

The Sports Centre on the adjacent site has insufficient rear parking area. The area is misused by walkers who occupy space causing traffic congestion on adjacent streets as users cannot park on site. This problem was recognized as far back as 1987 (see letter from BMBC dated 3 February 1987) when attempts were made to purchase land from the applicant. Although these negotiations did not proceed, Mr. Gill has offered to lease land to Barnsley Premier Leisure to create a safer car park. This can be guaranteed to suitable agreements or undertakings. The letter dated 25 August 2010 from bpl confirms the informal agreement.

The boundary to the proposed site crosses the edge of the green space at an angle beyond which is the vast majority of the open land. The boundary will be reinforced with indigenous trees to contain the Green Space in a permanent backcloth of new planting to encourage wild life and improve visual amenity to passers by. It also has the effect of screening the eastern boundary to the bungalow.

These improvements address the issues raised by Green Space Policy GS34 and leave the Green Space visually virtually intact.

Building Design

The building will be in stone with good quality artificial stone slates. The form of the building is designed to fit comfortably into site contours with simple proportions and minimal impact of the road frontage which is very narrow at the point of entry.

Design & Access Statement **Bungalow Netherfield Farm**

Access (refusal reason 2)

The proposed development does not involve the creation of an access onto the A628 as the access exists and is already utilised as necessary as an access to the land.

Since the previous application a revised design has been adopted to allow vehicles to enter the site without the need to park on the A628. Ample space exists within the proposed layout for vehicles to turn and leave in forward gear. Sight lines in both directions are adequate. The proposal was approved in writing (see letter dated 5 November 2010) by the Highways Department.

Flood Risk (refusal reason 3)

The site has never flooded even in the worst conditions known for several years. The matter has, however, been assessed with the environment Agency and a flood risk assessment has been provided. There is no risk of the building flooding and safe exit from the site exists.

Scale of the building

The scale and size of the building has been reduced considerably. The front section of the bungalow nearest the Manchester Road is approximately 4 metres at ridge height below residential property immediately across the road. The site falls several metres to the north so the overall height at the northern end is no greater than the Manchester Road elevation. The building is set low in the landscape, hidden by new and proposed tree belt to the East and Screened by the Sports Centre, which is a far larger structure, to the west. The bungalow is not in conflict with UDP policy BE6 being of good quality and in suitable context, H8D as it does no harm to environment or amenities (it, in fact, improves traffic issues for residents) and clearly does not have traffic issues or prejudice future development or conflict with SPG3.

Urban Greens Space

The proposal now includes improvement to a facility for recreation, improvement to nature conservation and general visual amenity. It does not have any significant impact on the bulk of the green space or links to adjacent area. As required by the Policy, compensatory improvements are offered by the proposal