



Planning, Design & Access Statement

For

23 Queens Rd,

Barnsley,

S71 1AN

Scheme: External Car Park & Entry Works

Client: Whitshaw Builders Ltd

Prepared By: Davey Stone Associates

March 2026

1. Introduction

This statement has been prepared in support of a Full Planning Application for external works at 23 Queens Road, Barnsley.

The application relates solely to operational development comprising access, parking, boundary and associated external alterations. A separate Prior Approval application under Class MA (Commercial, Business and Service Use to Residential) is being progressed concurrently for the change of use of the existing building.

The two submissions are intended to be read together but assessed independently.

2. Site and Surroundings

The site comprises an existing commercial building located on Queens Road within an established urban area of Barnsley. The surrounding context is mixed in character, including residential and commercial uses.

The site is currently accessed directly from Queens Road, with existing boundary treatments and level changes including ramps and steps present at the frontage.

The existing building is retained as part of the proposals and is shown on submitted drawings for context only.

3. Description of Development

This application seeks full planning permission for external works comprising:

- Removal of existing ramps and steps within the site frontage
- Formation of new parking areas, including provision of two accessible (disabled) parking spaces
- Regrading and surfacing of parking areas to appropriate falls, with drainage directed to existing or proposed systems
- Alterations to site boundaries to facilitate access improvements
- Formation of visibility splays measuring 2.4m x 43m in both directions, in accordance with Manual for Streets for a 30mph design speed
- Extension of existing grassed areas to provide additional outdoor seating and amenity space

No internal alterations or changes of use are proposed as part of this application.

4. Planning Policy Context

The proposed development has been assessed against the relevant policies of the Barnsley Local Plan (adopted January 2019).

Principle of Development

The proposal relates to minor external works to an existing previously developed site within the urban area. The works support the effective reuse of the building and are therefore consistent with the overarching objectives of sustainable development set out within the Local Plan.

Highway Safety and Access

The application has particular regard to the following policies:

- Policy T3 (New Development and Sustainable Travel) – requires development to be located and designed to provide safe access for all users
- Policy T4 (New Development and Transport Safety) – requires development to be designed to ensure safe and appropriate access arrangements

The proposed visibility splays (2.4m x 43m) are designed in accordance with *Manual for Streets* for a 30mph design speed and ensure that vehicles can enter and exit the site safely.

The removal of existing ramps and steps, together with the rationalisation of the site frontage, further improves safety and accessibility.

Parking Provision

The development has regard to:

- Policy T6 (Parking) – requires development to provide appropriate levels of parking and ensure safe layout and operation

The provision of new parking spaces, including two accessible bays, ensures that the site can accommodate vehicles in a safe and functional manner, with adequate manoeuvring space.

Design and Amenity

The proposal aligns with:

- Policy D1 (High Quality Design and Place Making) – requires development to contribute positively to its context and be of an appropriate scale and design

The works are limited in scale and relate primarily to the reconfiguration of external areas. The introduction of additional grassed areas enhances the amenity of the site and contributes positively to its appearance.

Biodiversity

The proposal has regard to:

- Policy BIO1 (Biodiversity and Geodiversity) – seeks to conserve and enhance biodiversity

The development is of a minor nature and largely affects previously developed land. The extension of grassed areas provides a modest enhancement to the ecological value of the site.

The overall extent of development falls below the statutory threshold for Biodiversity Net Gain and is therefore considered de minimis. As such, the development is exempt from the requirement to deliver a measurable biodiversity net gain.

Summary

The proposed development complies with the relevant policies of the Barnsley Local Plan, particularly in respect of highway safety, parking provision, design quality, and biodiversity. The works are necessary to support the safe and effective use of the site and are considered acceptable in planning terms.

5. Design

5.1 Design Principles

The design has been informed by the need to:

- Improve highway safety and visibility
- Provide safe and accessible parking provision
- Rationalise level changes across the site frontage

- Enhance the usability and amenity of external areas

The proposals are proportionate and focused on functional improvements, with limited visual impact.

5.2 Amount and Layout

The extent of development is limited to the external areas of the site, primarily at the frontage.

The layout incorporates:

- Clearly defined parking spaces, including two accessible bays located to provide convenient access
- Safe vehicle manoeuvring and access arrangements
- Visibility splays designed in accordance with recognised standards
- Retention and enhancement of soft landscaping to provide amenity space

The building footprint remains unchanged and is not part of the development proposals.

5.3 Appearance

The works will result in modest changes to the site frontage through the introduction of parking areas and reconfiguration of boundaries.

These changes are considered appropriate within the urban context and will not adversely affect the character or appearance of the surrounding area.

The introduction of additional grassed areas will provide a visual and functional enhancement to the site.

6. Access

6.1 Vehicular Access and Highway Safety

The development significantly improves the existing access arrangements.

Visibility splays of 2.4m x 43m are provided in both directions, in accordance with Manual for Streets for a 30mph design speed. These splays ensure that vehicles entering and exiting the site can do so safely with appropriate forward visibility.

The removal of existing ramps and steps allows for a more coherent and safe access arrangement, reducing potential conflict points.

6.2 Parking Provision

The proposals include the provision of new parking spaces, including two accessible bays, designed in accordance with good practice.

The parking areas are laid out to ensure safe manoeuvring and are constructed to a suitable specification for vehicular use.

6.3 Pedestrian Access

Pedestrian access is improved through the rationalisation of level changes and the removal of existing steps and ramps, creating a safer and more accessible environment.

7. Biodiversity

The proposed works relate predominantly to previously developed land and hardstanding areas.

The extension of grassed areas to provide amenity space represents a minor enhancement to the site's ecological value.

The development is considered to fall below the statutory threshold for Biodiversity Net Gain and is therefore regarded as de minimis. As such, the proposals are exempt from the requirement to deliver a measurable biodiversity net gain.

The works will not result in the loss of any significant ecological features.

8. Conclusion

This application seeks permission for minor external works required to support the safe, accessible and effective use of the site.

The proposals improve highway safety through compliant visibility splays, provide appropriate parking including accessible spaces, and enhance the usability of external areas.

When considered alongside the associated Prior Approval application, the development represents a sustainable and practical reuse of an existing building within an established urban location.

It is therefore respectfully requested that planning permission be granted.