



PLANNING CONSULTATION RESPONSE

Application No	2026/0002
Proposal	Development of supported living for three single storey one bedroom bungalows and communal staff facilities with associated landscaping, access, and parking
Address	Land to the south of Castle Lane, Penistone, Barnsley
Date of Consultation Reply	04/02/26
Consultee	Highways Development Control

Consultation Assessment and Justification

Thank you for consulting Highways Development Control on this application for the development of supported living accommodation.

The application site is located to the south of Castle Lane in Penistone, positioned on the where the developed edge transitions into open countryside. The site lies to the south-west of Penistone town centre with established residential development immediately to the north.

Castle Lane itself functions as an access road subject to a 30mph speed limit. The southern side of Castle Lane, adjacent to the application site, is defined by grass verge and stone walling, whilst the opposite side contains a narrow footway that currently provides pedestrian access but is substandard in width.

Although the site occupies an edge-of-settlement location, Penistone town centre lies within reasonable distance and offers a range of amenities including shops, community facilities, healthcare and education. Public transport opportunities, such as Penistone Railway Station and local bus services, are accessible via the local road network. However, the quality of pedestrian access from the site to these services is presently limited by the substandard footway provision along Castle Lane.

Vehicular access to the development is proposed via a shared private drive taken from Castle Lane. This access will need to achieve vehicular visibility splays of 2.4m x 43m and the lack of pedestrian provision will need to be addressed. At this stage, there are concerns that the visibility splays may not be achievable within existing site constraints, and this issue remains central to the acceptability of the proposed access arrangement.

Highways Development Control has been contacted directly by the applicant's transport consultant to discuss these visibility constraints. We understand that speed surveys have been carried out and amended layout plans are being prepared to address the issues in relation to the vehicular access. We therefore expect revised drawings to be submitted in due



BARNSLEY

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course. In light of this, I will provide further detailed comments once the amended layout has been received and the visibility and access matters can be fully reassessed.

Many Thanks

Sarah Sharp
Senior Engineer

NO OBJECTION*	Defer for amends/further information*	OBJECT
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Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required