

Design , Planning and Access Statement , Darton Business Park, Barnsley Road, S75 5QX

This Statement has been prepared by the Applicant in support of the Planning application. The planning submission is to obtain a change of use of Unit 11 /12 from Class B8 (Storage or Distribution) to Class E(d) (Indoor Sport and Recreation) for the development of indoor padel courts at Darton Business Park, Barnsley.

- 1) The Units 11/12 are located with the Darton Business Park. Barnsley Road,
- 2) The Units are currently unoccupied and have been since summer 2025.
- 3) The previous company have relocated to Junction 37 of the M1 to expand.
- 4) There is sufficient infrastructure capacity within the vicinity to support the application proposals.
- 5) The Local transport Links are good and reliable within the surrounding area and road network with pedestrian paths into the site with a bus service a short distance away.
- 6) This application is to upgrade and decorate appropriately and generally fit out an existing Unit of an 215m2 approximate area.
- 7) The Unit to have 5 full Self contained Padel Courts and enclosures.
- 8) There are several units on this site within the local vicinity that have received previous approval and support for a change of use.
- 9) The proposals will contribute to the local employment opportunities offering the following positions available. 4 full time staff, 1 site manager, 2 Padel coaches, 2 part-time cleaning and maintenance.
- 10) The unit to also house with ancillary café /bar services offering limited ranges of food / beverages and merchandise for the Padel community.
Reference to the bar /café use as support of the Padel players either playing or waiting for court availability. Accessibility to the cafe /bar for deliveries will be within the site boundary.
- 11) The unit will house a number of ancillary units incorporating male and female wc and changing facilities , these facilities are to retain their independant drainage sytems and subject to off site collection service agreements.
- 12) The proposed entrance is level and gives good access to the unit.
- 13) There is no alterations to the external appearance
- 14) There is adequate car parking availability indicated on the proposed plans, allocated specifically to serve these units.
- 15) No external changes to any landscaping.

Additional supplement information

Planning Justification – Indoor Padel Courts at Darton Business Park

This planning justification supports the proposed change of use from Class B8 (Storage or Distribution) to Class E(d) (Indoor Sport and Recreation) for the development of indoor padel courts at Darton Business Park, Barnsley. The site has been vacant and marketed for over two years, indicating limited demand for traditional employment uses. The proposal seeks to repurpose the site for a leisure facility that delivers community, health, and economic benefits.

Policy E4 – Protecting Existing Employment Land

Barnsley Local Plan Policy E4 aims to retain employment land for economic uses but allows alternative uses where the proposed use delivers significant community or environmental benefits. Given the prolonged vacancy and marketing history of the site, there is no reasonable prospect of its reoccupation for B8 use at this time. The padel courts will create new jobs, promote active lifestyles, and enhance local wellbeing, thereby meeting the criteria for acceptable change under Policy E4.

Policy E1 – Providing Strategic Employment Locations

Policy E1 supports economic diversification and job creation across sectors. While the proposal does not fall under traditional employment categories, it contributes to the local economy by generating employment opportunities in the leisure sector, including coaching, administration, and facility management. The development aligns with the strategic intent of Policy E1 by repurposing underutilized land to support economic activity.

Barnsley 2030 Vision

The Barnsley 2030 Vision outlines goals for creating vibrant, healthy, and resilient communities. The proposed padel courts support these objectives by:

- Encouraging physical activity and social engagement
- Enhancing community infrastructure
- Supporting inclusive economic growth
- Revitalizing a long-vacant site with a sustainable and community-focused use

Conclusion

The proposed change of use from employment land to leisure use is justified under Barnsley Local Plan Policies E4 and E1, and aligns with the Barnsley 2030 Vision. The development will deliver significant community benefits, support economic diversification, and make effective use of a vacant site. We respectfully request that the application be considered favourably.