



PLANNING CONSULTATION RESPONSE

Application No	2026/0420
Proposal	10 x 2/3 storey dwellings
Address	Land west of Sheffield Road, Birdwell, Barnsley
Date of Consultation Reply	14 th August 2026
Consultee	Councillor Betty Barnes

Consultation Assessment and Justification

I object to the proposed development as above in support of the local residents, my reasons for objection are listed below:

- Concerns in relation to proximity of small businesses, in particular a beauty salon, which may be overlooked by the closest proposed properties.
- 2 houses, 3&4 Strafford Grove are on the direct boundary to the planned development and are reported to be in an unsafe condition - who will make them safe?
- Although the parking area has been used due to the goodwill of the previous owner, it is critical to have parking to support the local businesses, no provision has been made for this.
- 37 people are employed by the local businesses who, if businesses are adversely affected by the development, may lead to the loss of some valuable local jobs. The plan states that no jobs will be affected.
- Affect on the environment- wildlife such as bats, hedgehogs and snakes are all found in this area.
- Concerns as this land is known to be 'boggy'.
- National Highways main consideration is with the surface water drainage strategy and its potential to impact on our assets, in particular the motorway embankment.
- Whilst the private soakaway calculations appear to evidence that the soakaway can accommodate the proposed volumes both National Highways and Barnsley highway drainage team are concerned with the proposed location of the soakaway relative to the motorway embankment. It is particularly important that any risks associated with this are fully explored and can be appropriately mitigated.
- Impact on traffic as noted in the National Highway's report- it will contribute towards the cumulative impact of traffic movements through M1 J36.
- Could the number of houses be reduced to 8 to provide additional parking to include visitor parking for the dwellings and parking for the businesses?
- Propose that section 106 funding is used to put in a pelican crossing to allow safe crossing of Sheffield Road from Aldi to access the local businesses?

Objects* X

Consultation Suggested Conditions:

Consultation Informative(s):

Planning Obligations required: