



PLANNING CONSULTATION RESPONSE

Application No	2025/0797
Proposal	Demolition and re-build of existing house with associated work to boundary walls (custom/self build)
Address	Berry Well, Kirkwood Bridge Lane, Spring Vale, Sheffield, S36 6AX
Date of Consultation Reply	26/01/2026
Consultee	BMBC PROW – C Farley

Consultation Assessment and Justification

Although no Public Rights of Way appear to be directly affected by the proposed development, ie on the development site, two Public Footpaths (Oxspring FP 15 and Penistone FP 103) are potentially affected. Oxspring FP 15 runs south along the single access track from Sheffield Road to the site and then beyond the site and up some historic stone steps. Penistone FP 103 runs south of the tunnel westwards to join the TPT.

We have concerns regarding site traffic along this very narrow access track and how they propose to turn their vehicles adjacent to the development. In the design and access statement they state it is a little used path. We do not feel this is the case and pedestrians should be protected from site vehicles at all times. If the proposals are approved, we would need assurance that there will be no vehicles parked on the public footpaths and when vehicles are on site, banksmen will be used if reversing up and down the access track to protect pedestrians

The applicant should be aware that the Council is only responsible for maintaining the footpath in a safe condition for pedestrians. Any maintenance to vehicular standard is the responsibility of the landowner and any damage caused to the surface by vehicles should be repaired by the landowner.

Below is a screen shot of the online Definitive map and also an image from Google streetview showing how narrow the access track is and which contains

If the application is accepted, please add the following informative:

NO OBJECTION*

Defer for amends/further information*

OBJECT*

*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

A public right of way (Oxspring FP 15) runs along the access track to the proposed development site. Safe public access on the right of way should remain available at all times, with no obstruction of or encroachment onto the width of the path and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including banksmen and fencing if necessary. Penistone FP 103 should also be kept clear. If



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safe public access is not possible at any time then a temporary closure should be arranged, providing at least 4 weeks' notice and details of how public access will be managed. For further information contact publicrightsofway@barnsley.gov.uk

Planning Obligations required:

