

supporting statement

Document: 250704-040.01

Date: 03-Jul-26

Project: Carlton Pavilion

Project N°: 250704

1.00 INTRODUCTION

1.01 Purpose of the statement

- .01.1 This Planning Supporting Statement has been prepared to support a planning application made on behalf of Grassroots Sports Academy (GSA) to Barnsley Metropolitan Borough Council (BMC) for renovation work and alterations to the pavilion located in Carlton Park, Church Street, Carlton, Barnsley, S71 3EY. It should be read in conjunction with the drawings and documents that form the application.

1.02 Summary of the proposals

- .02.1 The proposed works will see the renovation and alteration of an existing single storey sports pavilion (outlined in red below) within Carlton Park (outlined in blue), which is currently in a dilapidated and unusable condition. The sports hall section of the building is to be demolished entirely and replaced with a new activity hall of modular construction in the same location.



Figure 1: Site image from Google Earth (2023). Available at: <https://earth.google.com/web/> [Accessed 25 June 2026]

2.00 CONTEXT

2.01 Location

- .01.1 Carlton Park is located off Church Street and Shaw Lane at the eastern edge of Carlton village. The park's facilities currently comprise a natural grass bowls green with a clubhouse/pavilion, two tennis courts, grass playing fields, a children's play area and the Pavilion. The park is bounded by housing to the west, allotments to the South and school grounds to the north and east. There is a private dwelling within the park which shares gated vehicular access with the park off Shaw Lane.

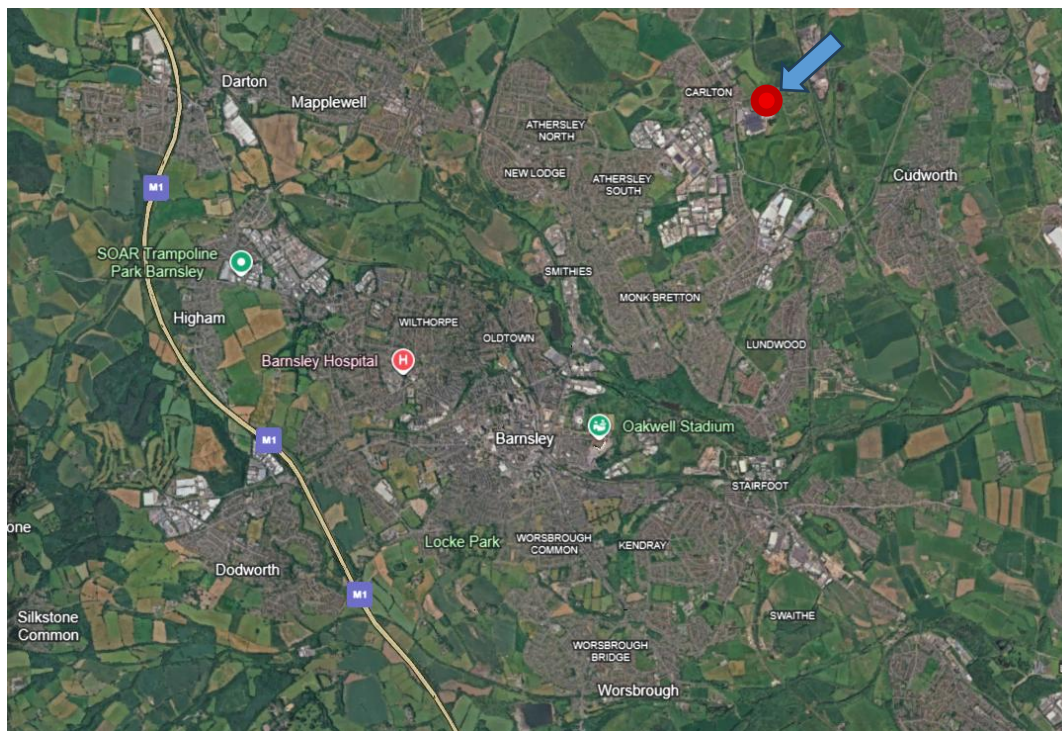


Figure 2 : Barnsley, Google Earth (2025). Available at: <https://earth.google.com/web/> [Accessed 29 August 2025]

