



GARGANEY TRUST

Design, Access & Planning Statement
Broomhill Flash
Nature Reserve

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1 Introduction

This statement has been prepared on behalf of our Client to support a full Planning Application for the Proposal for the Erection of a new Bird Hide to replace an existing facility on the same site at Broomhill Flash, South Yorkshire

This statement has been based on the best guidance issued by CABE to accompany the Government publication 'Guidance on changes to the development control system.'

To be read in conjunction with Plans submitted with this Design, Access & Planning statement.

Description: Construction of a new 2 storey Bird Hide to replace an existing Bird Hide structure

Applicant: Garganey Trust, c/o 11 Springfield's, Barnsley, S75 1JS

Agent: SALT Architects, 54 Lairgate, Beverley, East Yorkshire, HU17 8EU. Tel 01482 888 102 Email enquiries@saltarchitects.co.uk

Location: Broomhill Flash, Everill Gate Lane, Broomhill

2 Physical Context and Background:

Broomhill Flash

The Dearne Valley covers a vast area of land that follows the course of the River Dearne in South Yorkshire to the south east of Barnsley, to the north west of Rotherham and to the West of Doncaster. It is therefore very easily accessible for the visitor.

Historically, throughout the nineteenth and twentieth centuries the Dearne Valley was heavily mined for its coal deposits and these coal seams were not only amongst the most productive in Britain but also the whole of the World.

The subsidence caused by the mining combined with the naturally low lying land that was always prone to flooding created many areas of more permanent floodwater which became established waterbodies locally called ings or flashes. Some of these were extensive like Wath Ings, Wombwell Ings and the Bolton Ings, now all established as important wetland habitats for birds with others like Gypsy Marsh, Edderthorpe Flash, Dovelands Nature Reserve and Broomhill Flash adding to the importance of the Dearne valley as a whole.

Broomhill Flash, located two kilometres east of Wombwell is one such example of a subsidence flash. This site is operated by the Garganey Trust and covers an area of around sixty acres. This comprises of open water, grassland, and marshland. In 2004 a further twelve acres of new land was acquired, this was called Clegg's Meadow in memory of the broadcaster and environmentalist Michael Clegg. Clegg's Meadow is a hay meadow created from arable Land sown with wild flower seeds from unimproved natural meadows

The open water, which occupies around four acres in size, increased in extent between 1950 and 1965 from a small natural wetland.

Broomhill Flash forms part of a 'Local Wildlife Site' (Wombwell Ings and Broomhill Flash) which is registered in the Local Plan and protected by planning policy. During spring and autumn Broomhill Flash attracts a wide range of different birds, especially waders that are attracted to the shallow, muddy margins of the water

During the winter this place is a haven for wildlife and huge numbers of wildfowl (ducks, geese and swans) gather. The pasture land around the reserve is also an important habitat and attracts huge numbers of Golden Plovers, and Lapwings. The reserve also supports a wide variety of wild flowers and other animals such as Brown Hare.

The Site is in the ownership of the Garganey Trust. The purpose of the management of the site is to promote the conservation of wildlife associated with wet and dry grasslands and open waters, and in particular to support the breeding and wintering populations of wetland birds.

3 Existing Photographic Record



Existing south elevation of the hide



Existing access to the hide



Hide internal view



Existing view from the hide

4 Social and Economic context

The Garganey Trust aims to promote the conservation of the heritage especially Yorkshire's biodiversity and to provide access, education, demonstration and research opportunities for learning about biodiversity. Broomhill Flash was acquired for this purpose thanks to grants provided by the Heritage Lottery Fund, WREn (landfill tax operator) and local donations. The provision of the hide, interpretation board and leaflets were established to help local people and visitors access and learn about the site and its wildlife.

Barnsley Biodiversity Trust is concerned with the protection of the Borough's considerable biodiversity for the well-being of the people of Barnsley and in March 2002 published its first Biodiversity Action Plan or B.A.P. Broomhill Flash is a featured site within the plan.

