

Mr V KEATING
FIELD No 7370
OFF COOPER LANE
HOYLAND SWAINE
SOUTH YORKSHIRE

DESIGN & ACCESS
STATEMENT

CONTENTS

1. STATEMENT

PREPARED BY :

QUILL ARCHITECTURE

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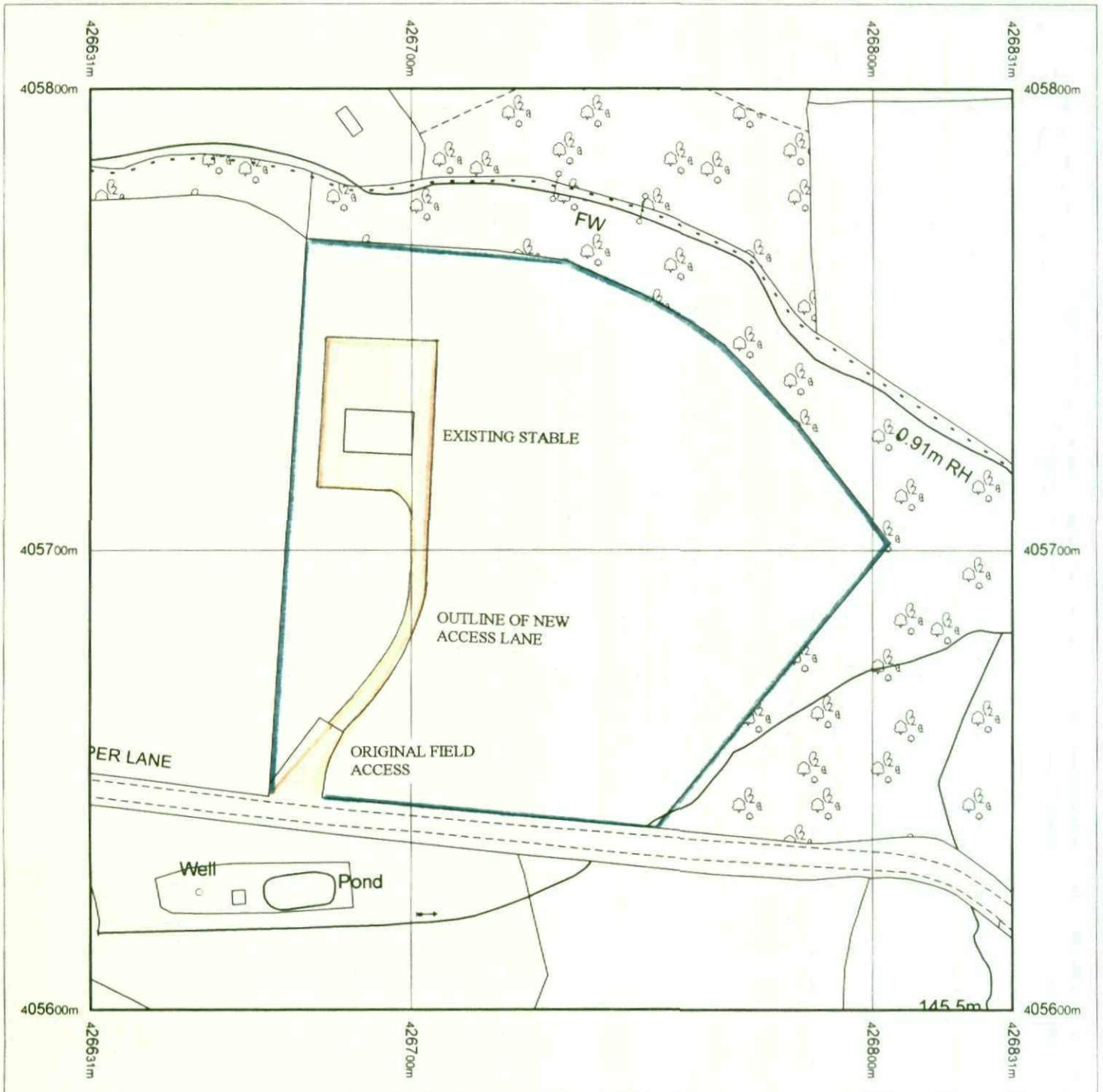
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S36 7JE.

- 1.1 This statement is in support of a retrospective planning application with regard to:-
 - 1.1.1 The modification of an existing field access.
 - 1.1.2 Resurfacing of the same existing field access.
 - 1.1.3 Modification/alteration and re surfacing of the farm lane, collecting area to the north, west, and south of the existing detached stable block.
- 1.2 The site which lies of Cooper Lane in Hoylandswaine, Penistone, Barnsley in conjunction with the adjacent area has been visited and this statement takes into account the sites inconspicuous location, topography, characteristics and orientation. In addition central government guidelines combined with local authority planning policies and other material factors have been considered in its preparation.

1.0 Assessment of the sites immediate and wider context.

- 2.1 This statement has been carried out to satisfy the requirements of PPG 2 Development proposals within the green belt and covers the design concepts and principles combined with access issues.
- 2.2 **Physical**
 - 2.2.1 The site occupies approximately 3 acres of grazing land and is set to the north side off Cooper Lane; Which is accessed via the A628 travelling in a westerly direction from Barnsley. This privately owned field is located on the eastern edge of the small rural village of Hoylandswaine. Within the sites curtilage and set in the north west corner stands an existing single storey height detached stable block, constructed in sandstone 17 years ago. It has an external floor area of 136sq metres. This stable block cannot be seen when travelling in either direction on Cooper Lane as the land rises upwards from the access point which is situated at the left hand side in the south west corner of the field. The Ordnance survey extract on page 3 shows the original access into the field. Also and shown in photograph fig 1 is the as altered access currently being used. In addition a wooded area encloses the field northern and eastern boundaries see photograph fig 2. This has a mixture of 20metre high mature trees, with 4metre high field hedging to the remaining south and western boundaries shown on drawing CAD/QA/1001. The stable block however is not part of the retrospective planning application but is the building served by the engineering work which has been carried out.



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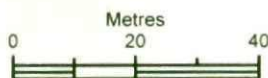
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LAND/OFF COOPER LANE
BARNSELY

2.3 Access Audit

- 2.3.1 The existing field maintains one original access set to the south western corner off Cooper Lane. This original access shown on the ordnance survey extract displays a width of approximately 12metres, which has been retained. Due to the 90degree intersection with Cooper Lane, causing safety, vehicular movement and sight line issues. The opening has been modified to incorporate a flare to each side of the access, as shown in photograph fig 3. This action combined with some boundary hedge maintenance has resulted in a reasonable opening being formed. Facilitating a much safer entry and exit by vehicles to be achieved.



Fig 1 showing a view along Cooper Lane looking east to west and the new field entry at the intersection with Cooper Lane.



Fig 2 showing the 18 to 20metre high trees along the northern boundary of the site.



Fig 3 showing the new field entry and the flaring out of the access at the intersection with Cooper Lane. In addition the photograph shows part of the existing western boundary treatment.

2.3.1 The original surfacing into the entrance of the site was crushed/rolled white limestone, some of which still remains and can be seen to each side of the new surface finish.

2.3.2 Replacement surface to entrance

The new replacement surfacing to this entrance now consists of grey road planings or scalpings. Which is a more suitable surfacing material given its location and surroundings.

2.3.3 Original access lane

White limestone formed a basic access lane to and from the existing stable, however over time and constant use the surface had deteriorated sufficiently to cause safety concerns during routine transportation of the horses by vehicle and trailer over the site. Therefore to address this matter the applicant with good intentions instead of using white limestone as previous constructed a new replacement lane using grey road planings/scalpings. Fig 4 shows the new lane in situ.



Fig 4 View of new access lane taken from existing stable block towards entry/exit to Cooper Lane. Softening of the lane edges will be when the grass and vegetation begins to grow back

2.3.4 Collecting areas

To the north and south of the existing stable two collecting areas existed again constructed of white limestone spread over the ground surface these areas form the plateau providing a level access to each individual stable. See drawing CAD/QA/1001 existing site layout.

2.3.5 Collecting areas re surfacing

From the description above re surfacing and alteration has taken place to each of the collecting areas with the addition of surfacing to the western side of the existing stable. See drawing CAD/QA/1002 for as altered engineering works. Each of the collecting areas provides a level and even surface in accordance with published guidance from the institute of environmental health and the British Horse society. These areas allow for the safe on site equine husbandry, Horse welfare and adequate areas for manoeuvring of vehicular traffic. It is not intended to provide permanent parking or the storage of plant and machinery within these areas. Fig 5 to 7 shows the new surfacing to the collecting areas.



Fig 5 Photograph showing the extent of resurfacing the collection area to the north side of the existing stable. With additional surfacing adjacent to the western boundary.



Fig 6 Photograph showing the resurfacing to the collecting area to the south of the existing stable.

3.0 Relevant planning policies

- 3.1 The following policies have been taken into account in the submission of this retrospective planning application.

National Policies 7 Government Guidance

PPG2 Green Belts (1995) Para 3.1 to PPG2 states "The general policies controlling development in the countryside apply with equal force in green belts, but there is an addition a general presumption against inappropriate development within them".

Paragraph 3.12 of PPG2 States the statutory definition of development includes engineering and other operations, and the making of any material change in the use of the land. The carrying out of such operations and the making of material changes in the use of land are inappropriate development unless they maintain the openness and do not conflict with the purpose of including land in the Green Belt.

Places, Streets and Movement, A companion guide to design Bulletin 32 – this sets out sight line requirements for junctions and access points. For an access onto a road with a 30-mph speed limit and sight line of 2m x 90m is normally required, reducing to 60m where speeds will be contained to 30 mph.

