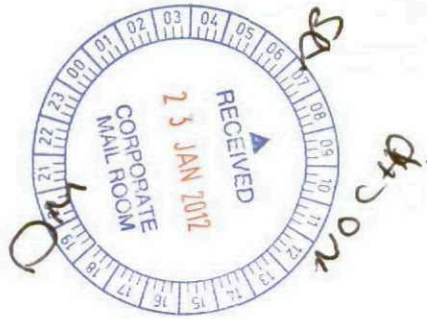


18th January 2012

Barnsley MBC
Planning and Transportation
P.O. Box 604
Barnsley
S70 9FE



PETER DIMBERLINE

Dip. Arch RIBA

FTAO Keith Pell – Planning officer

Dear Keith

Proposed development off Hill End Road, Mapplewell, Barnsley, for Northern Services Ltd.

We refer to our meeting yesterday concerning the above site and the discussion related the additional information and points of clarification you requested in your letter of the 6th January 2012.

In addition to this letter we are also attaching 4 copies of the revised drawing showing the reference to the retention of the existing hedge planting along Hill End Road and a further 4 copies of the planning / heritage statement, enhanced to include the further information you requested.

With regard to the first three items on your letter we would comment as follows.

The red line boundary should be that which is shown as a blue line on the large site plans submitted earlier and defined on those plans as 'Ownership'. This boundary which can now be denoted in red is all the land within our client's ownership.

The total site area within this 'red line boundary' equates to 166 acres (67.17 hectares).

We can confirm that the application description can be amended to read, ' Creation of a new access including new boundary fencing and hedgerow planting, re-surfacing of existing internal access tracks and construction of two parking areas, to facilitate the recreational use of the site for horse riding and fishing purposes'.

We trust that this letter along with the attached amended drawings and planning statement will allow this application to be processed.


Peter Dimberline RIBA

Cc . Northern Services Ltd.

A PLANNING STATEMENT IN RESPECT OF A DEVELOPMENT ON LAND TO THE SOUTH EAST OF HILL END ROAD, MAPPLEWELL, BARNESLEY.

Works to include the formation of an improved vehicular access off Hill End Road along with improved boundary treatment and landscaping works adjacent to the highway. Re-surfacing of existing tracks within the site and the creation of two modest car parking areas, to facilitate the recreational use of the site for horse riding and fishing purposes.

Site description

The site is a large area of scrub land which was formerly owned by UK Coal who disposed of the site in 2011. The land is now owned by the applicant, Northern Services Ltd. The site adjoins Hill End Road in Mapplewell and generally extends to the south east from Hill End Road down to the banks of the River Dearne, which passes alongside the site flowing in a south easterly direction. The land within the ownership of the applicant is generally undulating but falls away down to the banks of the river and contains large expanses of scrub land and areas of woodland. It is fair to say that the land is in need of a carefully managed scheme of works to improve it's condition and quality.

Proposal

The applicants propose a number of improvement works and these fall into the following categories.

To improve the sub-standard vehicular access onto Hill End Road.

This will generally include the building up of the existing driveway which is sub-standard and the formation of a new access in a safer location, including the provision of suitable visibility splays etc. All of which should improve highway safety on this stretch of Hill End Road. A new secure access gate will be fitted to prevent anti-social activities on the site such as fly tipping for example.

To improve the existing boundary treatment adjacent to Hill End Road.

This will include the erection of a new timber post and rail fence along the boundary together with a landscaping scheme of hedgerow planting to supplement the existing hedgerow adjacent to Hill End Road.

To re-surface a number of the existing tracks that traverse the site.

This will involve the removal of top soil from the specifically identified existing tracks and relaying with a base of compacted stone finished with a layer of rolled and compacted self draining road planings.

To create two areas of vehicular parking to aid the activities that are considered suitable for this land.

This again will involve the removal of the top soil and re-laying compacted stone with a road planings finishing layer. The car park areas will be in two separate locations, one providing space for fifteen cars and the other space for up to ten horse box type vehicles.

The works mentioned above will generate construction activity and this is described more fully in the next paragraph.

Vehicular activity during construction works.

It is clear that in order to implement the above works there will be vehicular activity associated with the importation of materials etc.

The applicants have carried out an assessment of the likely vehicle movements during the construction works.

The top soil depth of 300mm to be excavated from the tracks and car park areas will not be removed from site but will be strategically spread about the site in areas where top soil is currently of a very shallow depth. It is estimated that there will be 2817 cubic m of material to be imported (stone and road planings) this equates to approx 6197 tonnes.

Loads will be brought in by 20 tonne trucks so this would result in a total of 309 separate loads.

Working on an average of 6 loads / day, if work was to be continuous this would equate to a period of 52 working days, however the applicants are anticipating that the work will be spread out over a much longer period and could take over 12 months to complete. Clearly there would still only be 309 loads but spread out over a much longer duration.

The benefits that will arise from the above works are summarised below.

Improved site access from Hill End Road in terms of highway safety.

Provide a more suitable access (all weather) for maintenance vehicles including Yorkshire Water, National Grid etc.

Improved access for agricultural vehicles allowing access to agricultural land to north and south east.

Improved access for the owners in order to carry out periodic essential maintenance works. (Fence repairs, woodland management, access track maintenance, drainage systems etc all of which are essential).

Access to the banks of the River Dearne for maintenance as required by the Environment Agency.

To allow greater control of anti-social behaviour such as tipping, motor bike riding and intruders.

To allow access to the registered Ancient Monument located on the site for inspection / maintenance purposes.

Potential appropriate uses for the site

The above works would facilitate the recreational use of the site for horse riding and fishing purposes.

Heritage Statement

There is a registered Ancient Monument located on the site which was associated with early mining activities in the area. The building, a former fan house, is located towards the eastern end of the land within the applicants ownership but is of such a distance away from any of the proposed works that it will not be affected by them.

It is appropriate however to mention that the applicants intention to improve the access tracks in the vicinity of this building and enter into a programme of land management can only improve access to aid inspection and any maintenance work found to be required. Access to the building is currently impeded by the 'overgrown' nature of the land surrounding it.