2.02 Existing building

- .02.1 Carlton Pavilion is located on the western edge of Carlton Park. The original single storey brick building was constructed in the 1950s with a later sports hall extension constructed in the 1960s. The building is in a poor state of repair and will require renovation works to bring it back to a usable state. In addition to the remedial works, the new custodians of the building (GSA) wish to make some alterations to make it more suitable for their proposed operations.
- .02.2 A building condition survey was carried out on 6th December 2023 by Barnsley Metropolitan Borough Council Property Services detailing the current condition of the building (as at the time of the report) and the remedial measures required bring the building back to a habitable standard.
- .02.3 Further to proposals by GSA for remedial works and alterations, a pre-feasibility report for development was then undertaken by BWB Consulting for Sport England which explored the existing building and associated facilities, with some budget costs prepared for the remedial works and some of the alterations, as well as a review of the feasibility of the demolition and replacement of the building.
- .02.4 The conclusion of the pre-feasibility report was that wholesale replacement of the building would exceed any available budgets and that the approach to be pursued would be the refurbishment and remodelling of the existing building.

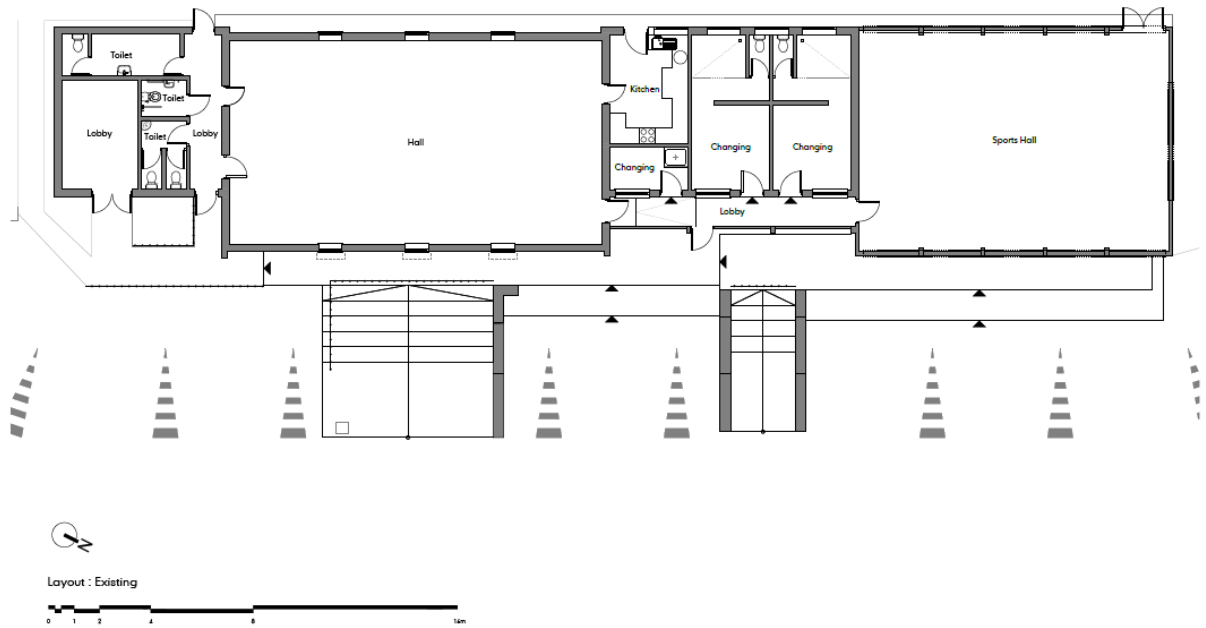


Figure 3 : Existing Building Layout



Figures 4-8 : Photographs of the existing building (August 2025)

3.00 PROPOSED DEVELOPMENT

- .01.1 The redevelopment proposals incorporate work across four areas of the Pavilion to create facilities to support the use of the grass football pitches, creation of a refurbished multi-use hall, conversion of the existing redundant changing rooms into new meeting space and construction of a new activity hall. The new activity hall is proposed to be of modular construction, which will minimise construction time and disruption on site.



