively on Drawing Nos. A039273/L(92)0016 Rev. F and A039273/L(92)0015 Rev. C. The Scheme includes some tree and shrub planting toward Lund Hill Lane and to the west of the changing facilities and car park.
- 7.2 External lighting will be provided to the changing facilities and associated car parking for security purposes only.

SECTION 8: APPRAISING THE CONTEXT OF THE PROPOSALS

- 8.1 Details of the Site and surrounding area are provided in Section 2 above. The Site is located near Royston and involves an area that has been influenced by former deep and drift coal mine activities along with associated former colliery spoil heap and infrastructure. The Site has largely been cleared of above ground level infrastructure and has in part been the subject of some natural regeneration. The proposed formal sports pitches are generally located outside and to the west of the majority of this former coal related activities. As noted previously the Site continues to be used for some recreational use along the definitive rights of way network along with unauthorised motorcycle and 4x4 vehicular use. The Scheme will include re-grading and enhancement works to provide the formal recreational areas with changing facilities and associated car park along to the south west of the site along with wider enhancement works for informal recreation with landscape planting on the former colliery spoil heap and drift mine site.
- 8.2 The Scheme has been to subject of wide ranging consultation with the local community along with Barnsley MBC representatives and other statutory and non-statutory consultees. Input from relevant consultees and the local community have been used to select the preferred option for the regeneration of the Site and then the detailed design of the current proposals including remediation proposals along with the recreational and biodiversity enhancement proposals.
- 8.3 A wide range of supporting environmental surveys and assessments has been progressed in relation to the Scheme in order to inform and assess the impacts of the proposals. Such assessments notably informed the proposed design of the formal sports pitches with associated changing facilities including new site access and car park. This appraisal has including an arboricultural survey with specific proposals for the selective removal and subsequent planting of a new tree belt to the east side of the sports pitches and re-grading works to provide useable sport pitches with compensatory flood capacity being provided elsewhere on the Site. In addition, it will be necessary to secure the permanent diversion of part of Footpath no. 10/11 around the north-east side of the sports pitches. The scheme will also provide for the re-alignment of an existing overhead power line by the installation of a new underground cable to the west of the proposed sports pitches. The proposed sports pitches with changing rooms will provide enhanced facilities that will replace the disused RCCP sports pitches/recreation ground and will compliment the wider informal recreations and biodiversity enhancement proposals for the remainder of the Site.
- 8.4 The proposed changing facilities have been designed to be secure and functional for users of the proposed sports pitches. In addition, the proposals have been designed in terms of the amount, layout, scale, appearance and landscaping to be environmentally acceptable along with ensuring that the changing facilities are robust in order reduce to the potential scope for vandalism damage.

SECTION 9: ACCESS

- 9.1 As noted above, a new vehicular access to the proposed changing facilities will be made via a new gated access from Lund Hill Lane (B6428). A new ancillary car parking area (94 spaces including 4 disabled parking bays) will be provided as part of the Scheme. The B6428 provides access to nearby Royston and the A61 and onto Junction 38 of the M1 motorway. Details of public transport links into the vicinity of the site are provided in the Framework Travel Plan that accompanies the planning application.
- 9.2 Pedestrian and cycle access onto the formal and informal recreational areas of the wider Site will be via the public highway network to the west and east of the site, along with the definitive footpath network on site. In addition, extensive new footpath and cycle routes will be provided on the Site that will link with the wider rights of way network and provide for enhanced opportunities for informal recreation on site. These proposals have been the subject of wide community consultation along with liaison with relevant consultees.

SECTION 10: CONCLUSION

- 10.1 The Scheme predominantly will involve regeneration of the former colliery spoil heap, drift mine along with the largely disused recreation ground to provide enhanced formal and informal recreation use along with landscape and ecological enhancement. The proposals also involve the installation of a proposed single storey two team changing facility with adjoining car park and new gated access.
- 10.2 The proposals have been the subject of community consultation and liaison with a wide range of consultees.
- 10.3 The proposed changing facilities have been designed to provide a functional and robust building for users of the formal sports pitches which is environmentally acceptable and will complement the wider Rabbit Ings regeneration proposals.