DESIGN + ACCESS STATEMENT FOR

MR. P. PEARCE

IN SUPPORT OF A PLANNING APPLICATION

TO BARNSLEY M.B. COUNCIL IN RSPECT

OF PROVIDING FISHING FACILITIES @

EVERILL GATE LANE, WOMBWELL, BARNSLEY.

SUPPORTING STATEMENT IN RESPECT OF USING AN EXISTING POND/LAKE FOR PUBLIC + ORGANIZED FISHING ACTIVITIES INCLUDING THE ADDITION OF AN ANCILLARY BUILDING CONTAINING SHOP/CAFE + TOILET FACILITIES.

AIMS + OBJECTIVES :-

the aim of the proposal is to bring to the area a fishing facility that would be available to the community, to include disabled people who have no easy access to angling activities. In consequence, the proposal would benefit both the wild bird population + other forms of wildlife.

BACKGROUND INFORMATION :-

the site is located to the south of EVERILL GATE LANE, WOMBWELL + to the west of BROOMHILL VILLAGE. To the north of EVERILL GATE LANE is an established wild life facility.

the pond/lake has a natural inlet which is found to the south western end of the site.

site area surrounding the pond/lake is grass.

LANDSCAPE CHARACTERISTICS :-

the site is relatively flat with arable fields + pasture land adjacent. Hedgerows + self set trees + bushes are scattered thro' the site.

all natural features including mixed hedge rows + trees which provides natural habitatas + road way screening are to be retained. Some thinning out + removal of "clogging" vegitation has been carried out in order to regain the shape + the natural banks, over a period of time. Such works were necessary to gain safe access to the pond/lake.

DESIGN FEATURES :-

access :- the proposal would involve improvements to the existing access from EVERILL GATE LANE, this would allow access to a proposed car park area + the shop/cafe + the pond/lake, whilst ensuring that vehicals would enter + leave the site in a forward direction. Access from EVERIL GATE LANE would be formed in tarmac, the car park area from either tarmac

or from 20mm pebble gravel.

CAR PARKING :-

an area, as shown on the site plan would allow for no vehicals, including staff members + for disabled people.

SHOP/CAFE :-

would be a detached single storey building with the choice of facing materials to give the appearance of an established building ie ROCHESTER MIXED facing brickwork with cream upvc frames + marley modern flat profile tiles of dark gray/blue finish. The few existing buildings have a variety of facing materials ie sand/cement render/man made stone/common brick/pvc faced roof sheets/various discoloured, weathered roof tiles. Security shutters coloured to match facing brick.

the building would contain ready access for disabled people, including disabled toilet facilities. Both male + female facilities are proposed

RISK ASSESSMENT :-

it is known thro' local knowledge + ownership that the land contains no contamination + has not been used for tipping of any kind, therefore no potential risk is likely to human, livestock, pets, crops + existing hedge + tree health. Existing water courses would remain unaffected.

in wildlife terms it is hoped that the proposal would enhance + guarrantee the environment which would be beneficial to existing species + add to the current population / variety

the siting of the cafe building has taken into account the existing est look / view from the pair of semi-detached dwellings nos 61/63 using the 45° rule of vision from the front eastern corner of no 63

any trees within the works area / pathways etc shall be protected / safeguarded by metal security fencing thro' est.

54a.

ANGLING FACILITIES :-

would require the construction of no fishing platforms of timber construction with platforms which will provide wheelchair friendly fishing stations. It is intended to establish foot paths around the pond/lake between the platforms.

life saving ring stations would be provided at regular intervals around the pond/lake.

The facility would be policed by local water bailiffs in order to check on anglers purchasing by the day fishing licences.

GENERAL :-

a) Environment Agency report attached

b) access for :- 1) emergency services
2) refuse collection including recycling
3) postal + delivery services

will be catered for.

c) the site does not contain, or is close to any listed buildings or buildings of historical importance.

d) the site does not contain or has been used as a "tip" for hazardous materials.

e) the site is close to the neighbouring towns of :-

1) Barnsley

2) Rotherham

3) Doncaster + villages too numerous to list, all with good road links. It must be noted that anglers carry + use a great deal of "tackle" + equipment, public transport therefore is not usually an option.

f) should the application be successful a building regulation application to BMBC building control services will cover disabled matters, construction details + green requirements.

g) expert advice would be sought for :-

i) the stocking of the pond lake which would result in the correct species being provided, ie roach + tanch which are bottom feeders, rudd which is a surface feeder, perch, which is a predatory fish. The introduction of species would be carried out in phases to allow the correct establishment of stock.

h) aquatic + marsh plants :-

will be provided to suit the water area + location depth. The location of the pond/lake + its orientation should provide adequate light + space for most plants + associated wildlife development. Varieties should include submerged "spiked milfoil" + floating water lily. Marginal plants

such as yellow flag iris, branched bur-reed, lesser spearwort, brooklime + flowering rush would be included.

i) the objective of the planting scheme would be to offer an enhancement to the site + the area.

j) the application in general is to provide fishing facilities for the community + as an additional feature integrated benches + tables would be provided away from the water area to provide picnic + relaxation facilities.

PLANNING POLICY :- (local)

it is understood that BMBC has given + has a policy geared to provide, opportunities for applicants to provide outdoor recreation + tourism facilities close to urban / built up areas, this application hopefully falls within policy remit + would receive the authorities approval.

PLANNING POLICY:- (NATIONAL)

with refarance to PPG2 para 1.6 "THE USE OF LAND IN GREEN BELT" which refers to green belt + the accaptable use of land based on the following objectives:-

1) to provide opportunities for access to open countryside for the urban population.
2) to provide opportunities for outdoor sport + other outdoor recreation close to urban areas.

CONCLUSION:-

with refarance to the details given + to details contained within government + local authority guide lines we would, with respect, hope that both BMBC planning services + the community in general would agree that the proposal would be an accaptable asset

Environment Agency



Flooding

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Overview map:

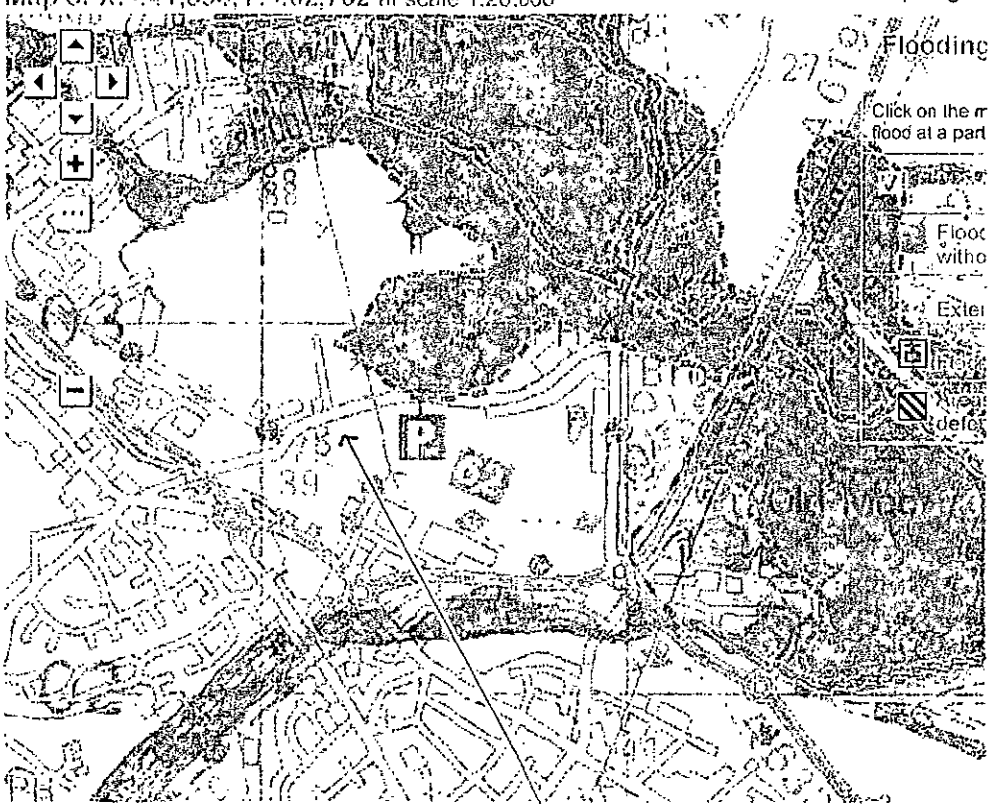


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- Flood Warning
- Rivers
- Bathing Water Quality
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- Industrial Pollution
- Air Pollution
- Environment Agency Offices
- River Basin Management Plans - Rivers
- River Basin Management Plans - Lakes
- River Basin Management Plans - Coastal Waters
- River Basin Management Plans - Estuarine

Map of X: 441,894;Y: 402,762 at scale 1:20,000

Map Legen



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Problems viewing the map

APPROX LOCATION OF OSNABITO - APPLICATION SITE - OFF EUREKA PARK LANE, WOMBWELL, NR BARNSLEY.

See also:

Understanding the flood map
A more detailed explanation to help you understand the flood map shown above.

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