

TRANSPORT ASSESSMENT

The application site is Regent House, a six storey office building which is located on the south side of Regent Street, in the town centre of Barnsley.

The proposal is to convert the building from offices to 35 two and one bed self-contained flats. The application is submitted under the 'Prior Approval' process which requires that a transport assessment accompanies the proposal.



View of Regent House from Regent Street

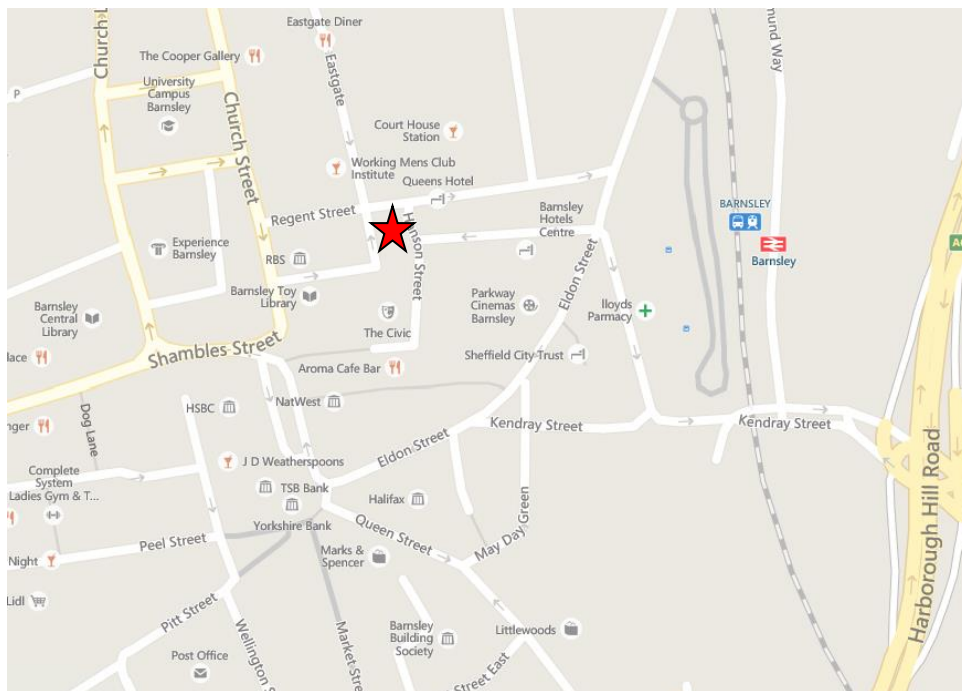


Location of Regent House in Barnsley Town Centre

The property is situated at the heart of Barnsley's commercial business district. It is a very prominent and well recognised building having previously housed the offices of Barnsley MBC Social Services and Planning Departments.

It has frontage to Regent Street, although it is set back from the roadside and it also has returns to Royal Street and Hanson Street.

Because of the building's position in Barnsley town centre it is very conveniently located for all the variety of amenities within the town centre including shopping, entertainment, restaurants and bars. It is also located on Regent Street in Barnsley town centre which is a route for local bus services and moreover is within easy walking distance of the Barnsley Interchange Station for bus and rail services which offers transport to the wider surrounding area. It is considered therefore that the site is situated in a highly sustainable location.



Location of site in relation to Barnsley Interchange

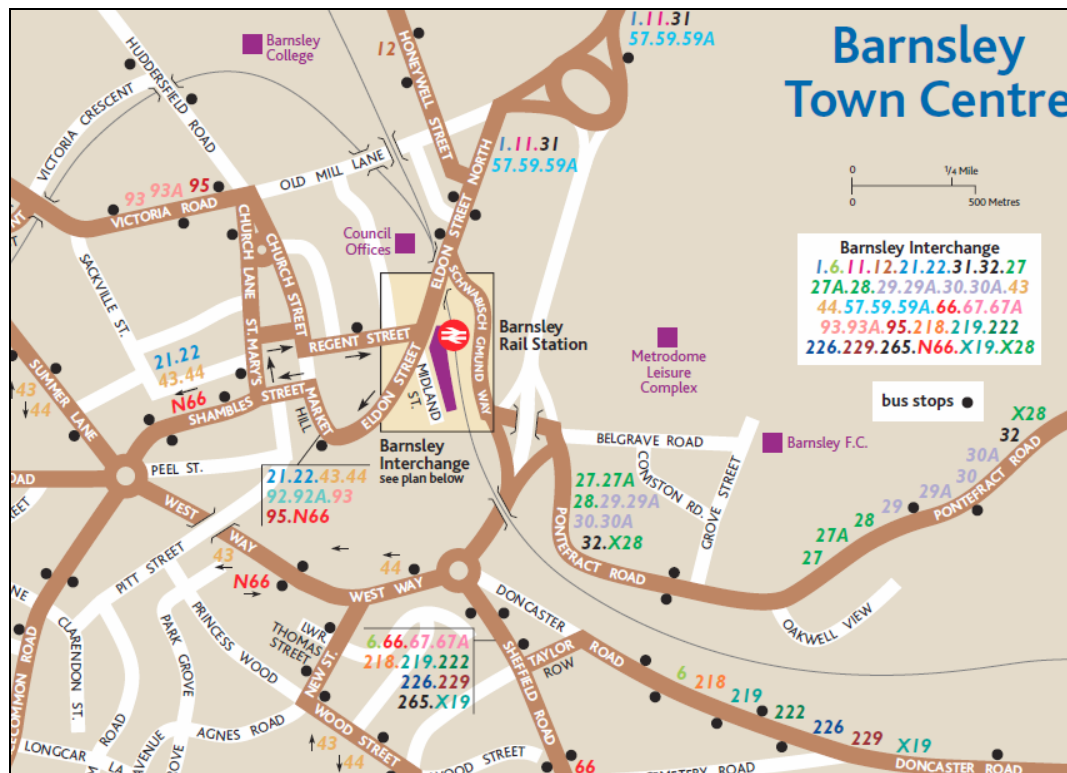
Barnsley Interchange Station

The Barnsley Interchange opened in May 2007. The building forms the entire new complex of Barnsley Interchange, rail and bus users will exit the interchange via the car park or for the town centre, the entrance and exit on Eldon Street.

The bus station features the latest in technology such as the SYPT scheme of "Your Next Bus", tracking buses with GPS to check what time they are due to arrive and depart. Several shops occupy retail units within the interchange.

Rail services operate frequently through Barnsley's Interchange station. On the Hallam line during the day on Monday to Saturday, there are three

Pedestrian route from site to Barnsley Interchange a distance of 320 metres



Map of bus services and routes in Barnsley Town Centre

The application site provides 11 car parking spaces on site, together with safe and secure cycle parking and storage of refuse bins.



Summary and Conclusions

Given its location the site is very well served in relation to a wide variety of key facilities (retail offers, service opportunities and health care) all of which lie within the prescribed walking neighbourhood.

Bus and rail access is available either from local stops or from the Interchange where access to a wide variety of local and district destinations are available.

The development is not expected to provide “family occupation” and as such the availability of local early education facilities is unlikely to be a primary requirement of future residents.

As it will be clear to future residents of the development that very limited parking facilities are to be provided then this will be an issue that future occupants will take into account when considering whether or not to purchase or lease the apartments. Given the high level of facilities within the town centre and the ease of access to bus and train services the proposed apartments will be particularly attractive to those without motor vehicles.

For those wishing to visit the site public passenger transport is available and there are on street parking facilities in close proximity that could be used outside of the town centre usage of 8.30 to 18.00, Monday to Saturday, for occasional usage.

With respect to servicing and emergency access it is suggested that there should be no adverse material change in circumstances between the proposal and the current lawful use.

The development is therefore considered to be compliant with the aims and principles of the policies set out in the National Planning Policy Framework and there will be no residual adverse cumulative impact which could be classed as "severe".