

SERVICE YARD MANAGEMENT PLAN

**Change of use and extension of warehouse (B8) to form bakery (B2) with
addition of 12no. flues to roof**

**Unit 4, Bleachcroft Way, Stairfoot,
Barnsley, S70 3PA**

May 2026

1.0 INTRODUCTION

Full planning permission, (ref. 2025/0460, dated 25 September 2025) has been granted for the change of use and extension of a Use Class B8 warehouse to form a Class B2 bakery with the addition of 12no. flues to roof Unit 4 Bleachcroft Way, Stairfoot, Barnsley, S70 3PA.

Condition 4 attached to this consent requires submission and approval of a detailed strategy for managing hours of operation, servicing, deliveries, and vehicle movements associated with the approved bakery use, loading and unloading, minimising noise and monitoring.

The condition reads as follows:

- 4 The development shall not be brought into use until a detailed service yard management plan shall be submitted to and approved in writing by the LPA. The plan shall include but not be limited to:
- Hours of operation including servicing, deliveries, and dispatch
 - Type and size of delivery and servicing vehicles
 - Loading / unloading procedures including bays and turning facilities
 - Vehicle routing and swept path analysis within the site
 - Measures to minimise noise, idling and disturbance particularly during early or late hours
 - Monitoring regime and system for identifying and correcting issues that may emerge.
- Reason: In the interests of highway safety, in accordance with Local Plan Policy T4 New Development and Transport Safety**

The purpose of this Service Yard Management Plan (SYMP) is to provide all necessary information to address the above requirements and to control, minimise and monitor any impact which may arise during the use of the service yard. Each of the above matters is considered below.

The SYMP prepared in accordance with Barnsley Local Plan Policy T4 (New Development and Transport Safety) and aims to ensure safe, efficient, and neighbour-sensitive operation of the service yard. Reference is made throughout the Statement to the appended swept paths analysis.

2.0 SITE CONTEXT AND LAYOUT

The site comprises unit 4 Bleachcroft Way, Stairfoot, located some 2.5km east of Barnsley town centre. The property is a large single storey building extending to some 2695sq.m of former warehouse space, with ancillary office and staff facilities. It has roller shutter doors in the front elevation and

a large service yard to the side of the premises.

On the opposite side of Bleachcroft Way is a former B&Q which have been vacant for some considerable time. A range of retail units are located east of the premises, including Tesco Extra, B&M Home Store, Pets at Home, Harvey's Furniture and Dunelm which form part of a retail park.

The approved Block Plan (Drg. 007) confirms the site benefits from the following key features:

- a dedicated service yard area to the side/rear of the unit;
- defined vehicular access and egress points;
- segregation between parking and servicing areas; and
- turning space within the site to allow vehicles to enter and exit in a forward gear,

3.0 HOURS OF OPERATION

It is proposed the following hours will apply to the approved use:

Production hours:

Mon-Fri: 24hrs

Sat: No production other than the Christmas period

Sunday: 0300-2030, production only

Deliveries and dispatches

Deliveries: Monday-Friday 0700-1500

Dispatches: Monday-Saturday 0200-0500

No deliveries or dispatches on Sunday

4.0 TYPE AND SIZE OF VEHICLES

All the vans used by the bakery are no larger than 3.5t extra-long wheelbase box vans or sprinters. Key dimensions are shown below.



Figure 1 Typical 3.5t extra-long wheelbase van

5.0 LOADING / UNLOADING PROCEDURES

Designated Areas

- All loading/unloading will take place within the defined service yard shown on the approved Block Plan. Drg 007;
- No loading will occur on the public highway.

Operational Procedure

- Vehicles will report to site and be directed to designated bays;
- Trained staff will supervise all unloading/loading operations;
- Use of forklifts/pallet trucks will be controlled to minimise noise;
- Engines must be switched off during loading/unloading (see Section 7).

Turning Facilities

- The yard is designed to allow vehicles to:
 - Enter in a forward gear
 - Manoeuvre within the yard
 - Exit in a forward gear

No reversing onto the public highway will be permitted.

(See following section.)

6.0 VEHICLE ROUTING AND SWEEP PATH ANALYSIS

Routing

- All vehicles will access the site via Bleachcroft Way;
- Drivers will be instructed via delivery management plans and signage.

On-site Movement

- Clearly defined circulation routes within the yard;
- Adequate space for turning and manoeuvring as per approved layout.

Swept Path Analysis

- The site layout has been designed to accommodate the 3.7t vehicles used for deliveries and dispatches together with larger vehicles as demonstrated in the swept path analysis attached at Appendix 1 which demonstrate that all manoeuvres can be undertaken within the site boundary without overrun into pedestrian or parking areas.

7.0 MEASURES TO MINIMISE NOISE, IDLING AND DISTURBANCE

The following mitigation measures will be implemented to ensure no harm to amenity arises.

Noise Control

- No dropping of tailgates or metal items;
- Use of rubber-lined or noise-dampened equipment where possible;
- No external tannoy systems.
- Use of self-adjusting 'smart' vehicle reversing alarms to automatically adjust volume, operating at lower, quieter levels in quiet environments when reversing.

Engine Idling

- Strict no idling policy:
 - Engines must be turned off immediately upon arrival;
 - Signage displayed within the yard;
 - Compliance monitored by site management.

Timing Controls

- Early morning and late evening deliveries minimised
- Sensitive activities (e.g. unloading heavy goods) avoided outside core hours

Staff Training

- All staff and drivers will receive induction on:
 - Noise-sensitive behaviour;

- Yard procedures;
- Local constraints.

Safety Measures

- Clear demarcation of pedestrian and vehicle routes;
- Adequate lighting for early/late operations;
- Use of banksmen where necessary for larger vehicles;
- Speed limits within the yard (max 5–10 mph).

8.0 MONITORING AND REVIEW

Ongoing Monitoring

- Site manager responsible for overseeing yard operations
- Daily checks to ensure compliance with:
 - Delivery times;
 - Idling restrictions;
 - Safe manoeuvring.

Complaint Handling

- Any complaints from neighbouring occupiers will be:
 - Logged and investigated within 24 hours;
 - Reviewed to identify root causes;
 - Addressed with corrective action.

Corrective Measures

May include:

- Revising delivery times;
- Restricting vehicle sizes;
- Additional staff training;
- Physical layout adjustments (if required).

Review Frequency

- Formal review of the plan every 6 months (first year), then annually;
- Updates submitted to the LPA if required.

9.0 COMPLIANCE

This plan will be implemented prior to first occupation/use of the development and adhered to thereafter.

