



WHP Telecoms

Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH

Tel: 01133023550
e-mail: info@whptelecoms.com

SURVEY FOR PROPOSED 3m WIDE STONE ACCESS TRACK FROM HOUGH LANE

(TRACK IS NOT TO BE USED FOR BUILD)

CELL ID: 79668

MBNL Cell ID: BAR120

3UK Cell ID: S0936

Site ID: 1546062

Site Name: Land Off Wood Street 2

Address: Land Off Hough Lane, Wombwell, Barnsley, South Yorkshire. S73 0LH

NGR: 439277 / 402470

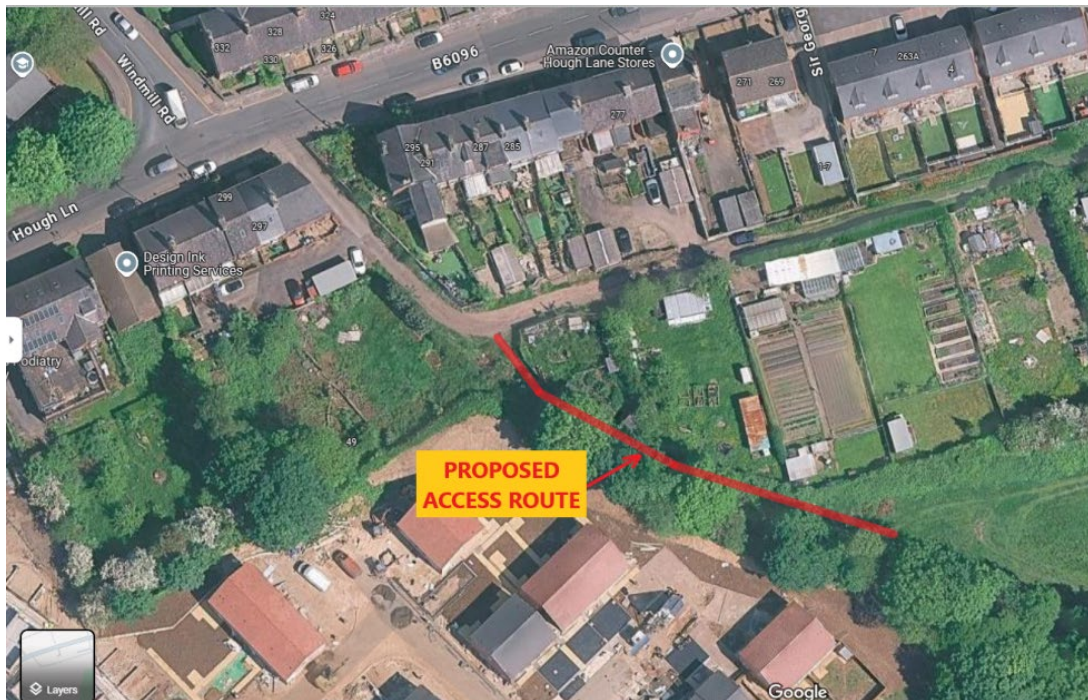
Date of Survey: 21.10.24

Report by: John Stockdale (Winstar Projects Ltd)



Instruction

To confirm the feasibility of installing a 3m wide stone access track from the rear of the houses on Hough Lane to the north-west corner of the field for maintenance only access to the proposed EE/H3G greenfield compound.



Access

24/7 unrestricted pedestrian access from Hough Lane. Access is between the houses opposite Windmill Road. Parking is available on Hough Lane and Windmill Road.

Attendees

John Stockdale (Design Surveyor) – Winstar Projects Ltd

Vince Dunne (Acquisition Delivery Manager) – WHP

Jonathan Burton – Build Representative - WHP

Findings

The route is currently a pedestrian-only narrow dirt track running alongside the allotment fence and is approximately 69m long. It is used as a cut through by locals for access onto the field. The route is heavily overgrown with bushes and mature trees. The ground is undulating with an earth/rubble bank to the south-west side of the track up to a palisade fence at the rear of the new houses.

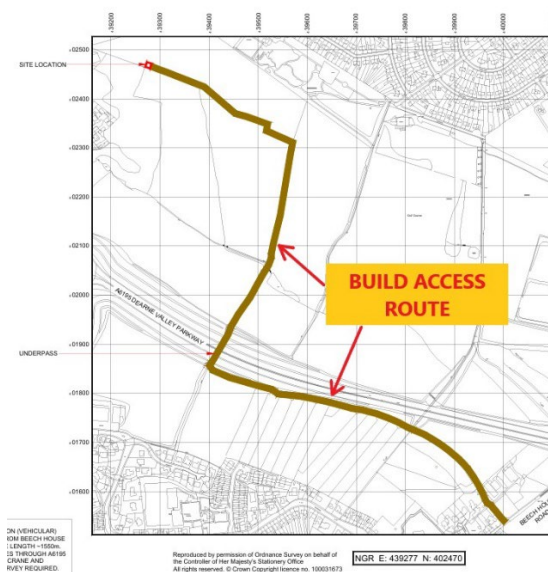
Proposal

It was agreed that it is feasible to install a 3m wide maintenance-only stone track ~69m long. This will require the removal of mature trees (up to ~14m high) and substantial overgrowth, as well as significant cut/fill and earth removal. A 3m wide padlocked metal barrier is to be installed part-way along the track to prevent unauthorised vehicular access onto the field. The track is to be ~1.5m from the allotment fence to minimise vegetation removal/impact on trees/earth removal. Care is to be taken to not destabilise the allotment fence.

