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Introduction



Introduction

This report has been prepared by IBI Group on behalf of Barnsley Metropolitan Borough Council in support of an outline planning application for the Better Barnsley Town Centre regeneration area.

The document forms the over arching design and access statement. It illustrates the masterplanning and design principles contained within the proposals. It also contains: Planning statement; Heritage Impact Statement; Statement of Community Consultation. It should be read in conjunction with all drawings, reports and schedules which comprise the outline planning application documents. Specifically:

- Planning application form and certificates
- Planning Design and Access Statement
- Energy / Sustainability Statement
- Coal Mining Risk Assessment
- Contaminated Land Assessment
- Ecology Statement
- Flood Risk Assessment and SUDS / Drainage details
- Heritage Impact Statement
- Transport Assessment and Framework Travel Plan
- Waste Management Statement

The description of development for which planning permission is being sought is as follows:

'Mixed use development of Barnsley Markets and adjoining land providing up to 12,000sqm of refurbished retail / market floorspace, up to 30,500sqm of new retail / food and drink (Use classes A1, A3, A4), up to 4,500sqm of cinema (Use Class D2), a 3,000sqm library (Use Class D1), and new public open space, access road, servicing arrangements, car parking and a pedestrian footbridge across the railway, following the demolition of approximately 33,000sqm of floorspace comprising existing offices, bridge and part of existing market hall.'

The application is being submitted in outline with all matters reserved.