

PLANNING STATEMENT

DESIGN AND ACCESS STATEMENT

For Barnsley Metropolitan Borough Council

Proposed Home to School Bus Depot
John Street
Barnsley
S70 1LL

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Revision:

Revision	Detail	Date
A	Planning Statement Added	10/3/2025

1.0 PLANNING STATEMENT

This application is for the re-purposing and redevelopment of the existing John Street Car Park, Barnsley into an Interim “Home to School service” providing an interim base for circa 12 staff and 70 mini-buses, all as indicated on the submission drawings.

This is all considered necessary due to capacity and Health & Safety issues at Smithies Deport, which pose a risk to safe vehicle storage and movement, together with concerns about the health and safety of staff members, who are working in increasingly confined spaces.

2.0 DESIGN & ACCESS STATEMENT

This 'Design and Access Statement' aims to provide an overview of the design process and physical characteristics of the site.

A full table with a schedule of the drawings submitted with the planning application is shown below.

Drawing No.	Title	Rev
1360-030	Site Plan – As Existing	
1360-031	Site Plan – As Proposed	
1360-032	Ground Floor Plan – As Existing	-
1360-033	Ground Floor Plan – As Proposed	
1360-034	Boundary Elevations – As Existing	
1360-035	Sundry Details	-

We have also reviewed the Local Information Requirements from Barnsley MBC Website and we are to provide the following document for Validations

Document	Required	Comments
Affordable Housing Statement	N/A	
Archaeological Field Evaluation	N/A	
Archaeological Assessment	No	Not in an area of archaeological significance
Community Involvement	N/A	
Contamination Assessment	No	
Drainage Strategy	No	Existing car park drainage to remain.
Ecological Assessment	No	The site is not included in any habitat areas.
Flood Risk Assessment	Yes	Site is in Flood Risk Zone 1 (Low Risk)
Foul Sewage and Utilities Assessment	No	
Heritage Statement	No	
Landscaping Scheme (Detailed)	N/A	
Lighting Assessment	No	
Nitrate Mitigation Statement	N/A	
Noise Assessment	N/A	
Open Space Assessment	N/A	
Parking Provision	N/A	
Refuse and Recycling Plan	N/A	
Space Standards Checklist	N/A	
Transport Assessment (TA)	N/A	
Travel Plan	N/A	
Tree Survey/Arboricultural Assessment	N/A	

3.0 PLANNING HISTORY

A search of Barnsley Council's website has revealed numerous previous planning applications relative to the site, including the following:-

Application no B/02/0979/BA for the formation of a public pay and display car park

Application no B/97/0078/BA for the Change of Use of workshop/offices to education provision for permanently excluded pupils

4.0 THE SITE

The area of the application site is approximately 4,400 sq. metres, the bulk of which is currently in use as a public car park for approximately 100 vehicles, plus 8 electric car charging points. Towards the southern corner of the site is an obsolete, single-storey, brick-built structure known as The Base, which formerly housed a hair and beauty salon, as well as a training and professional development centre.

The site is bounded to the south-east by Burleigh Street, to the north by West Way and to the south-west by John Street, from which vehicular access to the site is gained. Adjacent to the north-eastern boundary of the site, a footpath links Burleigh Street to West Way.

Trees line the south-eastern and north-eastern boundaries, as well forming a strip of trees through the centre of the site. It is the intention of the applicant to retain all trees on site.

5.0 AMOUNT OF DEVELOPMENT

The existing car parking area will be re-lined to provide 35 spaces for 7.4m long mini-buses and 35 spaces for 5.0m long mini-buses, the existing 8No car parking to the rear of the building will be retained for 'first-in' car parking spaces, other staff cars will then be parked in the bus bays as buses are driven out on the service. Existing EV charging units on the site are to be retained and used for any electric vehicles. The parking layout will be as indicated on drawing no 1360-031.

To the top of the existing brick wall on the northern boundary of the site, a Paladin fence will be installed, with a minimum overall height from ground level to the top of the fence of 2000mm. the colour of the fence will be green.

To the south-western boundary of the site, the existing section of fencing will be removed. The existing drop kerb will be removed and a new, enlarged one formed. A new 2000mm high Paladin fence will be erected along the length of the John Street boundary, including a 7500mm wide, two-leaf Paladin gate as shown on drawing no 1360-035.

Existing external lighting columns will be retained on site, three columns to the centre of the site will be relocated to suit the new parking layout. The illumination levels on site will be unaltered by these minor changes. New CCTV 4m high columns will be installed on site locations as shown on drawing 1360-031. Typical columns shown below:



The south-western section of the existing building is to be re-purposed to provide an Operations Manager's office, a break-out room, a small kitchen area, toilet facilities and storage space, all as shown on drawing no 1360-033. Also to be provided is a new glazed entrance door and screen. The existing security shutters will be retained.

6.0 LANDSCAPING

No additional landscaping will be provided on site. All existing trees are to be retained.

7.0 ACCESS

Vehicular access/egress, to and from the site will remain in the same location as existing in John Street, although upgraded as described above and as shown on the drawings.