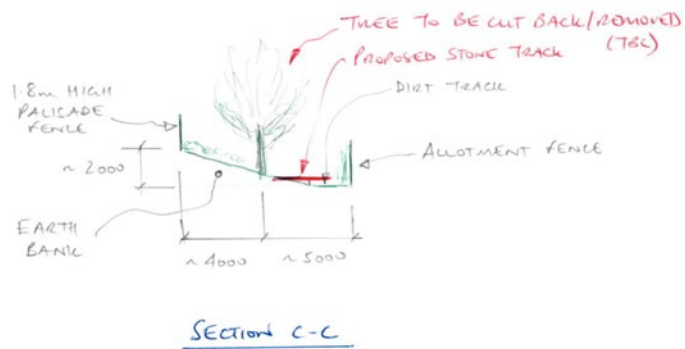
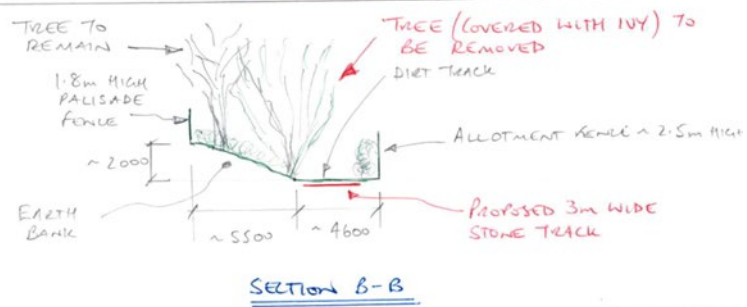
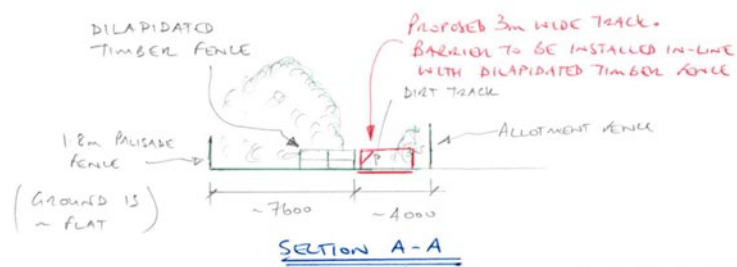
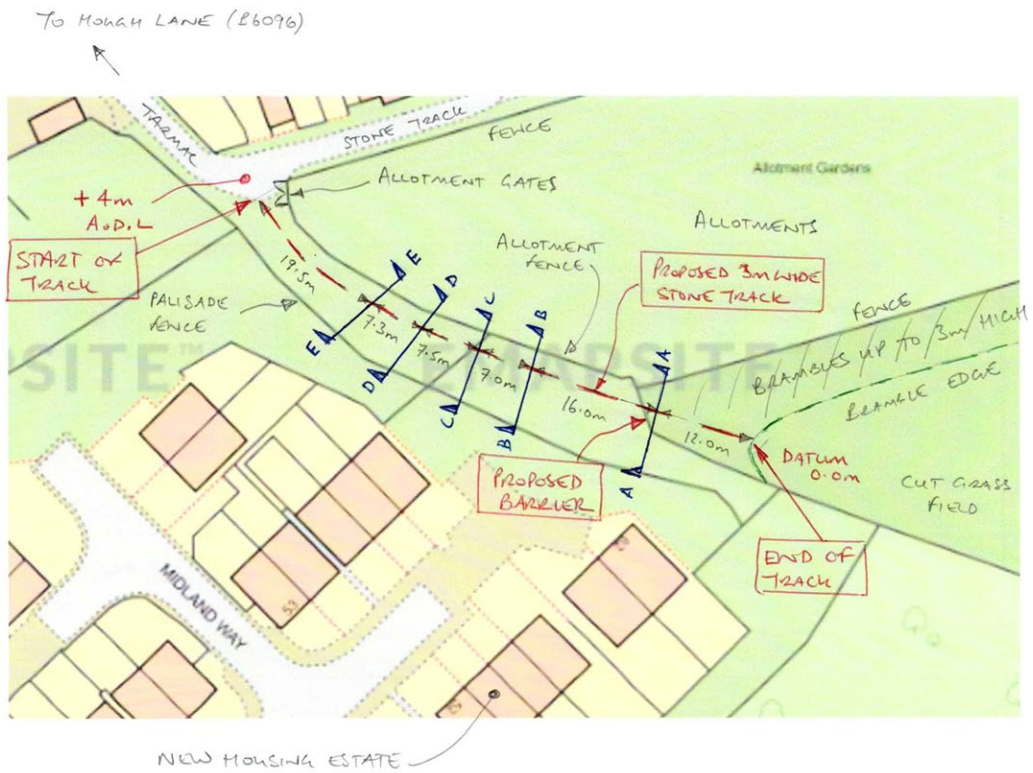
Note that there is ~4m drop from top of dirt track to field level.