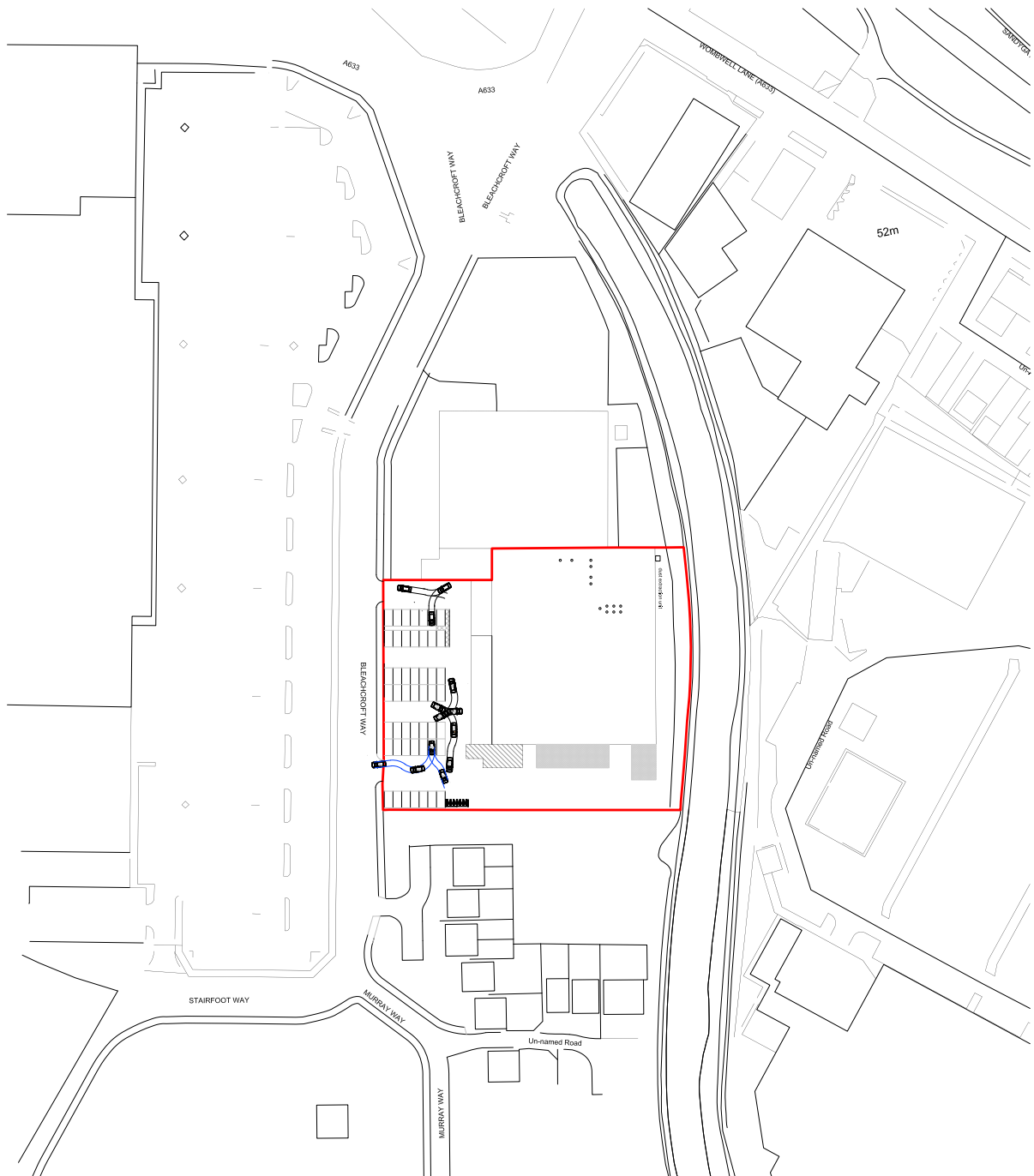
10. Conclusion

This proposed Service Yard Management Plan will ensure the servicing of the approved bakery use will operate effectively and responsibly with safe and efficient servicing operations and in full compliance with Local Plan Policy T4 and Condition 4 of planning permission 2025/0460.

