

Parking Survey Report

Site Address: Mint Sandwich Shop Barugh Green Road, Barnsley, S75 1JT

Proposal: Change of Use from Retail (Class E) to Public House (Sui Generis)

Survey Radius: 200 metres

Survey Type: On-Street Beat Survey

Survey Dates: Friday 18 July, Saturday 19 July

Survey Times: Between 16:00 and 22:00 Friday and 13:00 and 22:30 on Saturday.

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Date: 29 July 2025

1. Survey Purpose

This parking survey supports the planning application for a proposed change of use from a vacant retail unit to a micro bar. It aims to demonstrate that the development would not cause unacceptable parking stress or conflict with existing residential or business users.

2. Methodology

- Survey area defined as all roads within a 200m radius from the site.
- Survey conducted using a beat survey method, recording occupied vs available on-street spaces in half hour periods between 16:00 and 22:00 on a Friday and 13:00 and 22:30 on a Saturday.
- Road capacity estimated using 5m per standard car (in unmarked areas).
- Driveways, and double yellow lines excluded.

3. Streets Surveyed

Barugh Green Rd

Longley Street

Longley Close

St Austell Drive (Reduced by 50% to avoid double parking)

Higham Common Rd

Midhurst Grove and Barugh Lane have intentionally been left out of this study as the walking distance via streets exceed 200m

4. Summary of Results

Please see Appendix A

Street	Est. Capacity	Peak Occupied	Peak % Used
Barugh Green Rd	64	18	28%
Longley Street	54	23	42%
Longley Close	35	6	17%
St Austell Drive	61	16	26%
Higham Common Rd	16	10	62%
Milne St	4	1	25%
Total	234	74	32%

5. Key Observations

- Even at peak times, which vary from street to street, 160 spaces remained available within a 200m radius.
- No evidence of illegal parking or vehicle overspill.
- Survey times reflect typical pub peak usage; daytime usage (delivery windows) is expected to be low.
- The building has no off-street parking and the proposal does not reduce parking.
- The pub will be small and neighbourhood-oriented, with most patrons arriving on foot or public transport.

6. Planning Context

Barnsley Council's parking guidelines do not specify a set number of spaces for pubs in local centres but recommend that developers demonstrate local capacity. This survey confirms that sufficient on-street parking exists.

7. Conclusion

The proposed conversion of the shop to a public house will not cause significant parking stress. Sufficient on-street capacity exists during peak hours, with a recorded maximum occupancy of 32%. The development is sustainable, accessible, and unlikely to generate parking overspill.

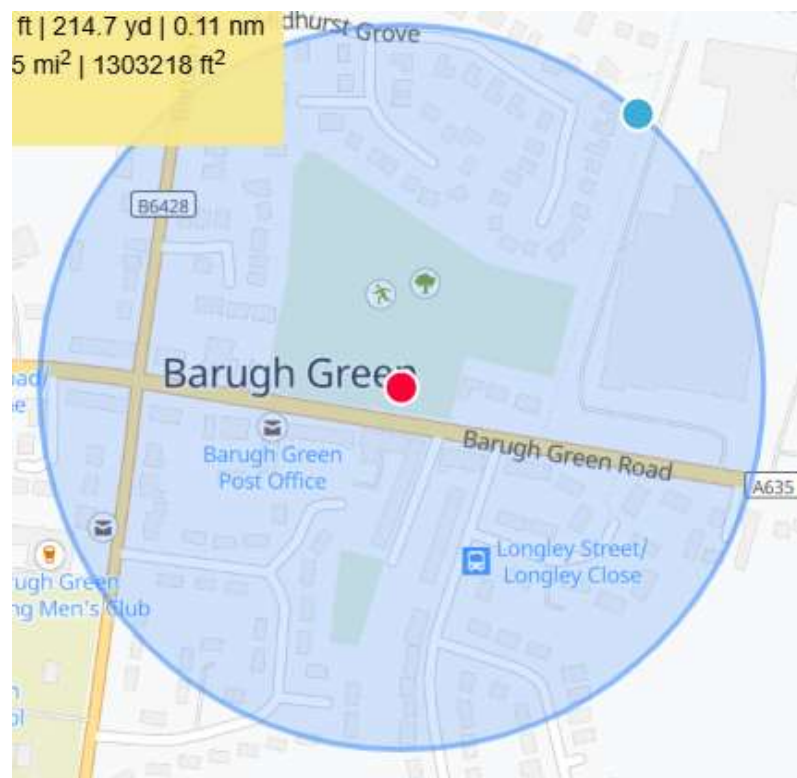
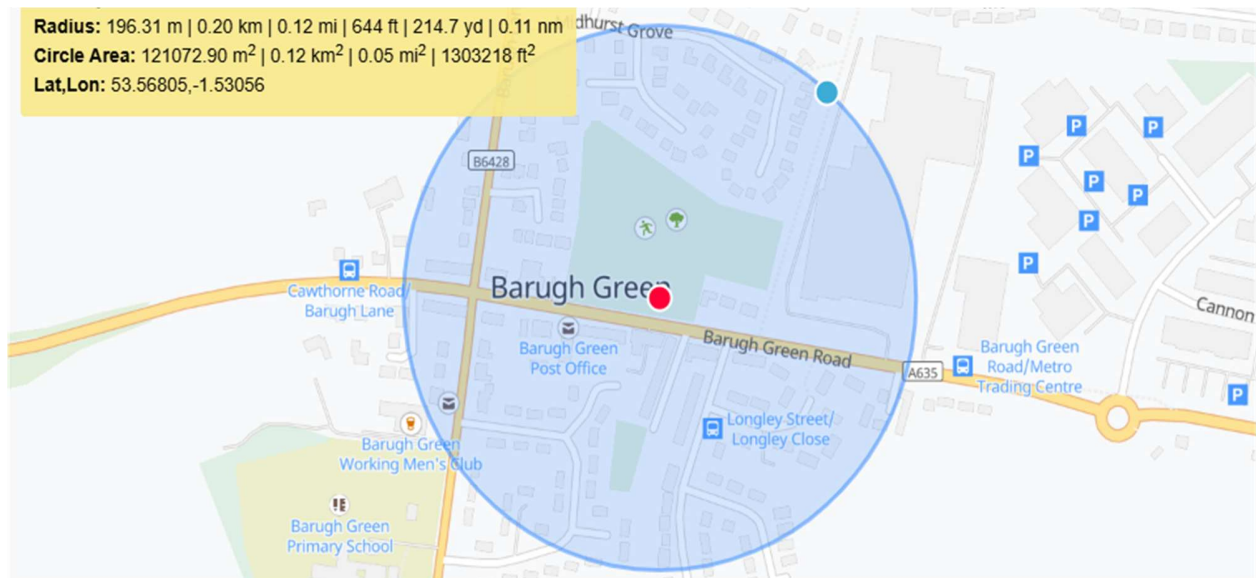
8. Appendices

