

APPLICATION STATEMENT

Description:

Felling of small trees and installation of drop kerb to form new access to land from High Royd Lane.

Address:

High Royd Farm
High Royd Lane
Hoyland
Barnsley
S74 9NW

ASM Architecture

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High Royd Farm, High Royd Lane, Hoyland, Barnsley, S74 9NW

1.0 Introduction

- 1.1 This Application Statement has been prepared to support of a planning application for a new access off High Royd Lane, for High Royd Farm.
- 1.2 The application is being submitted on the basis of the pre-application advice given by the local authority planning department, under reference no. 2018/ENQ/00621. This statement looks to provide the supporting information as set out in this advice.



Ariel View – High Royd Lane

High Royd Farm, High Royd Lane, Hoyland, Barnsley, S74 9NW

2.0 Supporting Information

- 2.1 As stated in the pre-application advice, High Royd Farm lies within the Green Belt. Paragraph 90 of the NPPF identifies several types of development that are not inappropriate in the Green Belt, provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. This includes engineering operations, which the felling of trees and creation of a new access would constitute. As such, the following looks to provide further supporting information on this.
- 2.2 **Evidence that the site has an agricultural holding on it** – Currently part of the site is rented to a neighbouring farmer Mr Barry Hazelwood for farm equipment storage etc.(see photograph 1 below) Another farmer ,Mr Graham Hobson of Sundial Farm, Hoover, wishes to harvest the haylage from the site but unfortunately this is not currently possible in an economic way due to the restrictions in access.

Photograph 1



High Royd Farm, High Royd Lane, Hoyland, Barnsley, S74 9NW

- 2.3 **Explanation as to the need for a new access to be provided** - A new access as designed, will enable any form of farm machinery to access the site and be a safer means of access and egress. The proposed access will not affect existing residents in any manner.
- 2.4 **Explanation as to why the existing access is currently unsuitable for agricultural vehicles** - The current access is both too narrow and requires a 90 degree turn (see photograph 2 below). This is not suitable for modern farming machinery and is also a safety hazard for the residents of the small hamlet, who rely on the existing access to access their homes.

Photograph 2



High Royd Farm, High Royd Lane, Hoyland, Barnsley, S74 9NW

3.0 Pre-Development Arboricultural Report.

- 3.1 As part of the pre-application advice, it has been identified that there is a belt of young semi-mature trees located where the access is proposed. The council has recognised that these trees are not particularly noteworthy as individuals but perhaps they carry some value as a group. It was therefore recommended that a tree survey would be required as part of any planning application, to assess the impact of any loss of trees.
- 3.2 A Pre-Development Arboricultural Impact assessment has been carried out and prepared by Ian Kennedy of Wharnccliffe Trees and Woodland Consultancy, which has been submitted as part of this application.
- 3.3 The key conclusions of this report are as follows;
- *The woodland is a young plantation, estimated to have been established within the last 20 years. The woodland has been established in the corner of a field. The land is fertile and the trees have established well.*
 - *The woodland has been included in the lowest retention category (C) because of the young age and small size of the trees.*
 - *The access route is proposed towards the south eastern corner of Upper Hoyland Road and approximately 9m from the existing drystone wall on the boundary. The proposals would involve the removal of approximately 45 trees up to 220mm stem diameter along a 12m wide strip of through the woodland. This strip accounts for the actual access route, together with a buffer area to accommodate the root protection area of the trees either side of the proposed track. I have recommended that this buffer area is planted with native shrubs to create a graded woodland edge. This would improve the habitat value of the woodland.*
 - *I believe that the proposals would have minimal impact on the woodland as a whole because most of the valuable boundary hedge would be unaffected, the trees are too young to have any specific habitat value, there are no ancient woodland indicator plant species and new shrub planting would enhance the habitat value of the woodland.*
- 3.4 As identified in the report, it is deemed that the proposed entrance way will have a very minimal impact to the character of the woodland, and the applicant will look to carry out any recommendations as identified in this report.

4.0 Proposed Access

- 4.1 As stated, this application looks to create a new access off High Royd Lane, by means of a new 12m long drop kerb, with a 2.5m x 2.5m visibility splay either side, forming a new 7m wide access point to the field.
- 4.2 Proposed site entrance drawing no. AJ/18-16/02A has been prepared to illustrate the above, and along with a site location plan, drawing no. AJ/18-16/01A, has been submitted as part of this application.

5.0 Conclusion

- 5.1 This statement has been prepared in order to address the key considerations outlined in the pre-application advice the applicant has previously received.
- 5.2 It is of the applicants and agents opinion, that the proposed construction of this access way, will have little impact on the local habitat by way of the small loss in young trees, as proven in the accompanying Arboricultural Report, and will provide a much needed and safer point of access/egress to the field.