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APPENDIX

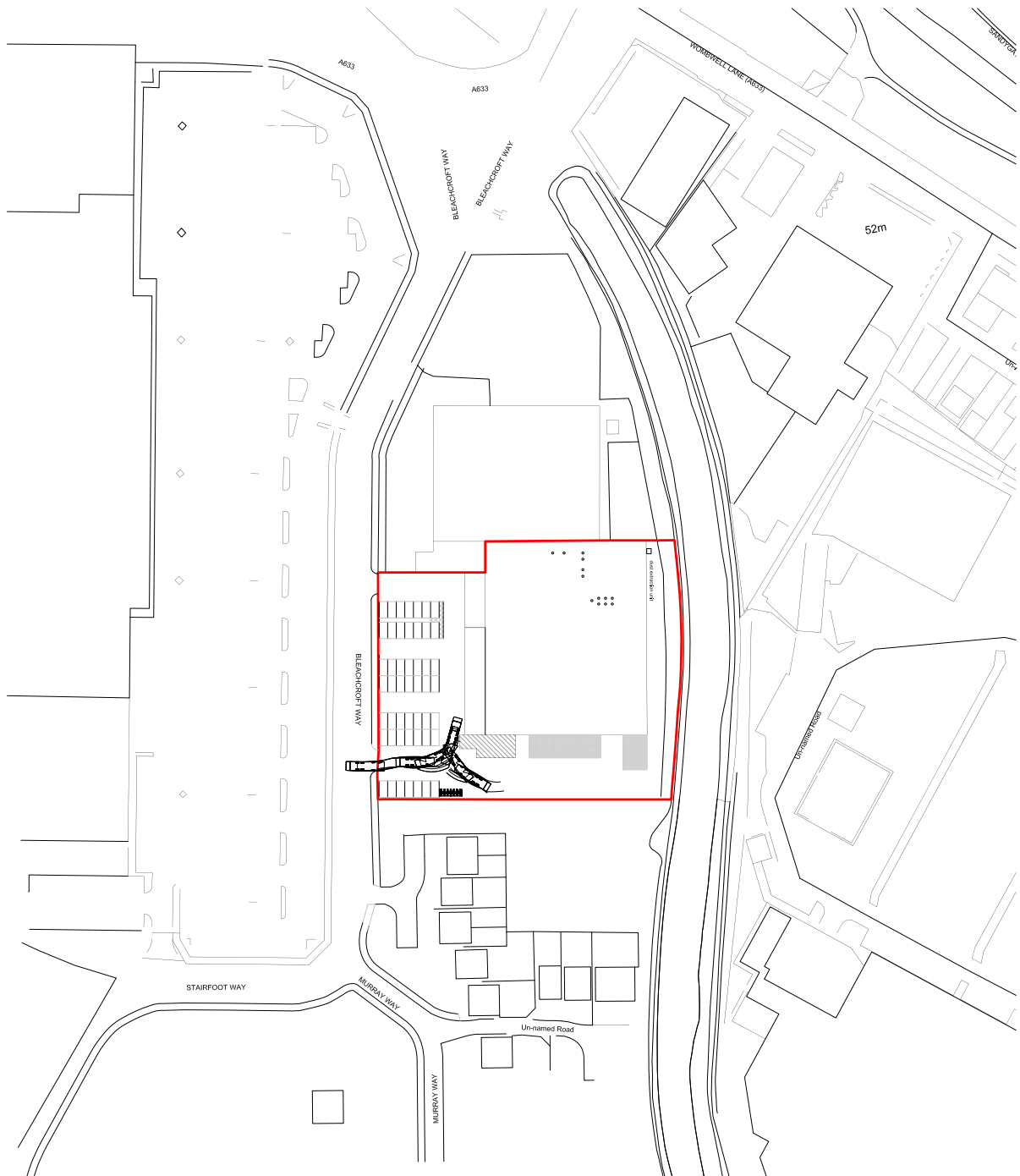
Swept path analyses



NOTES
 Esham, Cnr
 Overall Length 4.525m
 Overall Width 1.424m
 Overall Body Height 1.424m
 Max Body Volume 1.424m
 Max Body Volume 1.424m
 Lock to Lock Time 4.505s
 Kern to Kern Turning Radius 4.550m



