

DEVELOPMENT DIRECTORATE
Planning and Transportation



To: Alexandra Cotton– Development Control

My Ref: POL/EC/DA

Your Ref:

Date: 28th April 2009

Enquiries to: Emma Coveney

Ext: 2644

Subject: **PRE-APPLICATION ENQUIRY FOR CAR PARK ASSOCIATED WITH DARFIELD FISHING FACILITY**

Thank you for your consultation on the above pre-application enquiry.

The site is within green belt and washland area. The proposed development is understood to be an essential facility for outdoor sport and recreation, and is part of wider outdoor recreational improvements which are likely to fall under permitted development. As such, subject to its impact on the openness and purposes of including land within the green belt, would not contradict green belt policy.

The key issues to address will concern the impact on the green belt, the washland designation, biodiversity, relationship with the adjacent green way and access/highway safety. I understand that the applicants intend to submit details of related permitted development works.

In accordance with policy GS7, the applicant will need to demonstrate that the proposal maintains the openness of and does not conflict with the purposes of including land within the green belt.

Policy ES4 will also be relevant. The applicant would need to demonstrate that the proposal would not significantly affect the function of the washland and incorporates alternative floodwater storage capacity, and that there would be no risk to the proposed development from flood debris or pollution. Normally the Environment Agency would be the key consultee on flooding issues. In this instance the Agency are the applicants, nevertheless, they would need to advise on the implications of and for the proposal.

I believe that the Council owns part of the land and would therefore be partially responsible for ensuring that the relevant NERC duties have been complied with. The applicants would need to assess any potential detrimental impact on biodiversity, and an ecological survey would be required. The previous application recognised a water vole population in the area. Again, the application will need to consider the implications, if any, for water voles. The parameters of the survey should be advised by a consultant and relate to the Barnsley BAP and policies seeking to protect habitats, species and woodland (including policies GS15 and GS22).

The proposal is also along the line of an aspirational green way (green space register reference 1578). The proposal would need to be designed in a way which complements the green way route and access to it. Senior Rights of Way Officer, Sarah Ford would be able to advise on the impact of the proposed design.

This is welcomed as it will be helpful in determining the overall nature, design and impact of the development.

I hope this is helpful but please contact me if you require any further information.

Emma Coveney