6 Planning Policy

Barnsley Unitary Development Plan

The following policies have been taken into account when assessing the impact of the replacement Bird Hide at Broomhill Flash. The key element of the designs which fit with policies are those which discuss enhancement of landscape, positive contribution and opportunities to improve access whilst at the same time conserving and developing an important wildlife resource.

Extract from the UDP

‘Conserving the natural environment is a key aspect of achieving sustainable development objectives, including the protection of open land. Where possible efforts will be made not only to conserve valuable sites but, by appropriate management and improvement works, to further enhance them. Opportunities will be sought to ensure that developments make a positive contribution to the quality of the environment. Goal B - B2 To protect and enhance the countryside, valuable landscapes, higher quality agricultural land, and the natural and built environments, particularly nature conservation sites.’

Policy GS1

the council will continue to promote environmental improvements throughout the borough.

Policy GS3

the council will increasingly target resources to small scale environmental schemes and will actively assist and encourage voluntary bodies to undertake improvement schemes.

Policy GS4

public bodies will be encouraged to improve the appearance of their operational land.

Policy GS7

without prejudice and subject to the application of policies gs8, gs8a, gs8b, gs8c, gs8d, gs8e and gs9 in this plan, development within the green belt will not be permitted unless it maintains the openness of, and does not conflict with the purposes of including land in, the green belt.

Policy GS8

within the green belt, the construction of new buildings will not be permitted, except in very special circumstances, unless it is for the following purposes : essential facilities for outdoor sport or outdoor recreation, for cemeteries, or for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of including land in it

Policy GS9

development within the green belt, or conspicuous from it, should not by reason of its siting, materials or design result in significant harm to the visual amenity of the green belt.

Policy GS13

in areas designated as being of borough landscape value on the proposals map conservation and enhancement of the landscape will be extremely important considerations. subject to policy gs8, development will only be allowed if :

- a) there is no loss of valuable landscape features
- b) the nature, form and design of the development is sympathetic to the area
- c) the overall character and appearance of the area is conserved

Policy GS14

the council will continue to encourage and assist farmers and land owners to conserve and improve the landscape.

Policy GS15

the council will seek to safeguard important habitats and species from any activities which would cause disturbance, pollution or other damage. all development proposals should, where appropriate, include measures to conserve and enhance existing features of nature conservation interest and to create new nature conservation areas.

Policy GS17

sites which are designated as or potential ramsar sites, special protection areas, or special areas of conservation will be given the protection afforded to sites of special scientific interest. In addition, development proposals will be allowed only if there is no alternative solution and if there are imperative reasons of overriding public interest for them. where such sites host a priority habitat or species (as listed in the ec habitats directive) development should only proceed if required for reasons of human health or public safety.

Policy GS18

any development which may adversely affect, directly or indirectly, a local nature reserve, a natural heritage site, ancient woodland, a regionally important geological site or other nature conservation sites identified on the proposals maps, will not be approved unless it can be clearly demonstrated that there is a case for the development which outweighs the case for safeguarding the conservation interest of the site after available measures to avoid, mitigate or compensate for any adverse affects have

been taken into account, in which case the council will seek to minimise the adverse impact and/or secure compensatory provision including, where appropriate, through planning conditions or obligations.

Policy GS19

the council will review its existing landholdings and will, in consultation with English Nature, declare appropriate sites as local nature reserves. the council may also, where appropriate, purchase or enter into management agreements over privately owned sites with the intention of declaring them as local nature reserves.

Policy GS25

the following existing and proposed recreation areas which are of borough wide significance will be protected from development which would impair their availability, accessibility and particular qualities :

Dearne Valley Park

further provision and enhancement of recreational facilities will be made in these areas. where opportunities exist they will be extended, particularly in the dearne valley.

Policy GS9

development within the green belt, or conspicuous from it, should not by reason of its siting, materials or design result, in significant harm to the visual amenity of the green belt.

