

Proposed New Development at:

Cannon Hall Farm, Cawthorne, Barnsley,
S75 4AT.



DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

- 1.1 This Design and Access statement has been prepared by Walkers Associates on behalf of Cannon Hall Farm in support of an application for the Sheep Racing Arena at Cannon Hall Farm, Cawthorne, Barnsley, S75 4AT.
- 1.2 This Design and Access Statement is to be read in conjunction with the submitted application drawings for Cannon Hall Farm Sheep Racing Arena and other supporting information.
- 1.3 The Statement covers all key criteria involved in the design process and the design principles on which the scheme is based. It is subdivided into the following seven sections:
 1. Introduction
 2. Overview of the Development
 3. Assessment of the Site
 4. Site Topography
 5. Design
 6. Access
 7. Summary of Benefits
 - 8.
- 1.4 The generalised description of the proposal is the creation of an outdoor arena ancillary to a farm visitor attraction.

2.0 OVERVIEW OF THE DEVELOPMENT

The overall scope of the proposal is to create an additional attraction to the existing ongoing farm activities for both adults and children.

Recent events regarding cross infection problems between animals and visitors has led to a general redesign of the facilities to create greater separation whilst retaining access and visibility. The proposed new Arena supplements the restrictions which this has made whilst retaining visitor numbers and interest to the existing tourist attraction.

3.0 ASSESSMENT OF THE SITE

3.1 CONTEXT

- 3.1.1 Location: The site of the proposed works lies within the ownership boundaries of Cannon Hall Farm – refer to submitted drawings.



- 3.1.2 Current Use: Open farm land – livestock pasture.
- 3.1.3 Site Characteristics: Open grassland with views towards Cawthorne.
- 3.1.4 Scale, Height and Massing: Not applicable
- 3.1.5 Appearance, Details and Materials: Timber 5 bar fence construction with 970mm overall height enclosing the boundaries of the proposed Sheep Racing pedestrian access routes, race track and inner service pathway inclusive of raised observation platform and timber side enclosure.

3.2 EVALUATION

- 3.2.1 No physical obstacles have been found to prevent the proposed works from being procured and constructed.

4.0 SITE TOPOGRAPHY

4.1 GENERAL TOPOGRAPHY

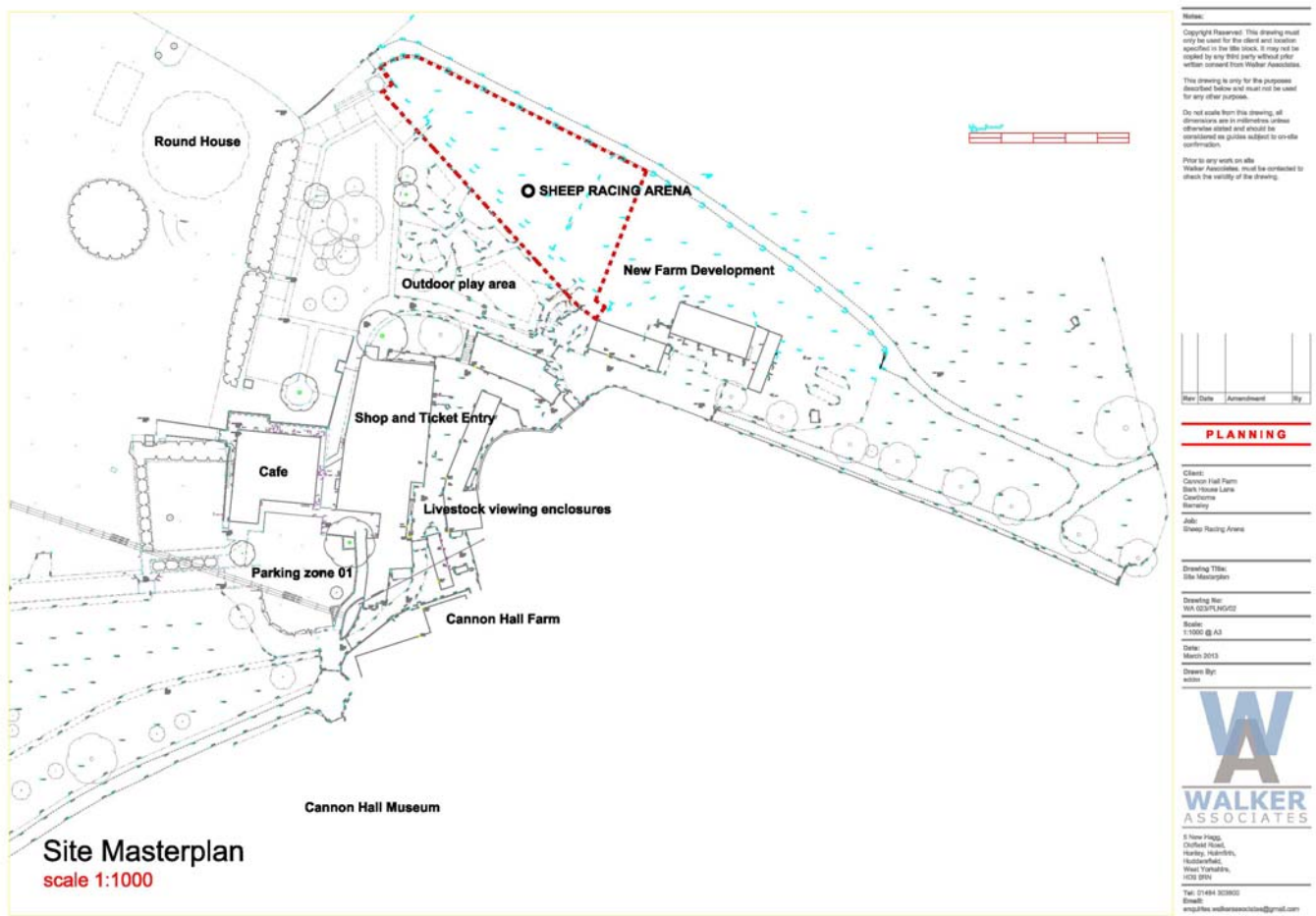
4.1.1 Overall the site area level is a sloping site falling towards the East.

