

**Design and access statement for the retention of a  
retractable barrier across a private road**

**Bryn Hall Farm  
Bryn Gates Lane  
Wigan  
WN2 5JY**

**Mr Stuart Baldwin**

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## **Appearance**

A retractable barrier across a private road is being applied for retrospectively. The barrier is yellow and red painted steel. It is in place to prevent trespassers over the private land.

## **Use**

The barrier is on a timer switch which leaves it open between 07:00 and 18:00. The applicant has issued key fobs to all the residents who need access with a vehicle during the times when the barrier is closed.

A public right of way runs down the lane, and when the gate is open the access is unrestricted. When it is closed there is a 1m wide pedestrian access at the side of the barrier.

## **Conclusion**

The development represents appropriate development in the Greenbelt, it is sited in an existing farm yard setting, closely linked to existing agricultural buildings. There is no significant impact on residential amenity. The barrier provides peace of mind for the residents in that they can rest assured that no night time invaders would be able to access the site in vehicles, which is a security issue for the farm and the residential dwellings. It prevents the private road being used as a "rat run" between Bamfurlong and Bryn.