

PROPOSED STABLE and YARD AREA in LAND off ROYD LANE, HIGHAM, BARNSELY

STATEMENT IN SUPPORT OF APPLICATION No. 2016/0252

Existing Property

The application site is situated approximately 4.5km west of Barnsley town centre located in the village of Higham, OS grid Reference SE 3089 0735..

The site totals 0.60 hectares in area and is triangular in shape. It is bounded to the west by the M1 motorway, to the north east by Royd Lane and to the south east by a sports field, currently used as a cricket ground.

The land falls gently south west towards the M1 motorway.



Photograph 1 – Site from field towards sports ground and Royd Lane

Additional Information

The land is designated as agricultural land located in green belt in the current adopted plan for the Barnsley UDP published December, 2000.

There are no public rights of way crossing the site.

Proposal

The proposal is for the change of use from agricultural to equestrian use, together with the construction of a single timber building to house three stables and a hay store. The stable block will be isolated from the adjacent field by a timber post and rail fence.

Fences, walls, hedgerows and trees on the boundaries will be maintained and there will be no disturbance to any of these as a result of this application. The locations of the boundary features are shown on the attached plan.

The only trees adjacent to the site are located on the motorway embankment some 75 metres from the proposed building on land controlled by Highways England.

Design Considerations

The building will consist of a proprietary manufacture timber framed and clad building with PVC coated galvanised steel trapezoidal roofing sheets coloured in RAL 65010 grass green to ensure the roof will be sympathetic to the rural nature of the surrounding area. The building will be constructed on a concrete slab, which will extend to form a paved yard area.

Parking and Access

Access to the site is through an existing opening off Royd lane, which will be fitted with a steel field gate and personal gate hung on timber posts to ensure security of animals and materials stored on site.



Photograph 2 – Site Access

New paved areas are to be in smooth finished concrete which is necessary to enable the site to be kept clean and so prevent mud and other materials from being deposited on the public highway due to vehicular and animal movements onto and away from the site.

Impact on Neighbouring Dwellings/Buildings

The stables and store are for the exclusive stabling of three horses in the ownership of the applicant and her family, and there will not be any commercial usage. The field will be used for grazing of the three horses, again exclusively for the use of the horses in the applicant's ownership.

It is considered that the works will have no detrimental impact on the adjacent premises of Nos 22 to 28 Royd Lane and Royd Hill Farm, as it will retain a rural appearance and the proposed usage will mean a reduction in the amount and size of traffic using the site.

Flood Risk Assessment and drainage

The property does not lie within a designated flood risk zone and it does not have any history of flooding, therefore a flood risk assessment is not required.

The roof is to be drained to above ground rainwater tanks with retained water for use in the stables. Rainwater from the yard area will be discharged via a dished channel to an existing land drain and soakaway system through a catch pit to prevent pollution of the ground water. There is no watercourse in the vicinity of the site to which surface water run off can be connected into or which will be affected by the discharge from the site.