



TANKERSLEY PARISH COUNCIL

20th August 2026

Dear Matthew,

Planning Application - 2026/0420 - Erection of 10no. 2 and 3 storey detached dwellings

The proposed development has been discussed by the Parish Council.

The Parish Council objects to the development.

The objections fall into a number of areas which are listed below.

Local Plan

1. The Parish Council notes that under the Local Plan, this land is designated as 'Employment Land', which should preclude the possibility of it being allocated for housing.

Traffic and Highway Safety

1. The Parish Council has concerns regarding the additional traffic generated by the proposed development, particularly given the existing pressure on the local highway network.
2. The site currently provides informal/goodwill parking which is used by neighbouring businesses. While the Parish Council recognises that there may be no formal right for this parking provision to continue, redevelopment of the site will not remove the existing parking demand. The Parish Council is concerned that the loss of this capacity is likely to displace vehicles onto surrounding streets, adding to existing parking pressure and potentially affecting highway safety and neighbouring properties. The cumulative parking impact should therefore be considered as part of the highways assessment.
3. There are also concerns regarding highway safety on the A61 Sheffield Road and the wider Birdwell/Tankersley area, which has an existing history of road traffic collisions. The Parish Council is aware of an RTA within the last 12 months or so in which a motorcyclist exiting the Aldi site was killed.
4. The Parish Council requests that Barnsley Council's in-house highways department undertakes a full assessment of the proposed access, surrounding roads, traffic conditions and collision history.

5. Any recent collision information held by Barnsley Council, the Highway Authority or South Yorkshire Police should also be considered, including incidents during 2026 which may not yet appear in published national statistics.
6. The Parish Council requests that the highway assessment considers the cumulative effect of the proposal alongside existing traffic conditions and other proposed or recently completed development in the Birdwell/Tankersley area, rather than considering the traffic generated by these ten dwellings in isolation. Given the location and highway constraints identified above, the Parish Council requests that consideration is given to the safe management of construction traffic, deliveries, contractor parking and the storage of materials during the construction period.

Emergency Access

1. The Parish Council has concerns regarding whether the proposed access and internal layout can adequately accommodate emergency vehicles.
2. The Parish Council requests that South Yorkshire Fire & Rescue Service is consulted directly and that the applicant demonstrates that appropriate access, turning facilities and load-bearing capacity are available for the appliances currently operated by the service.
3. An appropriate vehicle tracking assessment should be provided where necessary to demonstrate that emergency vehicles can safely enter, manoeuvre and leave the development.

Drainage and Sewer Capacity

1. The Parish Council has concerns regarding existing drainage and sewer capacity in the area, including reports of sewage backing up or overflowing.
2. The addition of ten dwellings could place further demands upon existing infrastructure.
3. The Parish Council is aware that the drainage report contains the information that a new soakaway is to be installed but questions whether this will be enough to support the already overloaded drainage system that has been the source of complaints for some time.
4. The Parish Council requests that Yorkshire Water and Barnsley Council's drainage specialists are consulted and that the capacity of the existing foul and surface-water drainage systems is properly assessed.

Ground Conditions

1. The Parish Council has concerns regarding the information provided in relation to ground gas and potential contamination, particularly given the proposed residential use.
2. The Parish Council requests that Barnsley Council's Environmental Health/Contaminated Land specialists review the submitted information and establish whether sufficient investigation and monitoring has been undertaken to demonstrate that the site is suitable for residential occupation.

3. The Parish Council is also concerned about the suitability of this land for housing, given that there was previously a very deep railway cutting on this site.
4. Any further investigation or monitoring considered necessary should be completed before the application is determined.

Conclusion

For the reasons set out above, the Parish Council objects to the application in its current form and considers that a number of matters require further assessment, particularly in relation to highway safety and parking displacement, emergency access, drainage and sewer capacity, and ground conditions. The Parish Council requests that the relevant specialist consultees are given the opportunity to assess these matters fully and that the application is not determined until the necessary information and consultation responses are available.

Kind regards

Lyn Morton
Temporary Clerk
Tankersley Parish Council