Policy GS22

the council will seek the retention and management of existing hedgerows, woodlands and trees both individually and in groups.

Policy GS31

development of rural recreation facilities and visitor attractions within the upper don area will be promoted subject to policies for the protection and enhancement of the green belt, areas of borough landscape value, sites of nature conservation importance and the built environment.

Policy GS33

proposals for the use of land or other development for other forms of countryside recreation will be considered having regard to the policies of the plan, including those concerned with improving the environment, green belt, landscape, nature conservation, countryside recreation activities, agriculture, rural economy and residential amenity.

Policy BE6

in assessing any proposed development to which the public will have access including roads and footpaths in residential and other areas, the council will seek, where appropriate, through the following design criteria, to ensure the creation of a fully accessible environment :

Policy BE6

the council will seek to achieve good design standards for all types of development. proposals for development will be assessed using the following design criteria :

- a) the quality of layout, and suitability of scale of the development
- b) the use, quality, design and landscape treatment of open land within the site and the area around buildings
- c) the standard of detailed design and facing materials of proposed buildings

ES4 – washlands. The proposed rebuilding of the birdhide promotes the washland area and in its use

Planning Statement – The proposal addresses the planning policies highlighted above in relation particularly with protection of precious landscapes and species, enhancement of precious landscapes and species, improving access to recreational spaces and in the design of the building itself. Broomhill Flash is a recognised ‘Local Wildlife Site’ on the proposals map. In addition, in the material use proposed for the building and the expectation of how the building structure will become a home to plants and creatures, the scheme fulfils an ambition to be low impact, carbon neutral and sustainable.

Working with Mr Jeff Lunn Chairman of the Garganey Trust and Vice-Chairman of the Barnsley Biodiversity Trust, careful consideration has been taken in the design to be sensitive to the location of the hide, working on the site of the existing to reduce the impact of new building in other areas of the site. In addition the planned construction, if Planning Permission is granted, is to construct the building during the dormant season in the winter 2011.

The existing concrete base will be reused *in situ* for part of the building helping to reduce the impact of digging and waste materials on the site

