Westgate Plaza One - Design & Access Statement

Ref: Westgate Plaza One - Car Park Planning Application from Temporary to Full Consent.

The existing car park opposite the junction of Sackville Street and Fitzwilliam Street was granted temporary planning permission in 2004. The permission came about following the grant of permission for the Westgate Offices (phases 1 and 2). The temporary permission for the car park is due to lapse shortly and this application seeks to secure a permanent permission.

Permission was only issued on a temporary basis because the route of a potential inner ring road, which was included within the Remaking Barnsley project, was shown to cross the site. At the time officers were keen not to prejudice this scheme and considered a temporary permission to be more appropriate. However, this scheme is no longer being pursued and will not be shown in the emerging Town Centre Area Action Plan or the Local Development Framework.

Barnsley Metropolitan Borough Council retains ownership of the site and, as owner, has control over future development prospects for the site. These would not be prejudiced by a permanent planning permission for the car park and as such there are no planning reasons to resist this application for a permanent permission.

The initial development of Westgate Plaza One and the associated car parking provision had been considered in the context of Barnsley's Car Parking Strategy at the time of submission. This is now currently being reviewed again and is in a draft format at present. In the context of overall parking provision across the Town Centre, the site provides a relatively modest level of parking but this is still considered necessary regardless of the new car park that is nearing completion at the Gateway Plaza site, which is primarily required for that development itself.

The Westgate Travel Plan was also devised in accordance with the permission for the offices. The Travel Plan was approved on the presumption that the car park subject to this application would be available. Due to the limited size of the car park, it is not considered that its permanent retention would undermine the aims

and objectives of the Travel Plan, which will need to be updated prior to occupation of phase 2.