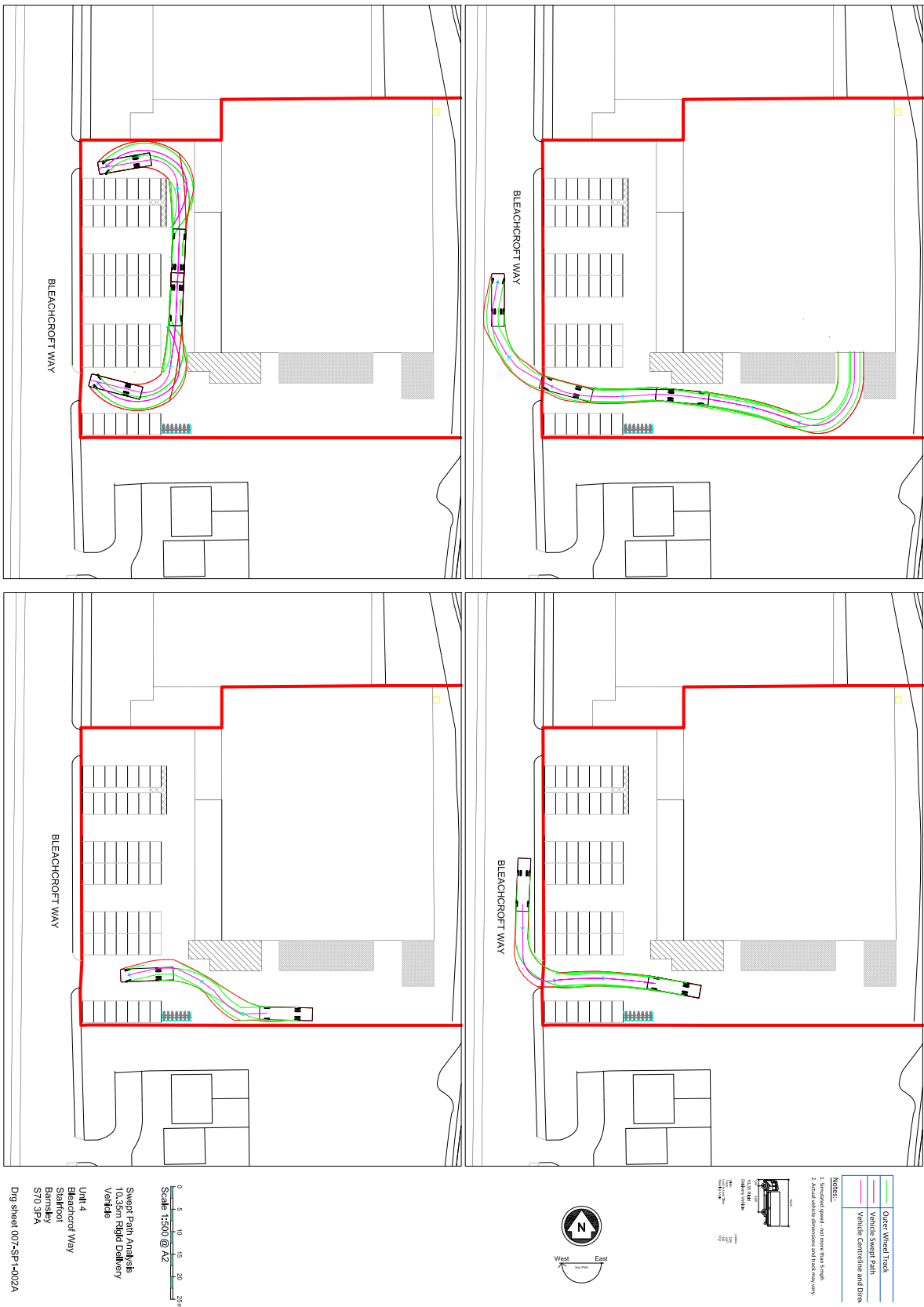
Scale: 1:100
 Date: 10/10/2023
 Project: Service Yard - Cnr
 Unit: 4 Bleachcroft Way
 Site: Stairfoot Way
 Site No: S70 3PA
 Dwg Name: 007-SYF-1401

