DESIGN & ACCESS STATEMENT FOR PROPOSED CARAVAN PARK

MAPPLEWELL MEADOWS FARM, HILL END ROAD, BARNSLEY

Revised 27-01-22

Background

Mapplewell Meadows 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 to provide snack bar and coffee shop facilities for site users.

The application is for a small area of the overall ownership to be used as a caravan site

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.

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

Mapplewell Meadows comprises several paddocks and stabling for horses and open grassland interspersed with woodland. See Ecology Report for further details.

There are no trees on the proposed caravan site or associated access

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 for a caravan site for a maximum of 25 touring caravans/motor homes.

Access will be via the existing entrance to Mapplewell Meadows Farm from Hill End Road

No hard surfacing is proposed

Initially it is intended that the pitches will be arranged informally with separation distances meeting accepted standards regarding separation distances etc.

It is not proposed that the pitches will be 'serviced' and it will be necessary for visitors to the park to have adequate washing, toilet, cooking and electrical provision within their unit.

However, there will be a fresh, potable cold water supply and waste water Drainage to main sewer.

Disposal of chemical toilet effluent will be to a collection tank to be emptied periodically.

There is no proposal shower or toilet block at the moment but if successful this will be considered with the appropriate applications to the L.P.A..

This will be a seasonal site opening March to October.

There will not be any static caravans on this area and is only a touring site.
The proposal will benefit the area by:

- job creation on Mapplewell Meadows Farm .
- Attract visitors to Barnsley with easy access to town centre as the site drops into urban Barnsley.
- within 20 minutes' drive to over 10 major attractions locally.
- A boost to the surrounding economy
- When holding events on Mapplwell Meadows it offers visitors the facility for stay over and visit Barnsley.

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 he 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 recreation, outdoor sport, outdoor recreation and for cemeteries. (No burials anticipated)