



PLANNING CONSULTATION RESPONSE

Application No	<u>2026/0354</u>
Proposal	Erection of a residential care home consisting of 6 single bedroom self-contained units and a detached 2 bedroom respite bungalow for young adults (Use Class C2) with associated works including formation of accesses; car parking and landscaping.
Address	Land West of Cross Street, Worsbrough Dale, Barnsley,
Date of Consultation Reply	08/07/26
Consultee	Highways Development Control

Consultation Assessment and Justification

Thank you for consulting Highways Development Control on the above application.

The application relates to land west of Cross Street, Worsbrough Dale, and seeks permission for a residential care home comprising 6 single bedroom self-contained units, together with a detached 2 bedroom respite bungalow for young adults, with associated accesses, car parking and landscaping.

I previously provided comments at pre-application stage, where I advised that further information would be required in relation to parking provision, servicing arrangements and the overall operation of the site. Having reviewed the current submission, I do not consider that these matters have been fully addressed.

The site is located within an established residential area and is served from Cross Street and Underwood Avenue. I am mindful of the potential for the proposed development to place additional pressure on the surrounding highway network if parking, servicing and visitor demand is not appropriately accommodated within the site.

The application form states that 11 car parking spaces and 5 cycle spaces are proposed, however, insufficient operational information has been provided to demonstrate whether this level of parking is acceptable. Barnsley's Parking SPD requires C2 Residential Institutions to provide 1 space per 2 staff and 1 space per 3 daily visitors. In this case, the application form does not give details of the number of employees and, given the nature and scale of the proposed C2 care facility, together with the submitted floor plans showing office, staff canteen, staff bedroom, medical store and communal care related accommodation, this does not appear to provide a realistic picture on which to assess parking demand.



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Further information is therefore required regarding the proposed staffing levels, shift patterns, visitor numbers, visiting professionals, deliveries, refuse collection, medical/waste collections and any emergency/service vehicle requirements associated with the use. Without this information, I am unable to confirm whether the proposed parking provision would be sufficient or whether the development would result in overspill parking onto the surrounding residential streets.

I also remain concerned that no clear servicing strategy has been provided. The proposal is likely to require regular refuse collection, deliveries, potential medical/waste collection and other service vehicle movements. The submitted layout does not appear to demonstrate suitable on-site turning for larger vehicles, and it is therefore unclear whether servicing would take place from the roadside. Such an arrangement could give rise to obstruction or disruption on Cross Street and Underwood Avenue, particularly where vehicles stop close to junctions, private accesses or areas of existing on-street parking.

The application also proposes new or altered vehicular and pedestrian access to the public highway. I would therefore expect the applicant to demonstrate that the proposed accesses are suitable in terms of visibility and vehicle manoeuvring. Swept path analysis should also be provided for the largest vehicle expected to access or service the site, together with confirmation that vehicles can enter and leave the site safely.

On this basis, I am unable to support the application in its current form and would recommend that further information is requested before the application is determined. This should include a detailed operational statement confirming staffing levels, shift patterns, visitor numbers and visiting professionals, a parking assessment based on Barnsley's adopted parking standard, a servicing and refuse strategy, swept path analysis for the largest vehicle expected to access the site and confirmation that the proposed accesses achieve appropriate visibility and safe vehicle manoeuvring.

Subject to this information being provided, I would be happy to reassess the application.

Many thanks,

Sarah Sharp

Senior Engineer

Highways Development Control

NO OBJECTION*	Defer for amends/further information*	OBJECT
<u>Consultation Condition(s):</u>		
<u>Consultation Informative(s):</u>		
<u>Planning Obligations required</u>		