

DESIGN & ACCESS STATEMENT FOR PROPOSED COFFEE SHOP AND CAFE AT MAPPLEWELL MEADOWS FARM

Background

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

A town & Country Planning application was approved for a small , unit have to be installed on the site to provide independent snack bar and coffee shop facilities for site users.

The facility has been operating successfully for over 18 months, including during the covid lockdown period.

Foot fall as increased week on week from the opening, despite having to close due to the lack of covered seating areas for customers during periods of inclement weather.

The number of visitors to the coffee shop has been over 250 people per weekends with greater numbers on good sunny days.

The site attracts visitors from the total surrounding area Wilthope, Darton , Monk Bretton and of course Mapplewell and Staincross and is great success with increasing numbers of regular, returning visitors.

Verification of the number of visitors is available up to the point of track and trace ended but does show the weekly up lift in visitors to the point of 250 visitors on only 20 hrs of opening per week.

The visitors include:

1/ dog walkers

2/ families and their dogs

3/ horse riders

4 / mountain bikers

5/ walking groups

6/ the newly formed Mapplewell Meadows Walking Group.

7/ there have been number nature walk around the site and river. Due to popularity of these walks further adventures are planned

8/ fisher men both from the pond and the riverside.

The Applicant is actively building dialog with local groups and hopefully schools to show children the local country side and wild life that hey live close to.

Currently food that is served from the small coffee shop is quite basic pinins, limited sandwiches/ cakes and a variety of hot and cold drinks but have been asked regularly for a more substantial varied menu/ or meals.

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 building type would be a modular type with timber cladding and green sheeting to the roof giving it a rural/agricultural appearance.

The building will be situated approx. 15m to the north of the existing coffee shop on a level plateau edged along the south and east with a low wall of stone boulders salvaged from across the site.

There are no trees within the area of the proposed development and no trees will be affected by the proposal. However, there will be a green backdrop around the north, east and west sides comprising trees and bushes. The land rises away from the site to the north so the proposed building will have a green background when viewed from around the site.

Windows are included so that visitors can enjoy the extensive views. From the site of the proposed building, it is possible to see to Penistone to the west and the wind turbines on the Pennines. The centre the whole of Barnsley and local land marks including the General Hospital and The Town Hall can be seen. To the east the wind turbines at Darfield and the full Dearn valley is on view.

With the increase in size of the café and having more internal room it will be possible to encourage wildlife lessons etc. There has been enquires for.

- wild reef building lessons
- bird box building and placing them around site so they can see the birds nesting

The location of the proposed building is shown on the submitted drawings.

The 'Coffee Shop' is ideally located to serve walkers, cyclists, cross country runners, birdwatchers, ramblers and fishermen.

The 'Coffee Shop' will serve hot drinks and packaged snacks, crisps, chocolate bars etc. along with hot meals. It will have flexible opening hours depending upon the frequency and duration of equestrian events, the season, prevailing weather conditions and likely number of visitors.

Groups that will have access to these facilities 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 2 CROSS COUNTRY RUNNING



Figure 3 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 external timber cladding and green roof will complement the existing, earthy palette of colours. The building will be located with a backdrop of woodland and will 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.