7 Flood Risk

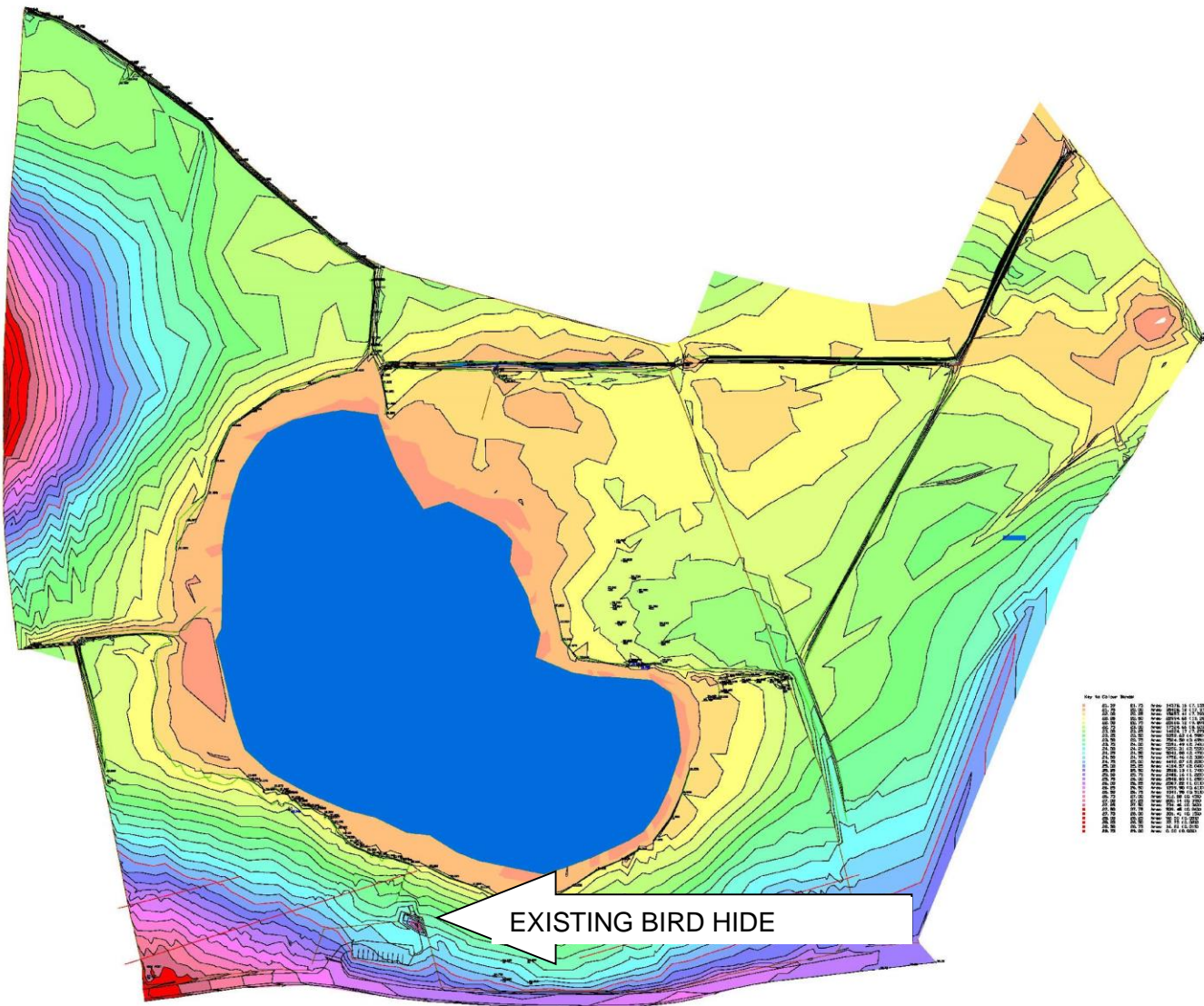
The site is within the area designated as a flood risk area by the Environmental Agency. However this is a broad brush evaluation and mapping document and does not reflect the detailed particulars of the site. In use, at the height of the worst flooding in 2007, the site of the existing Bird Hide was not flooded. See the photographic evidence below:



Broomhill Flash Flood 2007

As this is an un-serviced structure and facility, in the event of any warning of flood, the site can be locked shut preventing any public access.

