

The changes being promoted under this statutory order are necessary to bring the access arrangements for St James Square in line with the scheme as constructed and as consented through the planning regime.

The existing TRO in place for St James Square reflects the arrangements in place prior to the development of the St James Quarter. It is therefore not consistent with the current configuration of St James Square and requires to be updated. Due to the existing TRO, the bollards at the entrance of the Square cannot be raised.

St James Square was designed so that the W Hotel could be serviced by taxis and coaches using the Square. It is not practicable for the W Hotel to be serviced from other roads. If an order is not put in place permitting controlled access to the Square, there is a risk that surrounding roads will be used informally for drop-offs and pick-ups, creating issues elsewhere.

This order will stop-up St James Square, meaning it ceases to be an adopted road and reverts to being private land (with the exception of the adopted footway at the west side, which would remain adopted). The leaseholder of the land will have the ability to allow taxis and coaches into the Square, although this will be regulated by an agreement between the Council and the leaseholder. Once the order is in place, the leaseholder will be able to begin using the bollards at the entrance of the Square to control access, preventing unauthorised vehicles from accessing the Square.

The primary objectives of the proposals being promoted under this statutory order are as follows:

- Bring the status of St James Square with respect to traffic orders in line with the as-built configuration of the Square and the relevant planning consents.
- Enable continued vehicular access to St James Square on a controlled basis, managed using the bollards at the entrance of the Square.
- Avoid pressures on surrounding roads by providing a designated area for drop-offs and pick-ups for the W Hotel.