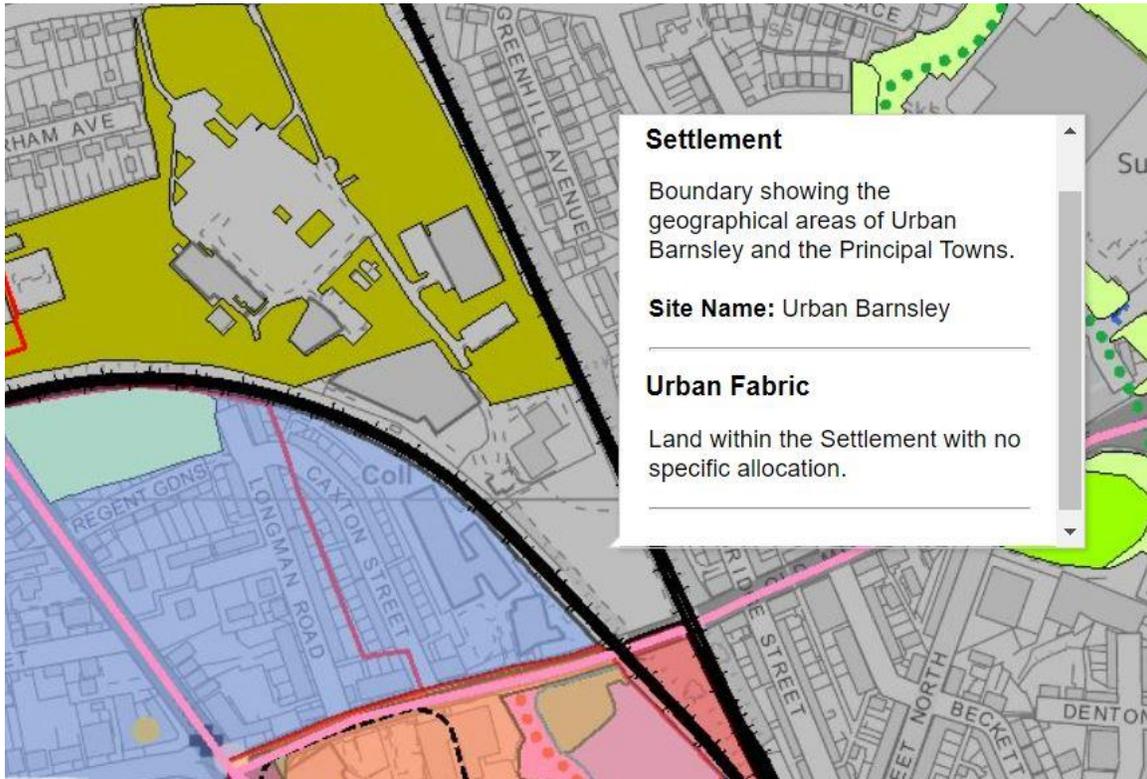


Design and Access Statement Proposed Surface Car Park. Old Mill Lane, Barnsley.



The site is shown as Urban Fabric in Barnsley's Local Plan which was adopted by Full Council on 3 January 2019

Previously the site had been detailed under policy TC58/10 as having potential to serve car parking purposes.



TC58/10 OLD MILL LANE

1.9 Hectares.....Education/Car Parking, Business B1(a)(b)

This site has been subject to extensive tipping operations which have ceased. It has no acceptable vehicular access from Old Mill Lane. The future use of the area should be protected to provide the potential to fulfil a number of requirements :

- A) The possible need to integrate and develop Barnsley College, parts of which lie to the north, west and south. This may also include the need to provide a dedicated safe pedestrian route between College sites;
- B) Dependent upon suitable access the need to supply further car parking facilities for the Town Centre and College uses
- C) Dependent upon suitable access the opportunity on its own to fulfil an employment generating use for the centre
- D) The site forms part of the Courthouse area under Policy TC60 appropriate for consideration as a Comprehensive Development Area.

A demand for the car park exists as evidenced from its previous unauthorized use and so the 'principle' of the development is therefore acceptable in land use terms.

Previously, Planning Permission has been granted for access into the site:

2008 0315 – Formation of access road

2012 0952 – Formation of access road

Subsequently an application 2014/0135 Formation of car park (Retrospective) was Refused on Highways Safety grounds, and this was followed by an unsuccessful appeal.

The site is located on the heavily trafficked, classified road (A635) which forms part of the strategic highway network connecting Huddersfield Road to Wakefield Road. The site is located between two bridges whereby the carriageway width is restricted to 7.2m to the East, and 7.8m to the West, at the proposed site entrance, the carriageway is 8.3m wide. Old Mill Lane has a 30mph speed limit, and average vehicle speeds have been confirmed as below this in both directions.

Windle Cook Architects Ltd. Registered in England No. 3301505 Directors: R Windle and M. Cook Secretary: N Windle

Inspire Design have undertaken the necessary survey work and produced designs for a light controlled junction and conclude:-

Analysis of accident data shows no significant highways safety issues on the existing highway network.

Safe access can be demonstrated and is shown on the drawing HD-1502-01-HW-001 *Junction Feasibility Layout*.

Assessments of traffic growth shows that the existing network is adequate to cater for the vehicular traffic generated by the development.

Further, the applicant has commissioned AVAL Consulting Group to undertake an Air Quality Assessment which concludes that the proposed development is not considered to conflict with any national, regional, or local planning policy in relation to construction and operation phase dust and air quality nuisance.

It is anticipated that although the Car Park will be for Public Use, a proportion of the users will be associated with Barnsley College, to which there is a direct link.

The nearest residential properties are located on Bridge Street . With approx.. 84m separation from the parking spaces disturbance arising from vehicle headlights is unlikely to be a problem.

The applicant is unaware of any complaints during the period which the site was in used as a car park.

The Council is requested to support the application for the formation of a Car Park with traffic light controlled access on Old Mill Lane.