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Explanatory Notes - Document supporting Planning application for formation of New Car Park a Helensburg Close, Pogmoor, Barnsley for Barnsley Hospital NHS Foundation Trust

1. The proposal and background

The proposal is for a long term solution to the known problems of parking in and around the Hospital, following receipt of temporary planning approval for the West Road Car Park Site Planning ref: 2007/0717 and permanent approval for Helensburg Close Planning Ref: 2008/0757.

The Hospital undertook a full review of all it's facilities within the hospital during this review it became apparent that the accommodation owned by the hospital on Helensburg Close was surplus to their requirements. The have 15 Accommodation blocks on the main site, 6 of which are used as office accommodation, 1 is empty and the other 8 are only 50% occupied by staff. This is partly due to changes within the NHS minimum requirements which means staff no longer require onsite accommodation and personal preferences of the staff to choose where they live. The Hospital have established that the staff using Helensburg Close can easily be accommodated within the existing accommodation and the present projection is a further 2 accommodation block will be mothballed shortly.

The car park has been designed following approval of the scheme and further detailed discussions with a representative of the Planning Department, Beaumont & Cowling and Barnsley NHS Trust and Barnsley MBC to fulfil the long-term solution to the parking problems in and around the hospital.

The car park would be controlled by swipe card access system and barriers for employees and a pay and display ticket system for visitors linked to the main hospital access control system and be available 24 hours a day. In order to minimise out of hours disturbance to residents. The car park has been designed to allow full use of all spaces between 7.30 am to 6.30 pm (normal office and visiting hours) which caters for the majority of the hospital employees and visitors, the inner section (approx 100 spaces) being available 24 hours thus keeping vehicles away from the adjoining properties. This will in effect reduce noise and light pollution to the surrounding residential properties as there are no restrictions on traffic movement into and out of Helensburg Close. The additional of close board timber fencing and additional landscaping will further improve the visual amenities for the residents.

The advantage of this location it's proximity immediately adjacent to the hospital which would negate the need for additional transportation being laid on for staff. Thus reducing CO2 emissions and traffic movements on Pogmoor and Gawber Road by the intended mini bus transfer service. It will also allow the re-organisation of the internal parking layout within the hospital which will reduce congestion in and around the hospital. It will also allow staff, patients and visitors with special needs the correct size and location of parking spaces adjacent to the facilities within the hospital which due to congestion the hospital cannot provide at present.

2. Planning Status

The area is defined in the UDP as general housing but has now been approved as a car park Ref: 2008/0757 from the discussions already held between the Hospital and Barnsley MBC. No change is proposed under the LDF at present.

3. Highways Issues

The previous traffic assessment for the West Road site discharging all vehicles onto Pogmoor Road found the proposal would not be detrimental to the flow of traffic as the 2 sites are only a short distance apart the Highways Department have agreed this as the case. It should be noted that employees and visitors already use Helensburg Close 24 hours a day 7 days a week (as they do not have to pay). The area becomes very busy at weekends with people visiting patients in the hospital. The proposal would relocate this traffic into the main hospital site away from the residential properties further improving the general conditions for adjoining residents.

4. Drainage

It is understood the Helensburg Close is an adopted Highway, we would therefore negotiate discharge of the surface water from the car park into the existing surface water drainage system agreeing discharge rates as appropriate with the Highways/Water board as required.

5. Landscape

A comprehensive survey has been carried out of the existing landscape on the site, the car park design being modified to retain the mature landscape features, however, 3 No. trees will require removal. Refer to plan No. 3133/3B. Additional landscape beds have been introduced and will considerably increase the total landscape amenity on the site providing better screening to the adjoining properties. On the East boundary a close board timber fence and mound is being introduced following a site visit and discussions with the Planning Officer to provide a screen for residents of Brierfield Close and other boundaries as required. The intended new landscape would be subject to agreement by the Council's Landscape section, but the scheme would reflect the species noted in the attached survey.

6. Ground Conditions

A comprehensive ground and pollution report is enclosed which shows no detrimental ground conditions or pollutions is present on the site.

In conclusion we feel this site will provide a permanent solution to the parking problem in and around the hospital causing minimal impact on the existing residents and as such the hospital would be willing if this application is successful to by-way of 106 section agreement. Agree not to carry out the temporary car park works at the West Road site approval No. 2007/0717.

It is considered that the proposal is acceptable in planning terms, never less the applicant remains willing to discuss all aspects of the proposals with Councils Representatives in order to achieve a satisfactory conclusion to this application.