Figure 9 : Extract from proposed building layout, nts

- .01.2 In addition to the proposed alterations to the building, it is proposed that the external space facing the pitches is remodelled to create an accessible spectator terrace, with the proposed kitchen designed to allow for refreshments to be served to this space.
- .01.3 The WCs in the area shown in pink on the layout above are configured to allow direct access from the outside so they can be opened independently of the rest of the building, allowing flexibility in use of the sports pitches within the park.

4.00 COMMUNITY IMPACT

4.01 Social Context

- .01.1 Barnsley ranks in the top 10% nationally for inactivity, deprivation, and health inequality. The challenges faced in Barnsley have been recognised and the area has been identified as one for particular focus in the central government's Pride in Place programme and in Sport England's Place Expansion programme.
- .01.2 Local work in this respect is being led by Barnsley MBC and the Active in Barnsley Partnership. Grassroots Sports Academy has a close working relationship with the Council and is an active member of the Partnership.
- .01.3 The Pavilion building project has the scope to proactively address various of the strategic objectives identified at national, regional and local levels, including reinvigorating unused and underused community buildings and public spaces, enabling local people to influence provision within their communities, and providing safe, inclusive and accessible facilities which will encourage local people to adopt active and healthy lifestyles.
- .01.4 Whilst there are other sports halls and community halls within the catchment area of the park and Pavilion building, these are limited in number, size and availability. As such, the refurbished

Pavilion would represent an important opportunity for improved local provision and additional participation opportunities for local residents.

4.02 Local Community

- .02.1 GSA is an established and trusted local organisation and has existing working relationships with a wide range of local organisations and stakeholders, including the local authority, local schools and colleges, local sports clubs, the local health sector and local groups working with target populations (including those with disabilities).
- .02.2 The proposed works to the Pavilion building will create a hub where GSA can offer suitable spaces and activities via their existing working relationships and with potential new links in the local community.
- .02.3 GSA works on engagement with local residents who are not currently active. One of the aims of the Pavilion project is to develop the programme on offer to maximise local participation and positive impact.

4.03 Social & Economic Value

- .03.1 The project is projected to bring about a total social value of £2.34 million, through encouraging participants to become more active, enabling new volunteers to add value to the local community and delivering improvements in the wellbeing of local people.
- .03.2 The project is also projected to boost the local economy by circa £700k through supporting jobs and spending during both the running of the project and the building work and through benefitting local businesses as part of supply chain.

5.00 PLANNING POLICY

5.01 Local Plan & Carlton Masterplan

- .01.1 The park itself and adjacent school grounds and canal to the east form part of the local green belt. Under the Barnsley Local Plan, Carlton currently has a masterplan which proposes a significant amount of new housing (circa 1500 homes) on land around this green belt area. It can be assumed that the inhabitants of these new homes will make use of the park and pavilion as one of the closest facilities of this type.

6.00 ACCESS

6.01 Access to the building

- .01.1 The Pavilion building can be approached from two access points. The main access is a pedestrian path that leads from the car park just off Church Street. An alternative access is via Shaw Lane. The Shaw Lane access is wide enough to accept vehicles but is controlled by a locked gate.
- .01.2 The private dwelling located within the park has rights of access from the Shaw Lane entrance, along the track that runs behind the Pavilion building. Appropriate arrangements will need to be made during the construction works to ensure that access to the private property is not hindered.
- .01.3 Users of the refurbished Pavilion building would be anticipated to be local residents and active travel methods will be encouraged. Many local residents will be able to walk to the Pavilion, for those further away a new cycle rack is proposed to be installed adjacent to the Pavilion building with space for 10N° cycles. In addition, the park is well served by the number 57 bus route.
- .01.4 There will be no change to car parking arrangements as a result of the development, with the car park accessed from Church Street remaining available for park and Pavilion building users.

