

# **DESIGN AND ACCESS STATEMENT**

## **RELOCATION OF ELECTRICITY DISTRIBUTION POLE AND TRANSFORMER**

**TRAVELLERS INN**  
OXSPRING, SHEFFIELD, S36 8YJ



|                                  |                                                                                                                                                                                                    |
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| <b>Site.</b>                     | Travellers Inn, Oxspring, Sheffield, S36 8YJ.                                                                                                                                                      |
| <b>Local planning authority.</b> | Barnsley Metropolitan Borough Council.                                                                                                                                                             |
| <b>Proposal.</b>                 | Relocation of the existing pole-mounted electricity transformer to a new position within the site, to facilitate the upgrade of the premises' electricity supply from single-phase to three-phase. |
| <b>Drawings referenced.</b>      | Drawing 1613-P-01 – Existing Site Layout.<br>Drawing 1613-P-02 – Proposed Site Layout.<br>Drawing 1613-P-03 – Site Location Plan.<br>Drawing 1613-P-03 – Proposed Block Plan.                      |
| <b>Date.</b>                     | July 2026.                                                                                                                                                                                         |

## 1. Introduction.

This Design and Access Statement has been prepared by Soda Group Ltd on behalf of the Travellers Inn Public House, in support of a Planning Application for the relocation of existing pole-mounted electricity transformer equipment within the site of the Travellers Inn, Oxspring.

The relocation is required to facilitate an upgrade of the electricity supply serving the premises from single-phase to three-phase, necessary to meet the pub's power demands. The physical works and design of the replacement pole and transformer are specified by Northern Powergrid, the Distribution Network Operator for the area, as a condition of delivering the upgraded connection.

This Design and Access Statement is submitted to assist Barnsley Metropolitan Borough Council's consideration of the application, and to set out the site context, heritage position and justification for the works.

## 2. The Site and Surrounding Area.

The Travellers Inn is a substantial, painted, two-storey public house that has traded from this site since the nineteenth century. It occupies a prominent position at the junction locally known as "Four Lane End", where the A629 meets the B6449, in the village of Oxspring, within the Metropolitan Borough of Barnsley, South Yorkshire.

The Travellers Rest site covers approximately 0.261 hectares (2,610 square metres). The site comprises the main pub buildings, its associated car parking and hardstanding, and areas of garden and boundary planting.

The surrounding area is a small, loosely clustered rural settlement rather than a dense village centre. Immediately adjacent are Wayside to the east, Coates Green Farm and its associated buildings to the south, and a small group of cottages (numbered 1 and 3) fronting the B6449. Allotment gardens lie to the south-west, with open countryside beyond the site to the north and west. The character of the area is defined by this mix of scattered dwellings, farm buildings and roadside development along the A629/B6449 corridor, typical of the South Pennine fringe.

Vehicular and pedestrian access to the site is from the B6449 junction to the Northeast corner of the site, serving both the pub and its car park. The existing electricity supply to the premises is via an overhead line and pole-mounted transformer situated close to the rear of the building, as shown on the Existing Site Plan (drawing ref. 1613-P-01 Layout as Existing).

### **3. Listed Building and Conservation Area Status.**

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The Travellers Inn is not a listed building, and the application site does not lie within a conservation area. Barnsley has 18 designated conservation areas; Oxspring is not among them, and the site sits outside any conservation area boundary.

Oxspring parish contains two listed structures recorded on the National Heritage List for England, both designated Grade II and both being historic crossings of the River Don:

- Willow Bridge, a former packhorse bridge, located approximately 850 metres to the west of the application site.
- Oxspring Bridge, located approximately 650 metres to the south-south-west of the application site.

Both structures are separated from the application site by the intervening built form of the village and by the River Don valley, with no intervisibility and no functional or historic relationship to the site. Given this separation and the modest, functional nature of the proposed works, the proposal would preserve the significance of these designated heritage assets and their settings. No designated or non-designated heritage assets are considered to be affected by the proposal.

