

DESIGN AND ACCESS STATEMENT IN RESPECT OF
A PROPOSED EXTENSION OF AN EXISTING CAR PARK.
THROSTLENEST SADDLERY, MOOREND LANE, SILKSTONE COMMON,
BARNSELY S75 4QX

ASSESSMENT OF CONTEXT

Physical

Surroundings

The car park, the subject of this application, is integral and associated with Throstlenest Equestrian Centre. The Equestrian Centre is long established as indeed is the existing car park. The equestrian centre is accessed off Moorend Lane, via a private drive which also serves several dwellings, two of which are directly associated with the equestrian centre.

The site has no special designation and does not contain any listed buildings. It is not within a conservation area and there are no trees or landscape features that will be affected by this development.

Site

The business operates from a number of buildings and the facilities have been enhanced in the last couple of years providing additional stables, storage, improved shop facility and the introduction of a new coffee shop following the refurbishment and conversion of an existing barn.

All enhanced accommodation has been the subject of successful planning applications over the last couple of years and the associated works have been completed in recent months.

This proposal involves an expansion of the existing open car park area which is located immediately to the east of the equestrian buildings and is accessed via the existing private road from Moorend Lane.

As a result of the introduction of the enhanced facilities and to relieve parking congestion, it has become increasingly obvious that the site would benefit from an expansion of the parking facilities.

Social

Due to the type of development proposed, there will be no major social consequences arising from it.

Economic

The business will have the potential to flourish further by virtue of the additional recent enhanced facilities which will be improved by an increase in parking spaces.

Planning Policies

We consider the proposal complies with national and local planning policies. The site has an established use and we consider the proposals are consistent with that use.

INVOLVEMENT OF COMMUNITY MEMBERS

Due to the scale of the development and the fact that the proposal is unlikely to be contentious, no involvement with community members has taken place.

Peter Dimberline Limited

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DESIGN

Use

The existing car park is directly associated with the existing equestrian centre, providing parking for visitors and staff.

Amount

The existing car park would be increased in size and where there are currently approximately 15 car park spaces, this would be increased to provide a minimum of 24 spaces.

Layout

The existing car park would simply be retained with no alteration to its width but it would be extended approximately 19 m further eastwards into the adjacent field.

Scale

There are no buildings proposed so the scale is very much restricted to the footprint of the car park which will increase by approximately 80%

Landscaping

There are no existing landscape features within the car park area or land immediately adjacent that will be affected by this proposal. The only new landscaping will be the introduction of a native species hedgerow which will be planted on the outside of the new timber post and rail boundary fence so that when viewed from beyond, the car park will present a natural hedgerow screen.

Appearance

In addition to the above landscape details, the surface of the car park will be a continuation of the current surface, which is rolled permeable road planings.

Access

Access to the site is via the existing private road from Moorend Lane and will remain unchanged.