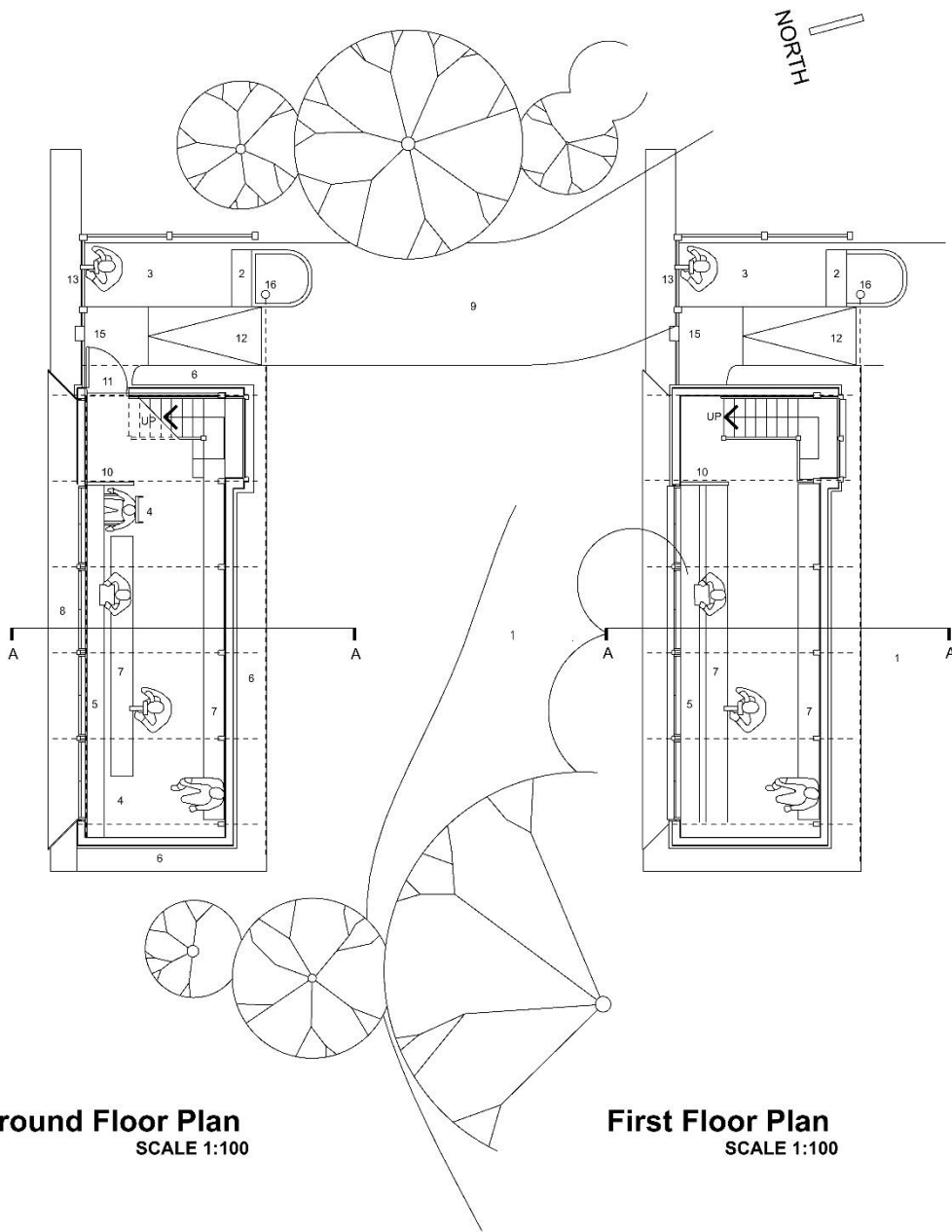
Below is a level plan which indicates that the site of the Bird Hide is above flood levels.



Key to Colour Model
 100m
 90m
 80m
 70m
 60m
 50m
 40m
 30m
 20m
 10m
 0m
 -10m
 -20m
 -30m
 -40m
 -50m
 -60m
 -70m
 -80m
 -90m
 -100m

EXISTING BIRD HIDE

REV	AMENDMENT	OWN	CHKD	APPR	DATE
CLIENT ENGLISH NATURE					
PROJECT BROOMHILL FLASH NATURE RESERVE BARNSELEY					
TITLE EXTENT OF WET AREA FOR VARYING WATER LEVELS					
 Eullen consultants Land & Survey Department 15/12 Station Place, Bradford, BD7 3JG Tel: 01274 320410 Fax: 01274 704447 Email: en@eullen.co.uk					
DRAWN BY	CHECKED BY	APPR BY	DATE		
S. MAXWELL	SG		02/10/03		
SCALE	PROJECT NO.	DRAWING NO.	REVISION		
1:1000 @ A1	SRM001	SRW			



Ground Floor Plan
SCALE 1:100

First Floor Plan
SCALE 1:100

Sustainability:

In the use of recycled new materials, embodied energy in the reuse of existing materials on site, the proposed construction using the scheme as a training project, the nil use of artificial lighting or heating makes this project fully sustainable and achieves a high level of carbon neutrality.

Use: The development will be used and managed by the Garganey Trust and open for local people, school groups as well as visitors from further afield.

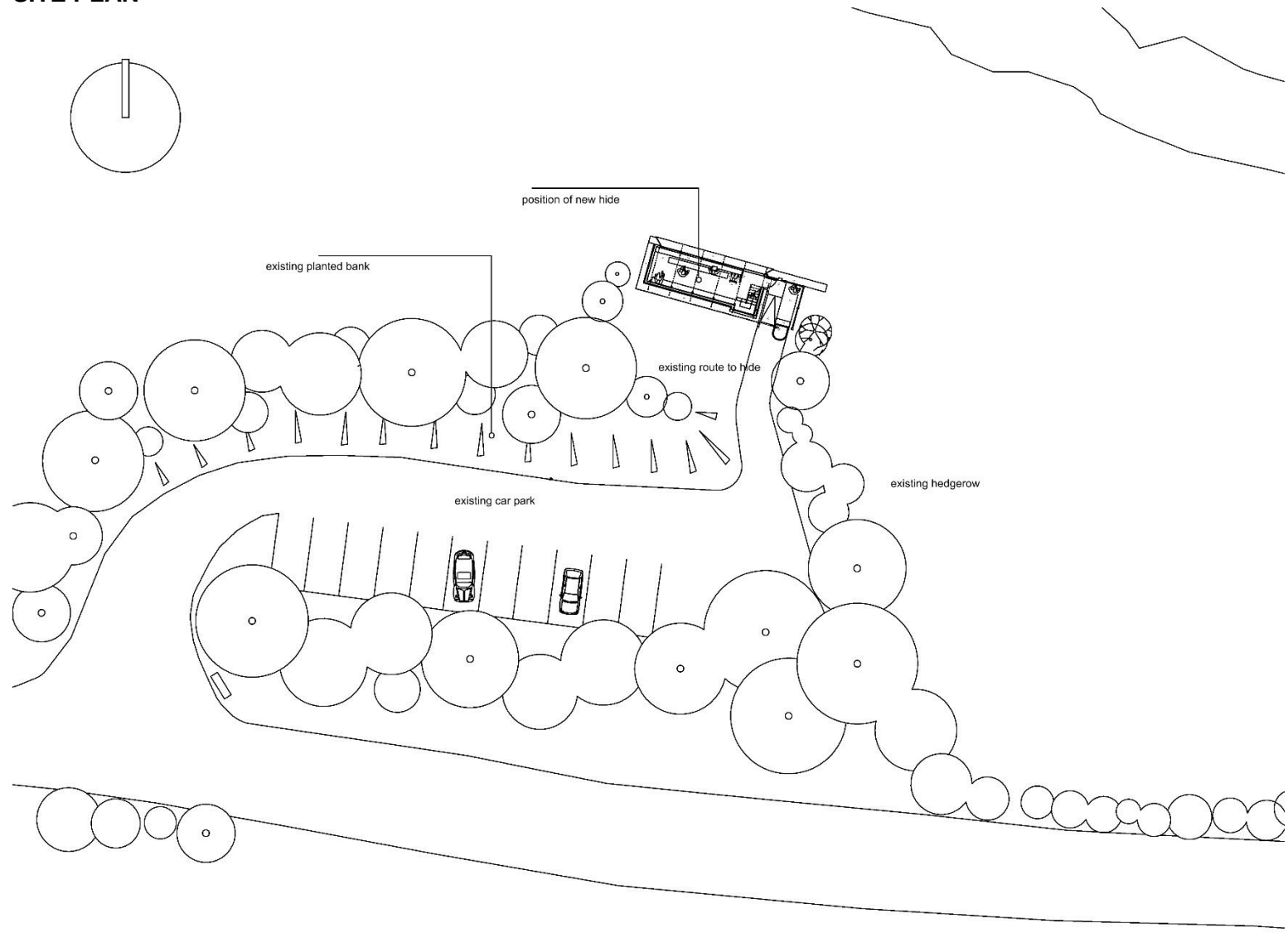
Opening is all year round with opening times from dawn – dusk, times different depending upon the time of the year.