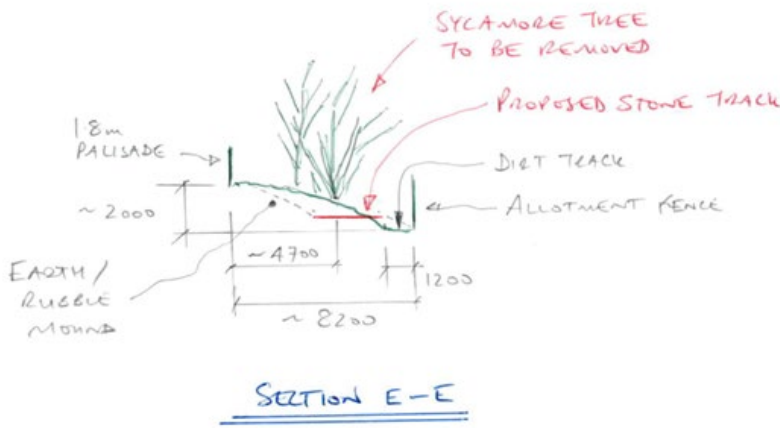
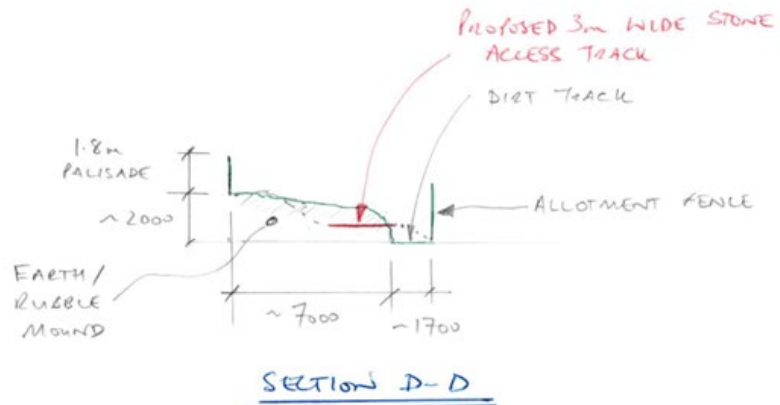


Note that the track is to be used for maintenance only. The site will be built from Beech House Road to the south-east. The build route is shown below (~1550m long).



Survey sketches





Photos





Access from Hough Lane



Access from Hough Lane



Access from Hough Lane



Rear of houses



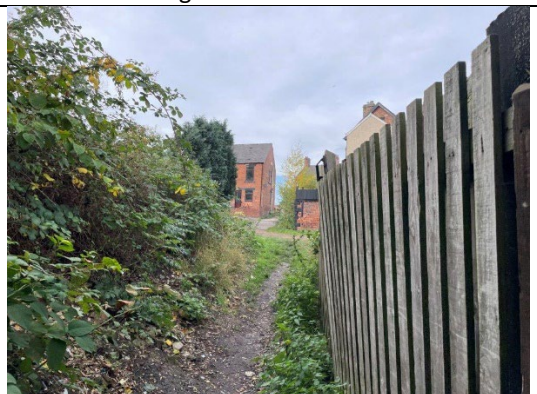
Track at rear of houses











Allotment gates and dirt track to field









Overgrowth at entrance to dirt track



Dirt track

	
<p>Dirt track alongside allotment fence</p>	<p>Sycamore tree to be removed</p>
	
<p>Dirt track alongside allotment fence and Sycamore tree to be removed</p>	<p>Dirt track</p>
	
<p>Dirt track alongside allotment fence and tree to be removed</p>	<p>Dirt track alongside allotment fence</p>
	
<p>Allotment fence</p>	<p>Tree to be removed TBC</p>

	
<p>Proposed metal barrier to be installed in line with dilapidated timber fence</p>	<p>Dirt track onto field</p>
	
<p>Dirt track</p>	<p>Rear of new houses</p>
	
<p>Dirt track at field edge</p>	<p>Dirt track at field edge</p>

JS 31.10.24