

Mr H Wistow

**Detached Pump House off A6195
Park Spring Road Little Houghton
Barnsley South Yorkshire**

Planning Application

Design & Access statement

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1. Statement

PREPARED BY :

QUILL ARCHITECTURE

**7 Mulberry Close, Darfield, Barnsley, South Yorkshire
S73 9NN. Tel:- 01226 755446**

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Design and Access Statement

1.0 INTRODUCTION

Planning approval is being sought from B.M.B.C. to drain a small area of standing water from the south boundary of field No 4679, which lies to the north of the A6195 (Park Spring Road) Little Houghton. Currently the lands gravity drainage system which exists to provide field drainage does not fulfil its primary designed function. Consequently with the standing water a marsh type environment now exists. Due to this phenomenon the impact on the yearly crop yield is becoming an increasing issue which threatens the viability and sustainability of crop production. The proposal is to construct a small single storey purpose made pump/plant house as drawing CAD/QA/1500. Within the field's south boundary, the structure will be constructed as the contractor's quotation and description. The pumped water will continue to outflow into the original and existing drainage ditch positioned to the west corner of the field as shown on the location plan.

2.0 ECONOMIC CONTEXT

The development aids on an ad-hoc basis support for the existing business activities.

3.0 DESIGN OF THE SCHEME

The overall styling & design of the pump house superstructure does not have any detrimental effect on the green belt. But plays an integral part in the pro-active management of the existing field system. By addressing fundamental issues which have manifested. In addition Careful consideration relating to the overall physical appearance and impact the structure will have on the site and locality has been of paramount importance to the owner and applicant.

4.0 LAND USE

Is this justified in terms of :-

Site and surroundings –

The building is set within the green belt and follows a rural theme.

Land use –

The site constitutes part of colliery farm and does not change the land usage.

5.0 AMMOUNT

Is their justification for: -

How much development is proposed:-

The development is for a single story purpose made pump house structure with ancillary pump chamber, erected within the confines of the original field and situated near the south boundary.

6.0 LAYOUT

All site layout considerations have been taken onto account i.e. relative positions and locations, accessibility and travel distances combined with topographical and crime prevention measures.

7.0 SCALE

Are the following justified?

The size of the buildings in relation to the surroundings:-

The application is for 1 No 2m x 2m x 2.5m high building which occupies a miniscule area of 4square metres of ground along the southern boundary of the existing field.

8.0 APPERANCE

Are the following justified?

In terms of materials used:-

The proposed pump house/plant room has a standard rectilinear form and cconstructed of :-

1. A rendered concrete blockwork superstructure.
2. Built up roofing felt to roof.
3. Steel access door positioned facing towards Middlecliffe lane.
4. Finished colour to door and frame to be green BS 4800 (12B-29 juniper/dark green) RAL No 160 20 10.

9.0 ACCESS

All existing access points into the field will remain as no new accesses are required.

10.0 CONCLUDING STATEMENT

1. This design and access statement is written in support of a full planning application. and demonstrates the requirement of section 42 of the planning act.
2. The proposed development meets the requirements of national, regional and local planning policies. Therefore the local authority should be supportive of the overall scheme.

11.0 APPENDIX A

Copy notice No1 sent to tenant.

SECTION

Appendix A

DETAIL

Copy Notice

QUILL ARCHITECTURE

Town and Country Planning (Development Management Procedure) (England) Order 2010 NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on Individuals if Certificate B or C is completed)

Proposed development at:

Name or flat number
Property number or name
Street
Locality
Town
County
Postal town
Postcode

Take notice that application is being made by:

Organisation name
Applicant name Title Forename
Surname

For planning permission to:

Description of proposed development

Local Planning Authority to whom the application is being submitted:

Local Planning Authority address:

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory:

Signatory Title Forename
Surname

Signature

Date (dd-mm-yyyy)

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

[Print Form](#)