



31 March 2026

HIGHWAYS NOTE

SITE: QUEENS ROAD, BARNSELY

SUBJECT: PLANNING APPLICATION FOR EXTERNAL CAR PARK AND ENTRY WORKS

- 1.1 attp has been commissioned to prepare a Highways Note and supporting drawings in support of a planning application for external car park and entry works in relation to the conversion of an existing office building, formerly home to Barnsley CVS, to create nine flats and associated parking. The local planning and highways authority is Barnsley Metropolitan Borough Council (BMBC).
 - 1.2 The proposals comprise a total of nine privately owned flats, seven of which will be one bedroom and two of which will be two bedroom and will be accessed from the existing access taken from Queen Road. The proposed site layout is shown on the drawing attached at **Appendix A**.
 - 1.3 Parking is proposed in line with the South Yorkshire Residential Design Guide Parking SPD which sets out a requirement of one parking space for each one to two bedroom residential dwelling. A total of 11 parking spaces are proposed which includes one per flat plus four visitor spaces, two of which will be accessible spaces. In addition, covered, lockable cycle parking will be provided on site for seven bikes.
 - 1.4 Queens Road is a two way road with footways on both sides and is lit, it provides access to residential dwellings, local facilities and a school, namely Queens Road Academy. There are double yellow lines on both sides of the carriageway in the vicinity of the site access and school keep clear marking to the west of the site, preventing on street parking. It has traffic calming along its length in the form of speed humps and raised tables and has a 30mph speed restriction in place, however given the nature of the road it is not envisaged that vehicles will be travelling at much lower speeds.
 - 1.5 In accordance with the guidance set out within the Manual for Streets (MfS) a visibility splay of 2.4x43m is required at the site access. As shown on the drawing attached at **Appendix B**, this can be achieved in both directions. The applicant has confirmed they will ensure that the boundary wall with Queens Road is lower than 0.6m and any vegetation along the site frontage will be kept trimmed back so that it does not obscure the visibility at the site access.
 - 1.6 Swept path analyses has been provided at **Appendix C** which demonstrates that the site access and proposed internal layout and parking spaces can be safely manoeuvred by a large car and is able to enter and exit the site in a forward gear.
 - 1.7 As with the other residential dwellings on Queens Road refuse services will take place from Queens Road and as such refuse vehicles will not be required to access the site. A bin store will be provided on site which will be located within 25m of Queens Road.
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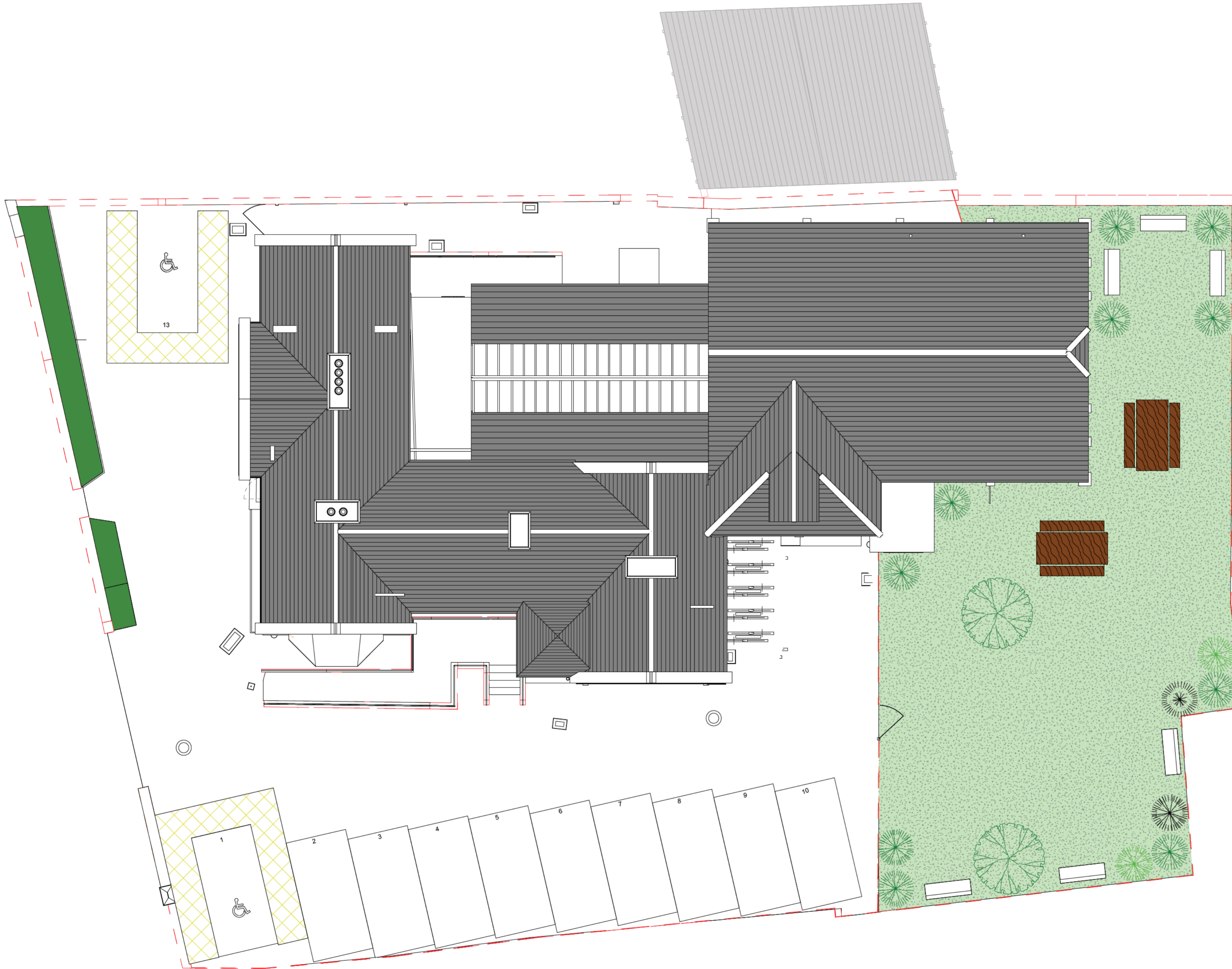
- 1.8 The site is in an accessible location with all the facilities associated with a town centre within both walking and cycling distance of the site, including the bus station and railway station. There are a host of cycle infrastructure surrounding the site, including on and off road cycle routes and cycle parking.
- 1.9 Barnsley CVS (Community and Voluntary Services), who previously occupied the site, are a registered charity that supports and connects the voluntary, community and social enterprise sector across Barnsley. The office at Queens Road provided infrastructure support, including volunteer recruitment, training, grant distribution and accountancy / payroll services. As such the office would have had a number of employees permanently working from the site as well as a number of daily visitors. As a result, it is likely that the proposed residential use will result in a reduced vehicular trip generation when compared against that of its previous use.
- 1.10 In summary it is considered that the proposals can be safely accessed all current design standards are met, adequate parking provision can be accommodated and the site is in a sustainable location. As such there are no highways or transport reasons that should prevent BMBC the proposals and ultimately the granting of planning consent.