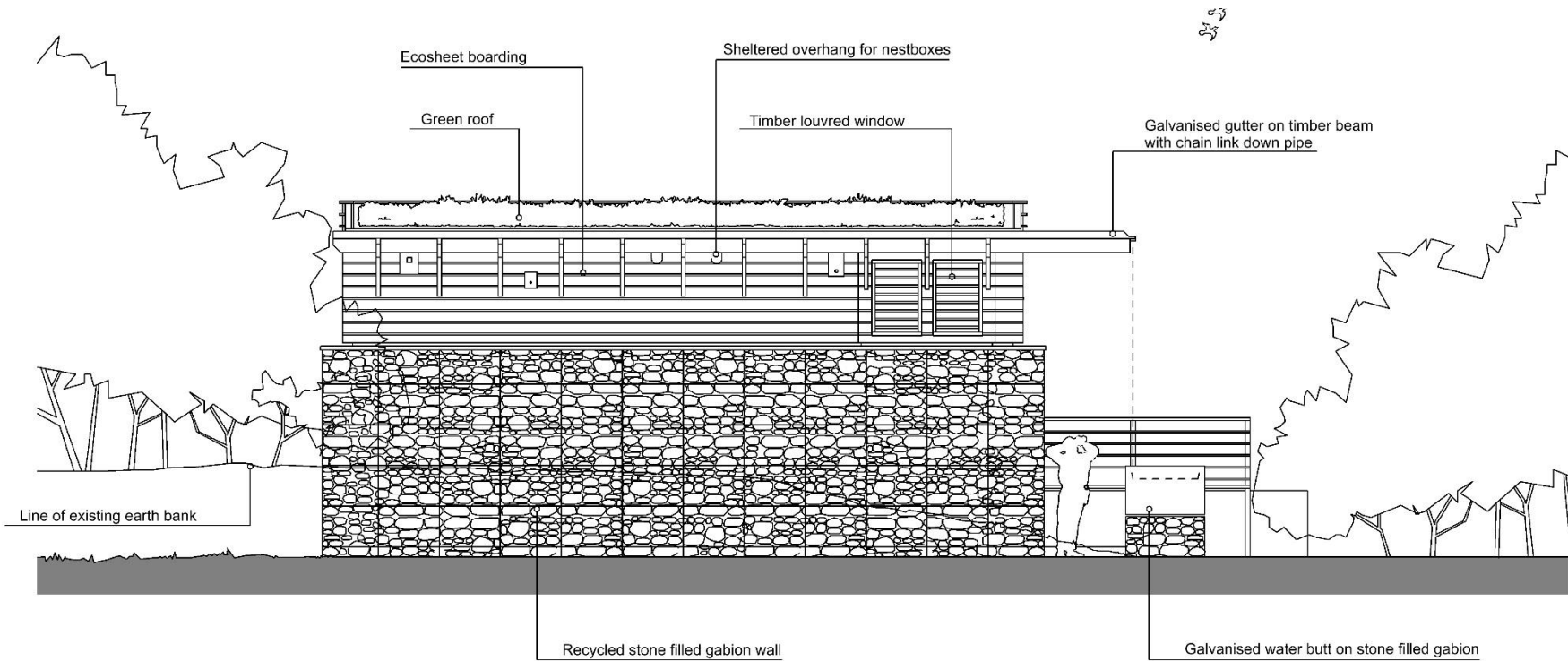
Amount: The internal floor area of the existing building is 14.5m², the concrete base 20m²

