



PLANNING CONSULTATION RESPONSE

Application No	2026/0244
Proposal	Demolition of existing building and septic tank and erection of new single storey community and sports pavilion, reconfiguration of parking, new landscaping and other associated works.
Address	Rabbit Ings Country Park, Lund Hill Lane, Royston, Barnsley, S71 4BB
Date of Consultation Reply	21/07/2026
Consultee	Highways Development Control

Consultation Assessment and Justification

Many thanks for consulting Highways Development Control in respect of this planning application.

The proposal seeks to replace the 111m² GFA existing visitor centre with a new and improved facility of 202m² GFA with revised parking arrangements.

To support the application, a Transport Statement has been submitted which provides details on visitors; site access and servicing arrangements; parking (including parking accumulation survey data) and swept path analysis for the reconfigured car park.

The site will utilise the existing site access and servicing arrangements remain unchanged, however the proposed level of parking is a reduction over existing provision with a reduction of 15 standard bays. The proposed car park layout provides:

- 75 standard parking spaces;
- 4 accessible parking spaces;
- 3 motorcycle parking spaces;
- Covered cycle parking for 20 cycles

The parking accumulation survey undertaken on Saturday 17th August 2024 recorded a maximum demand of 18 car parking spaces, equating to approximately 19% occupancy of the existing parking provision demonstrating that whilst there is a reduction in standard spaces, the proposed number of spaces is sufficient to accommodate anticipated demand.

Whilst the principle of providing motorcycle parking is supported, the proposed provision of three motorcycle spaces is considered insufficient, in addition the submitted drawings do not provide details of suitable anchoring facilities to ensure motorcycles can be securely parked. The expected level of parking is 1 m/cycle space per 20 car parking spaces and therefore a further space is required, totalling 4 spaces incorporating suitable access points. Given the scale of works required, this matter can be satisfactorily addressed via a planning condition.

The swept path analysis within the Transport Statement has been undertaken for a coach, refuse vehicle and fire tender. The analysis demonstrates that all vehicles can safely enter, manoeuvre within and exit the site using the proposed access and car park layout. The assessment confirms



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that suitable arrangements are provided for servicing, emergency access and coach drop-off activities.

Consequently, there are no objections to the proposed development in a highway context, subject to the conditions and informatives listed below being included in any subsequent planning consent:-

NO OBJECTION*

Defer for amends/further information*

OBJECT*

*Delete as applicable

Consultation Suggested Conditions:

Prior to the first occupation/use of the development, the approved car parking spaces shall be laid out, surfaced, drained and marked out in accordance with the approved plans. The parking spaces shall thereafter be retained and kept available at all times for the parking of vehicles associated with the development and shall not be used for any other purpose.

Reason: To ensure adequate parking provision in the interests of highway safety.

Prior to the first occupation/use of the development, a minimum of four motorcycle parking spaces shall be provided and made available for use. Each space shall be equipped with a secure ground anchor point suitable for locking motorcycles. The motorcycle parking facilities shall be retained and kept available for their intended purpose for the lifetime of the development.

Reason: To ensure adequate and secure parking provision for motorcycles in the interests of sustainable transport and highway safety.

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the demolition / construction period. The statement shall provide for:-

- The parking of vehicles of site operatives and visitors;
- Routing and means of access for construction traffic;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- Measures to prevent mud/debris being deposited on the public highway.

Reason: In the interests of highway safety

Prior to the development being brought into use, any vegetation within the applicant's control adjacent to the site access and Lund Hill Lane shall be cut back and thereafter maintained so as to maximise visibility for vehicles emerging from the site. Visibility splays shall be provided from a setback distance of 2.4 metres measured from the centre line of the access (or give-way point) and extending along the nearside edge of carriageway in both directions. Within these splays, no vegetation or other obstruction shall exceed 1.0 metre in height above the level of the adjacent carriageway, such that the maximum achievable visibility is maintained at all times.

Reason: To maximise visibility at the existing site access in the interests of highway safety.

Consultation Informative(s):

The development hereby approved includes the demolition of existing buildings. You are advised that before undertaking any demolition, you may require a demolition licence from the Highway Authority. Please be aware that works shall be to the specification and satisfaction of the Highways Authority and you must give 6 weeks' notice of demolition. If you start demolition work without the appropriate licence, you may be prosecuted. Fees are payable for the approval of demolition,



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and you will be issued with a Section 81 notice prior to commencing work, or you may be prosecuted. Further information and an application form are available on the BMBC website at [Permission to demolish a building](#) or please contact via email: demolition@barnsley.gov.uk

The developer / contractor shall ensure that no vehicle leaving the development site hereby permitted enters the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud and debris on the public highway is an offence under provisions of the Highways Act 1980.

Planning Obligations required: