

PLANNING APPLICATION BY POTTS BAKERS LIMITED FOR, UNIT 4, STAIRFOOT BUSINESS PARK, BLEACHCROFT WAY, STAIRFOOT, BARNSELY, S70 3PA**DESIGN & ACCESS STATEMENT**

Proposal: Change of use, alteration and extension of class B8 warehouse to form (class B2) bakery

Address: Unit 4 Stairfoot Business Park, Bleachcroft Way, Barnsley, S70 3PA

Applicant: Potts Bakers Ltd

Date: 14 May 2025

1. Introduction

This Design and Access Statement is submitted in support of a planning application for the change of use of the existing warehouse at Unit 4 Stairfoot Business Park, Stairfoot to form a bakery. Potts Bakery currently operate from premises on Stanley Road and the proposal is to facilitate the company's expansion and retention within the Stairfoot area.

2. Site and Surroundings

The site extends to some 6284sq.m and is situated within an established industrial/commercial area. On the opposite side of Bleachcroft Way is a former B&Q which have been vacant for some considerable time. A range of retail units are located east of the premises, including Tesco Extra, B&M Home Store. A recent housing development borders the site to the south.

The application building is a large single storey warehouse extending to some 2695sq.m with ancillary office and staff facilities. It benefits from an extensive car park to the front of the building and service yard to the side

3. Proposed Use

The application seeks the change of use to bakery (Class B2) with a small extension of 96.0sq.m and the addition of 12no. extract flues to the roof. The total GIA will be 2791sq.m. A Noise Impact Assessment submitted with the application confirms no harm to amenity will arise by way of operations, deliveries or dispatches.

4. Design

External Alterations

Minor external changes are proposed:

- Installation of 12no. extract ventilation flues to the roof;
- A small extension of some 96sq.m to the service yard side elevation;
- Addition of signage (subject to separate advertisement consent if required)
- Minor alterations to doors or windows to suit operational needs and meet building regulations

Internal Layout

The internal layout will be adapted to provide:

- A main bakery production area
- Cold storage and dry goods storage
- Staff room, toilets, and changing facilities
- Small office space

All alterations will comply with Building Regulations, including fire safety, hygiene, and ventilation requirements.

5. Access

Vehicular and Servicing Access

The existing vehicle access from Bleachcroft Way will be retained. There is adequate space on-site for delivery vans and staff parking in accordance with council parking standards for the proposed B2 use.

Pedestrian Access

The facility will comply with the Equality Act 2010 and Approved Document M (Access to and use of buildings).

6. Landscaping

The current site has no landscaping and no additional landscaping is proposed

6. Sustainability

The proposal makes sustainable use of a longstanding vacant, existing building, minimizing construction waste and carbon impact. The business will operate with an emphasis on local employment and supply chains, energy efficiency and waste reduction through established, responsible packaging and food waste practices.

7. Conclusion

The proposed change of use is a sustainable and appropriate use for this vacant building, making a positive contribution to local employment and the economy. The minimal physical changes are in keeping with the industrial/commercial character of the area and the use can be accommodated without material harm to amenity or any interest of acknowledged importance.