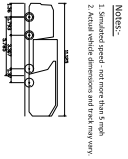
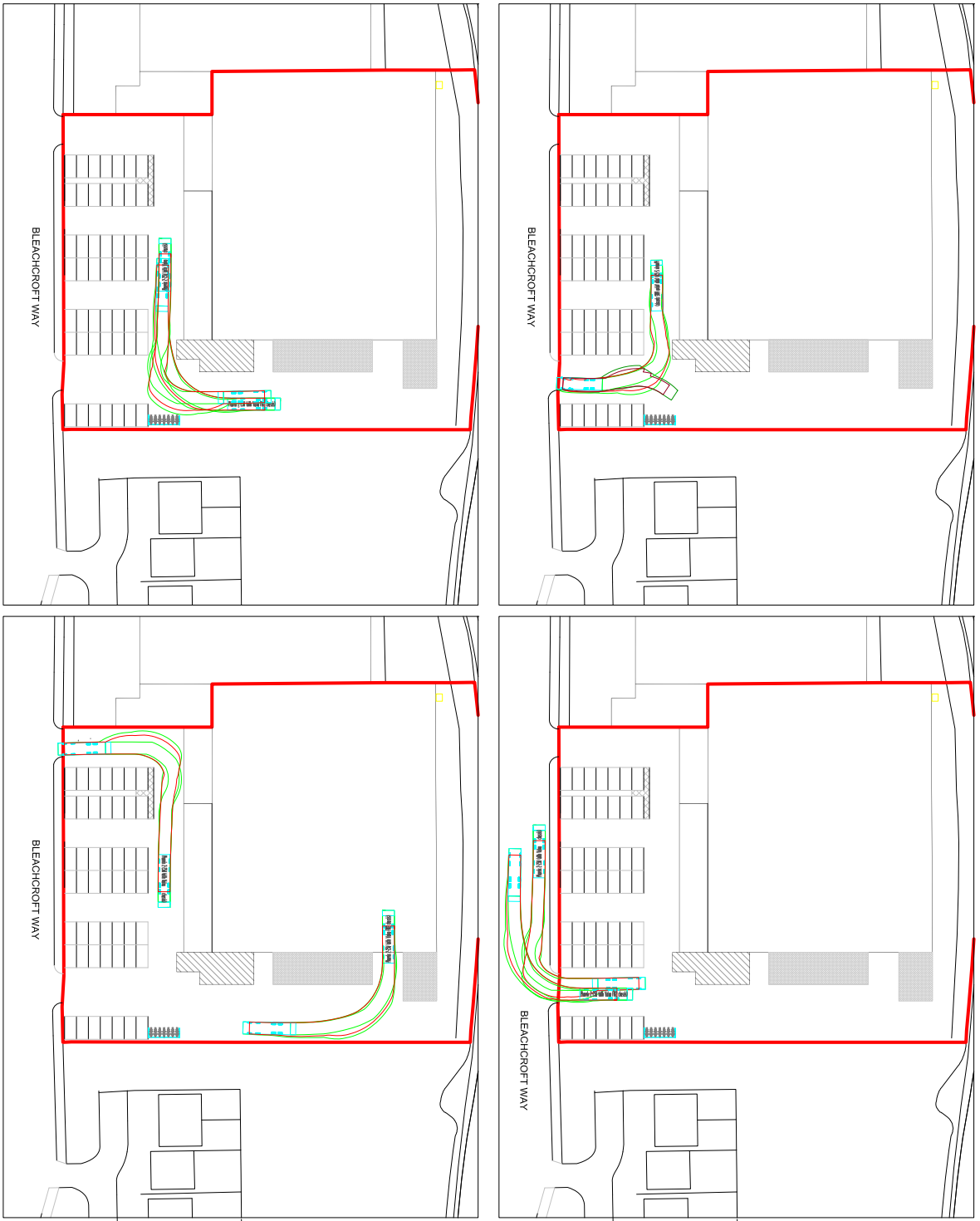


NOTES
 Overall Length = 41.704 m
 Overall Width = 22.474 m (including mirrors)
 Overall Body Height = 2.880 m
 Kerb to Kerb Turning Radius = 12.714-17.281 m (turning circle)
 Lock to Lock Area 4.005



Scale: 1:1000
 Date: 10/10/2023
 Project: Stairfoot
 Client: Stairfoot
 Designer: Bradley Stankler
 Drafter: Bradley Stankler
 Dwg No: DS/ST/23/002





Notes:
 1. Standard floor and concrete slab finish
 2. All cable tray dimensions in 100mm increments
 3. Cable tray depth shall be 100mm
 4. Cable tray width shall be 100mm
 5. Cable tray height shall be 100mm
 6. Cable tray length shall be 100mm
 7. Cable tray material shall be 304 stainless steel
 8. Cable tray finish shall be powder coated
 9. Cable tray shall be supported by brackets
 10. Cable tray shall be installed in accordance with BS 6843



Scale 1:1500 @ A2
 0 5 10 15 20 25m
 Sweep Path Analysis
 Phoenix 2-25W (with Volvo FM12 chassis)
 Unit 4
 Bleachcroft Way
 Stairfoot
 Barnsley
 S70 3PA
 Dwg sheet 007-SP1-003