The internal floor area of the new build is 48m²

Car parking to the site is free

SITE PLAN





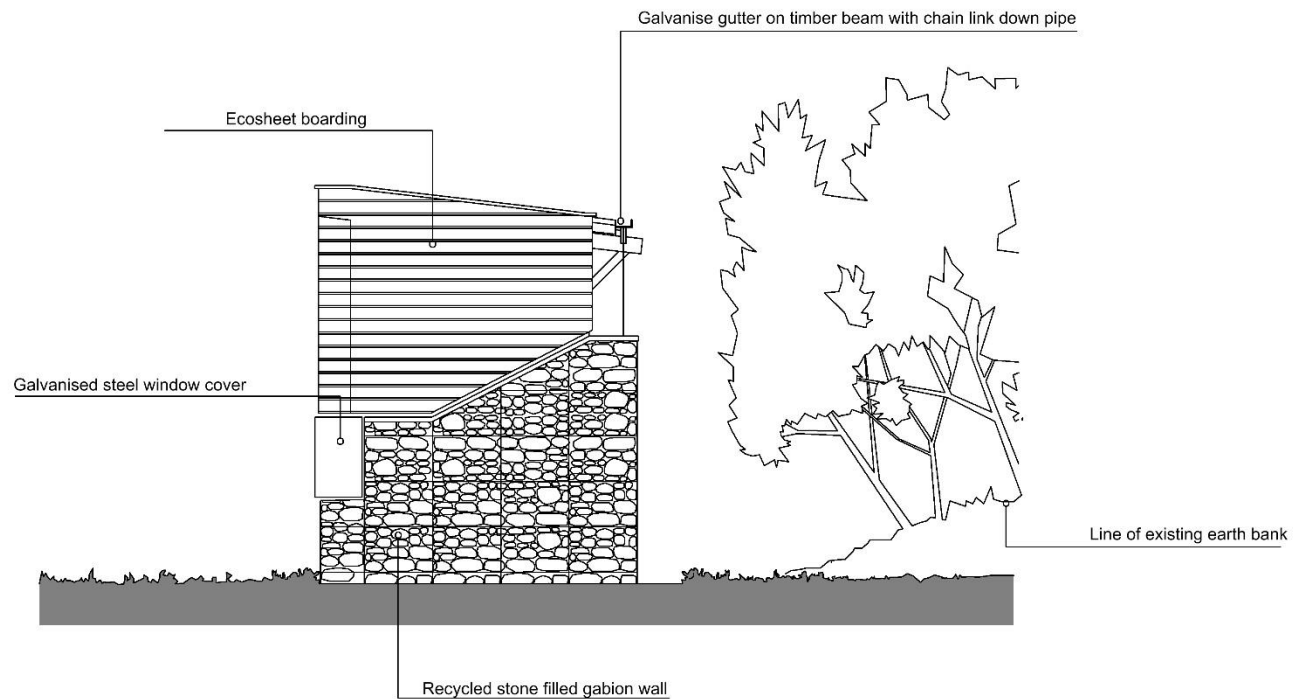
South Elevation SCALE 1:100

Landscaping: The existing hedgerows of Hawthorn, Elder and Willow are largely unaffected by the building works. As part of the enhancement scheme on site, any planting removed for construction access will be fully reinstated post construction.

Access Issues

Declaration of Accessibility and Inclusion Declaration of compliance with AD M (2004 Edition)

The premises are designed to provide an accessible environment; easy to use by all that supports inclusion and meets the guidance contained within Building Regulations Approved Document M 'Access and use of buildings' 2004 Edition (or other appropriate standard).



West Elevation SCALE 1:100

9 BIODIVERSITY STATEMENT

Broomhill Flash is an important biodiversity asset in the Borough of Barnsley and has been recognised as such as a 'Local Wildlife Site' protected by planning policies.

It is important for its wet grassland, open water and hay meadow habitats which support a rich range of animals and plants.

10 CONCLUSION

It is considered that the proposals have addressed all relevant issues including:

Site and Landscape – Reuse of an existing site

Design – The building is designed to a high standard and the scheme works well with particular regard to scale and appearance in the context of the existing naturalised environment.

Sustainability – The development contributes positively to the sustainability and inclusive ambitions of the local community, both in terms of the building itself in its use of materials, construction methods and training opportunities.

Impact -The proposal works well in scale and in the way it uses the existing site and landscape

Policy - This application complies with all the relevant planning policy locally and nationally, therefore should be supported and approved by the planning authority.