Local policies

The site is located on the eastern fringes of Hoyland Swaine which is an area allocated as green belt in the Unitary Development Plan. Policies GS7,GS8 and GS9 reflect national green belt policy.

4.0 Relevant planning History

- 4.1 There has been one previous application made on this site.
- 22nd February 1993 Erection of stables, field No 7370, Cooper Lane, Hoyland Swaine.

5.0 Involvement of community members

- 5.1 The owners of Mount Pleasant farm which is the closest adjacent farm who can see the field have been contacted by letter. A copy of the letter sent complete with drawing is included in appendix 1 of this statement.
- 5.2 Responses :- No response at present

6.0 Design of the scheme

- 6.1 Is it justified in terms of: - Amount? The engineering works carried out on the site are as a replacement only for an existing field access, access lane and collection area to the existing stable block.
- 6.2 Is it justified in terms of layout: - The overall layout of the modified field entry, access lane and collection areas are congruent with the original design.
- 6.3 Is it justified in terms of: - Landscaping. Due to the nature of the engineering works carried out it is proposed that a rural type timber post and rail fence positioned to both sides of the access and be erected behind a new drystone wall. This wall will blend into the existing wall which is currently camouflaged within the hedge adjacent to cooper lane. The original fence was removed during the alterations. The wall and fence will then terminate at a farm style gate positioned 20metres into the field matching the original position and style of the previous gate. See drawing CAD/QA/1003.
- 6.4 Is it justified in terms of Appearance: - The original access, access lane and collecting area were formed using white limestone to all surface finishes. This has now been replaced using dark grey road planings/scalplings which blend into the surrounding area with greater conformity than the original surface finish.
- 6.5 Is it justified in terms of: - Scale. The as altered entry/exit has been widened to incorporate flaring to each side of the original access but this width is still *in keeping with the surrounding area*. The access lane to the stable is of a width similar to the original at 3.6 metres. A collection area did exist to the north and south of the stable, but this has been altered to suit guidance from the British horse society and institute of environmental health. Where it states that a reasonable level and even area should be incorporated in and around the stable providing an area for equine welfare and husbandry.
- 6.6 Is it justified in terms of: - Access. Sight line requirements for an access onto a road, with a 30mph speed limit are 2m x 90metres. Although this is reduced to 2m x 30metres where traffic speeds are likely to be contained to 30mph. In this case the modified entry/exit gives sight lines of 140metres which is available to the east, and 90m west. It should be borne in mind that this is an *existing access that serves the stable and only minimal engineering works* have been carried out to improve sight and access issues. In addition the works carried out are of benefit to all the uses of Cooper Lane. With the new/altered access providing a pull in facility to enable two vehicles to pass safely on what is a narrow lane without fear of collision or slipping down the steep bank adjacent to the site. See drawing CAD/QA/1005. In conclusion the original access to the field has caused many safety concerns due to its incline,

especially to those who are emerging from the site at its junction with Cooper Lane. This problem can be verified by the owners of Mount Pleasant farm who have on numerous occasions had to rescue vehicles with their tractor which have been forced down the embankment

7.0 Evaluation

- 7.1 The engineering works carried out in terms of siting, scale, materials, proposed landscaping measures do not detract from the visual amenity or unduly reduce the openness of the green belt
- 7.2 The engineering works do not have a significant detrimental effect on the rural landscape or the character and general enjoyment of the countryside.
- 7.3 The development will not require improvement to the infrastructure.
- 7.4 The environmental amenity value will be enhanced by the implementation of rural type timber fencing being reinstalled, to the entry point of the field which will soften the effect of the engineering work carried out.
- 7.5 The collection areas to the north and south of the existing stable are what the applicant deems to be the minimum requirement to provide a safe footing and controlled environment for the welfare and processes being carried out in and around the stable area i.e. equine husbandry.

8.0 Concluding statement

- 8.1 This design and access statement is written in support of a retrospective planning application for engineering works carried out and demonstrates the requirement of section 42 of the planning act.

9.0 Appendix 1

9.1 Letter sent to Mount Pleasant Farm

9.2 Drawing to show work carried out.



ARCHITECTURE. Chapelfield House 25 Hough Lane Wombwell S Yorks S73 ODP

My Ref. AD/PD/1028
Your Ref.

Tel No (01226) 755446

Date. 25/05/10

Dear Sir or Madam

Re :- Resurfacing of the existing access lane to stable in field No 7370 off Cooper Lane, Hoylandswaine, Penistone.

I am preparing a retrospective planning application, for the work completed within the field highlighted above. I would like to know if you have any comments regarding this work, so that I can include them with the application. Any comment you wish to make must be in writing.

For your information, I have enclosed a plan showing the work which has been carried out.

Yours faithfully

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a series of loops and a horizontal line at the end.

ALAN DAVIES (for and on behalf of Quill Architecture)