Appendix A: Survey Area Map

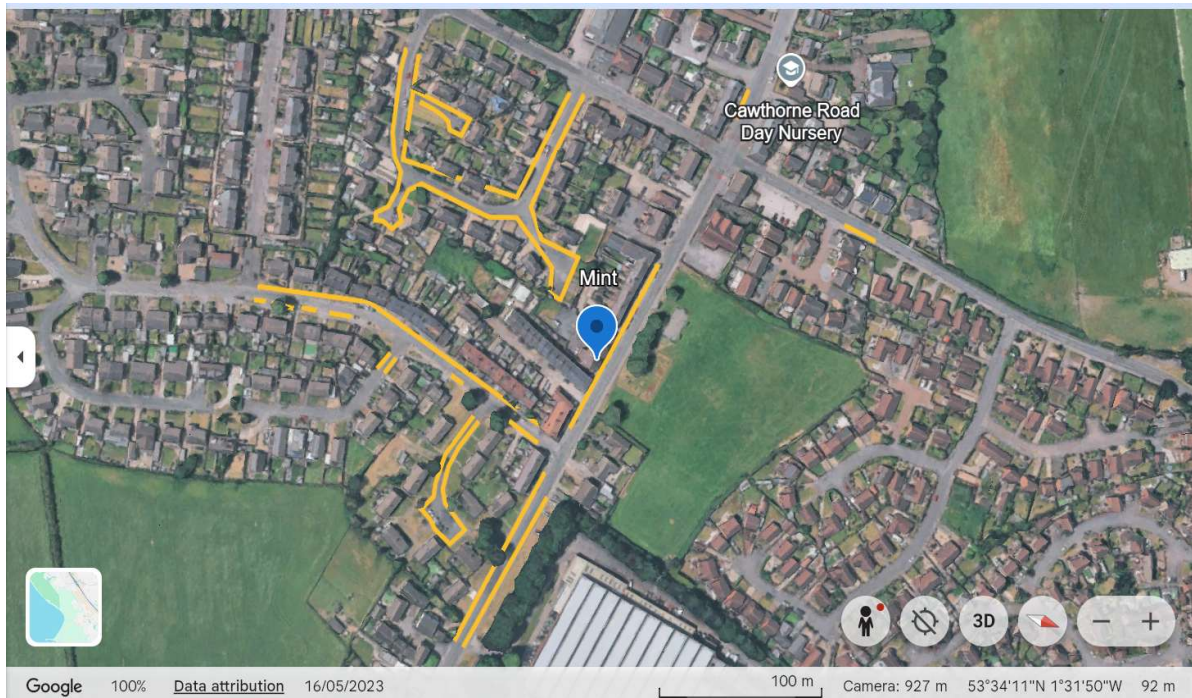
Appendix B: Data Table (Excel) as a separate file.

Appendix C - Photos

Appendix A – Map of Surveyed Area



Appendix A – Street View Showing Measured Areas



Appendix C – Street View Photos



Lower Higham Common Rd



St Austell Drive



Lower St Austell Drive



Longley Street



Barugh Green Rd



Barugh Green Rd



Higham Common Rd



Longley Street



Longley Court