- .01.5 For pedestrians, access to the Pavilion will be improved through modifications to the existing access path that leads to the building. The gradient on this path has been carefully considered to ensure that this provides a step free gentle slope up to the building level.

6.02 Access within and around the building

- .02.1 In terms of access into the building, the refurbishment and renovation works provide the opportunity to improve inclusivity through the elimination of steps within the building.
- .02.2 2N° accessible WCs will be available within the building, located conveniently for users of all parts of the building.
- .02.3 A new external terrace is proposed as part of the development. This will be set at the building floor level so that there is step free access from within the building out to the terrace. Steps at either end of the terrace will lead down to pitch level.

7.00 SUSTAINABILITY, TREES, ECOLOGY & BIODIVERSITY

7.01 Sustainability

- .01.1 The decision to retain the majority of the existing building is an environmentally positive move, reducing the embodied carbon that would come with the construction of an entirely new building.
- .01.2 Unfortunately, the existing sports hall is in too poor a condition to retain and so it is proposed to replace this with a new modular activity hall. Selecting modular construction allows for the environmental benefits of factory-controlled production with less material wastage and reduced disruption on site during the construction works.
- .01.3 The part of the building that is retained will undergo works that will improve the thermal efficiency of the building envelope, including new insulated roofs, external wall insulation and new thermally efficient windows and doors.
- .01.4 The existing mechanical and electrical systems within the building have reached the end of their life and will be completely replaced with new systems that will be specified to modern efficiency standards.
- .01.5 The above measures together will reduce the building's energy demand and its overall environmental impact.

7.02 Trees

- .02.1 Crown Tree Consultants were appointed to undertake a tree survey and an Arboricultural Impact Assessment (AIA), which have been submitted with the application documents.
- .02.2 The AIA concludes that no excavation activities are proposed within the RPAs of any trees. New hard surfacing is proposed to the amended footpath but this is in an area where less than 1% of the tree RPA will be affected and so no restrictions on surface design or implementation have been proposed.

7.03 Ecology & Biodiversity

- .03.1 Whitcher Wildlife Ltd was commissioned to carry out a Preliminary Ecological Appraisal of the site to establish whether there are any ecological considerations that could have implications for the proposed works. The survey was carried out on 21st May 2026.
- .03.2 Following completion of the PEA and receipt of the development proposals, Whitcher Wildlife developed an Ecological Impact Assessment Report, dated 22nd June 2026. This work included establishing the ecological baseline from which the 10% BNG target is assessed.

- .03.3 The Biodiversity Gain Metric has been submitted with this planning application. The 10% BNG target has been achieved through creating an area of modified grassland and through the planting of three new trees. Additional biodiversity enhancements are proposed through the installation of a bird box and a bat box on nearby trees within the park.

8.00 CONCLUSION

- .01.1 This supporting statement has set out the background to the project and provided further information about the context within which the proposed refurbishment and reconfiguration of the Pavilion building has developed.
- .01.2 The renovated building would provide an excellent facility that can serve the local population and contribute to encouraging and supporting active lifestyles within the area.
- .01.3 Grassroots Sports Academy (GSA) are an established local organisation with a proven track record of facilitating the provision of a wide range of activities that help to meet a need within the local community.
- .01.4 The development of the proposed renovation and reconfiguration includes measures that improve the fabric of the building, along with internal reconfiguration that aligns the building with its proposed use.
- .01.5 Improvements to access arrangements both to and within the building will enable increased inclusivity with the proposed new terrace offering a dedicated external space at building level.

[end]

williamsarchitects