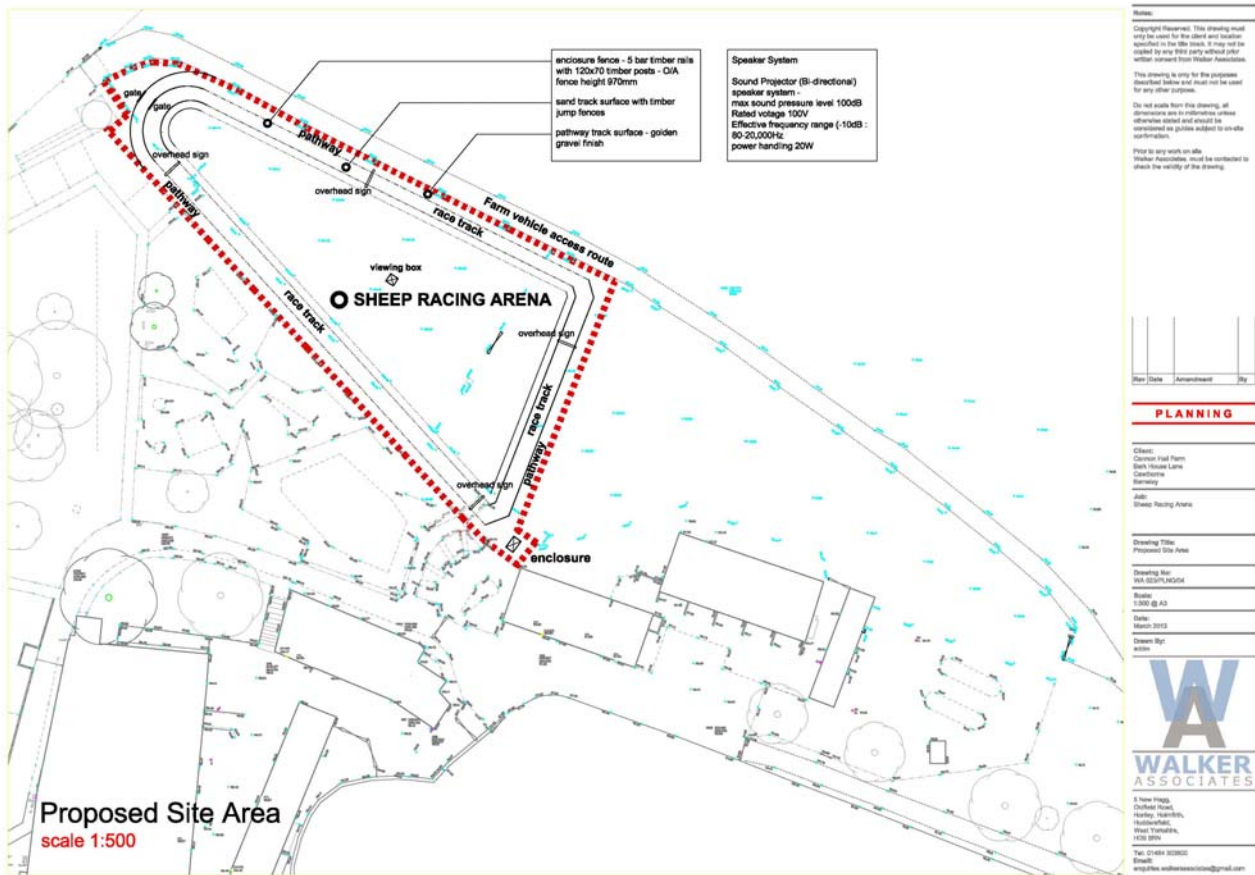
4.1.2 Detailed site levels have been are indicated on the existing plan - Refer to submitted drawing.

5.0 DESIGN

5.1 DESIGN OBJECTIVES

- 5.1.1 To create an additional site facility with minimal visual impact combined with the use of appropriate materials. Provide a sound system which does not create disturbance to adjoining residential areas.





6.0 ACCESS

- 6.1 Access for pedestrians onto the site remain unchanged from the existing access routes with the addition of a new 2m wide pedestrian pathway around the new track perimeter. All access levels remain as existing ground levels permit with maximum gradients of 1:20 for new routes created.

7.0 SUMMARY OF BENEFITS

- 7.1 Approval of the submitted application would result in the existing grass land to be fully used throughout the year for visitor activities and use at the farm subject to the designated times of use restrictions avoiding critical noise disturbance periods for adjoining residents.
- 7.2 Increase of facilities and attractions to the existing Farm Centre to compensate for access amendments enforced to avoid cross infection risks.
- 7.3 Improvement to the existing successful Tourist attraction for the Barnsley region.