APPENDIX A

GENERAL NOTES:

Drawing copyright of DS&L Property Consulting Ltd.

Dimensions should be checked and verified on site prior to any construction or alteration.



Date:	Rev:	Description:

Site Address:
Barnsley

Project:
Measured Building Survey

Drawing Title:
Proposed Site Plan

Status:	Date:	Project No:
Project Status	02/10/26	2026-2190

Drawing No:	Revision:	Scale:
01	B	1 : 100 @A2

APPENDIX B



36a

27

Vehicle Testing Centre

315
119

DO NOT SCALE

KEY



2.4 x 43m JUNCTION VISIBILITY SPLAY
IN ACCORDANCE WITH MANUAL FOR
STREETS (30mph DESIGN SPEED)

REV	DATE	BY	DESCRIPTION	CHK	APP
-	12/03/2026	TS	FIRST ISSUE	AT	AT

DRAWING STATUS:
FOR INFORMATION ONLY



CLIENT:
WHITSHAW BUILDERS LTD

ARCHITECT:
DAVEY STONE ASSOCIATES

PROJECT:
**PHOENIX LANE
THURNSCOE**

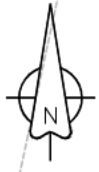
TITLE:
**PROPOSED JUNCTION
VISIBILITY ASSESSMENT**

SCALE @ A3: 1:250	CHECKED: AT	APPROVED: AT
CAD FILE: 26003-VIS_SPA-001.dwg	DESIGN-DRAWN: TS	DATE: 29/01/2026
PROJECT No: 26003	DRAWING No: 26003/VIS/001	REV: -

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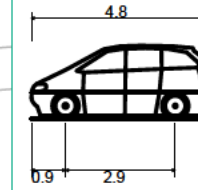
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APPENDIX C



DO NOT SCALE

VEHICLE DETAILS



Standard Design Vehicle (SDV)	4.800m
Overall Length	2.000m
Overall Width	1.950m
Overall Body Height	0.100m
Min Body Ground Clearance	2.000m
Track Width	4.00s
Lock to lock time	6.000m
Wall to Wall Turning Radius	

REV	DATE	BY	DESCRIPTION	CHK	APP
-	12/03/2026	TS	FIRST ISSUE	AT	AT

DRAWING STATUS: FOR INFORMATION ONLY



CLIENT: WHITSHAW BUILDERS LTD

ARCHITECT: DAVEY STONE ASSOCIATES

PROJECT: PHOENIX LANE THURNSCOE

TITLE: PROPOSED JUNCTION SWEPT PATH ANALYSIS

SCALE @ A3: 1:250 CHECKED: AT APPROVED: AT

CAD FILE: 26003-VIS_SPA-001.dwg DESIGN-DRAWN: TS DATE: 29/01/2026

PROJECT No: 26003 DRAWING No: 26003/SPA/001 REV: -