

DESIGN & ACCESS STATEMENT FOR PROPOSED SNACK BAR FACILITIES AT MAPPLEWELL MEADOWS FARM

Background

The site, as identified on the submitted drawings, has been used for many years for walking, horse riding, cross country events and has associated picnic areas and a fishing pond.

Two small, transportable units have been installed on the site to provide snackbar and coffee shop facilities for site users.

The Site

The site was formally part of the National Coal Board (Coal Authority) network of mines and associated activities. Following the contraction of the mining industry the land has undergone remediation including extensive tree planting. A strong network of footpaths has been introduced to encourage leisure activities and is used extensively by the local communities.

The site is allocated as green Belt in the recently adopted Local Plan.

The site comprises several paddocks and stabling for horses and open grassland interspersed with woodland.



Figure 1. Showing approx site boundary

The land is situated to the east of Darton with Mapplewell to the north, Wilthorpe to the south and Smithies to the east.

There are no residential properties affected by the proposals.

Due to the nature of the activities and extensive number of locations for the activities to take place there are no fixed parking arrangements.

As is typical of this type of rural location (for example Clumber Park near Worksop) where parking is at the visitor's discretion with guidance by site/event management as necessary

Proposals

The proposal is the reuse of 2No 6mx 2.4m former metal shipping containers clad in timber boarding and situated as shown on the submitted plans.

These provide 'snack bar' facilities. These will serve both hot and cold food to visitors to the site. This is considered to be A3 use as the food/drink are likely to be consumed on the site.

They should not be confused with the traditional 'Hot Food Take-away'. Their use will be limited to serve the public light snacks on an ad-hoc basis when group activities are taking place or for walkers, cyclists, birdwatchers etc when weather permits, and the expected number of visitors warrants the facilities to be open.

The units have been fitted out with all equipment required for its intended use including a staff welfare facility (chemical toilet)

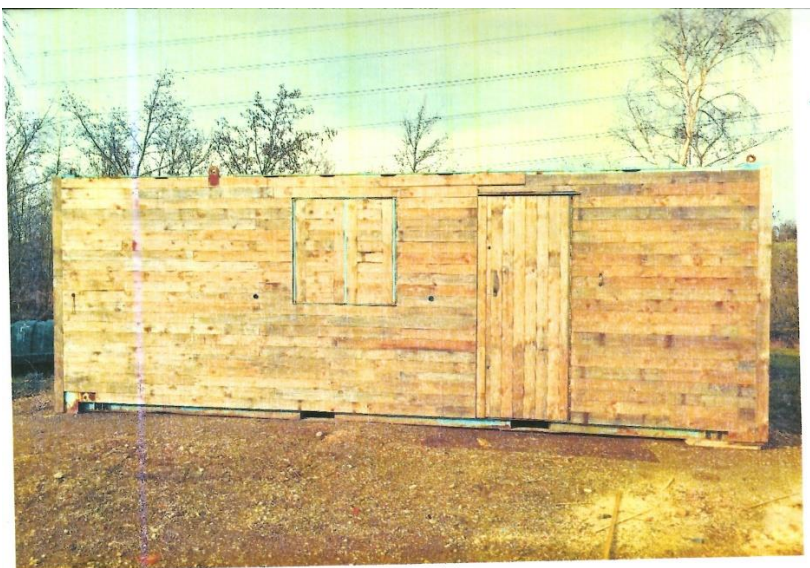


Figure 2 UNIT A

The units will be available for walkers, runners, equestrian events and fishermen. These groups include Royston Pony Club, Saffronlyn Gundogs and Equestrian Clinic, Kingston Cross Country Running Club as well as local people using the land for recreation purposes. Visitors have included Mr Dan Jarvis who took part in a cross-country event.



Figure 3 CROSS COUNTRY RUNNING



Figure 4 EQUESTRIAN EVENT

Planning Policies

Barnsley M.B.C adopted the new Local Plan in January 2019.

The Local Plan sets out the key elements of the planning framework for Barnsley, and the approach to its long-term physical development to achieve the Council's vision of what sort of place Barnsley wants to become.

The document reflects the council's hopes and aims for the people who live, work, run businesses and enjoy leisure in Barnsley.

Policy GB1 Protection of Green Belt explains that the general extent of the Green Belt is set out on the Key Diagram within the 'Plan'. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy.

Most of Barnsley's countryside is Green Belt and account for almost 75% of the borough (The Green Belt in the last development plan proposals map, the UDP, amounted to 77% of the Borough). The Green Belt will continue to fulfil its longstanding role in the Borough of helping to conserve the natural environment by restraining development and assisting in the process of urban renaissance.

National guidance in the NPPF sets out some uses which are generally acceptable in the Green Belt.

The NPPF states at paragraph 89 that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.

Exceptions to this are:

- Buildings for agriculture and forestry
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries
-

The proposals comply fully with the policy to allow appropriate facilities for outdoor sport, outdoor recreation and for cemeteries. (No burials anticipated)

The proposed movable units are constructed from recycled materials. The external timber cladding complements the existing, earthy palette of colours. The units are located with a backdrop of woodland and do not compromise the openness of the Green belt

The opening times will be limited. Due to the relatively isolated geographic location of the site, away from existing commercial centres, there will be no effect on local businesses.