### **4. Description of the Proposed Development.**

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The proposal is the relocation of the existing pole-mounted transformer to a new position within the northern corner of the application site, approximately 30 metres from its current location, as shown on the submitted Proposed Site Plan (drawing ref. 1613-P-02 Layout as Proposed).

The relocation is required by Northern Powergrid to enable delivery of the upgraded three-phase connection; the new position has been proposed to suit cable routing associated with the upgrade, rather than chosen for any amenity or design reason by the applicant. The replacement pole and transformer are intended to be of comparable height, form and appearance to the existing apparatus and to similar equipment found elsewhere in the locality. The existing pole will be removed following installation and reconnection of the replacement.

No alterations are proposed to the pub building, its car parking, or any other part of the site. The proposal is limited solely to the relocation of this item of electrical distribution apparatus.

### **5. Access.**

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The proposal does not affect existing vehicular or pedestrian access to the site from the A629/B6449 junction, nor does it affect car parking provision or servicing arrangements. Temporary access for the Distribution Network Operator's contractors during the installation works will be taken from the existing site access; no permanent change to access arrangements is proposed.

### **6. Design.**

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The replacement pole and transformer will match standard Northern Powergrid apparatus of the type already found throughout the locality, both in scale and appearance. The new position, set back within the north-west corner of the site away from the principal road frontages, reduces the prominence of the apparatus relative to its current position and is not

considered to introduce an unfamiliar or incongruous form of development into the streetscene.

## **7. Confirmation of Separate Application to the Service Provider.**

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The applicant will submit a separate application directly to Northern Powergrid for the electricity connection upgrade itself (the change from single-phase to three-phase supply). That process, including any wayleave or connection agreement required by the Distribution Network Operator, is being progressed independently of this planning application. This application, and this statement, relate solely to the land use and development implications of relocating the pole and transformer within the site.

## **8. Planning Policy Context.**

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The National Planning Policy Framework (December 2024) is a material consideration. It supports the effective use of land and sustainable patterns of development and asks that the historic environment be conserved in a manner appropriate to the significance of any affected heritage assets. As set out above, no designated or non-designated heritage assets would be affected by this proposal.

The development plan for the area is the Barnsley Local Plan (adopted January 2019). Policy D1 (High Quality Design and Place Making) seeks development that responds positively to its context and does not harm the character or appearance of the surrounding area; Policy HE1 (Historic Environment) seeks to conserve and enhance the significance and setting of the borough's heritage assets. Given the functional, small-scale nature of the works, the absence of any heritage asset within the zone of influence of the proposal, and the modest change in the visual appearance of the site, the proposal is considered to accord with both policies.

It is also relevant that development of this kind, carried out by a statutory electricity undertaker, would ordinarily benefit from permitted development rights under Class B, Part 15, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. We are submitting this planning application in good faith, notwithstanding that position; however, should the Local Planning Authority consider the works to constitute permitted development, we would be grateful if this could be confirmed in writing for the applicant's records.

## **9. Conclusion.**

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The proposal comprises the relocation of an existing item of electricity distribution apparatus by approximately 30 metres within the curtilage of the Travellers Inn, required by the Distribution Network Operator to deliver a three-phase power upgrade to the premises. The application site is not listed, is not within a conservation area, and is well separated from the nearest designated heritage assets, Willow Bridge and Oxspring Bridge, such that no heritage harm would arise.

The works would not alter the pub building, would not affect existing access, parking or servicing arrangements, and would use apparatus of a scale and appearance consistent with equipment already present in the locality. The proposal is considered to accord with the National Planning Policy Framework and with Policies D1 and HE1 of the Barnsley Local Plan, and to raise no matters of planning concern. For these reasons, it is respectfully submitted that planning permission, where deemed by the Local Planning Authority to be a requirement, should be granted.

## Photographs.

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