ACCESS STATEMENT

Unit 1&2 Rockingham Business Park
Full Planning Application for Change of Use of property to Class D2

Guidance on Access Statements

Best practice guidance on Access Statements has been published by CABE entitled Design and Access Statements: How to Write, Read and Use Them (2006). The Welsh Assembly Government also published a consultation document Planning and Inclusive Design (Access Statements) in March 2007. Regard has been had to those documents in the production of this statement.

Purpose of the Statement

Limited physical works are proposed by way of this application in the form of minor alterations to the site entrance and minor external alterations. Notwithstanding, this Access Statement aims to explain and justify the principles and concepts of inclusive design on which the development is based.

Policy Approach

National Policy

The National Planning Policy Framework (NPPF) was published on 27th March 2012. This consolidates national planning policy guidance (including all previous Planning Policy Statements and Planning Policy Guidance) and is a material consideration in the determination of planning applications.

The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development. These overarching policies seek to integrate the needs of planning and transport whilst focusing development in the most appropriate locations, thereby protecting and enhancing the environment.

Paragraph 7 of the NPPF defined 'sustainable development' and highlights that it has three interrelated dimensions: economic, social and environmental as follows. These dimensions give rise to the need for the planning system to perform a number of roles.

The NPPF, at Paragraph 20, requires the local planning authorities to plan proactively to meet the development needs of business and support an economy fit for the 21st century to help achieve economic growth.

Paragraph 22 requires planning policies to avoid protecting employment sites for the long term where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

As such, the NPPF is clear that where there is no 'reasonable prospect' of a site being used for employment purpose, alternative uses should be considered.

Local Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless other material considerations indicate otherwise, as confirmed in paragraph 2 of the NPPF. For the purposes of this application the Development Plan comprises:

- Barnsley Unitary Development Plan (Saved Elements)
- Barnsley Core Strategy

The Barnsley UDP was adopted in 2000. Despite the adoption of the Core Strategy the majority of the document remains extant via the saving of policies.

The Proposals Map for the plan shows the site as allocated for employment Purposes.

The Barnsley Core Strategy was adopted in 2011 and comprises the principle document against which applications are assessed.

It is considered the following Policies are of note:

- CSP 19 Employment Land
- CSP 20 Promoting Tourism and Promoting Cultural Provision
- CSP 25 New Development and Sustainable Travel
- CSP 26 New Development and Highway Improvement
- CSP 40 Pollution Control and Protection
- CSP 41 Development in Air Quality Management Areas

Access to the Proposed Development

The Transport Statement which forms part of the application package highlights that the site is highly accessible by a range of transportation options. In addition it is located in close proximity to a strategic network.

Direct access will be provided via Rockingham Road to the north-west of the unit. The access point essentially comprises the reuse of a historic point of access. The unit will also be accessible via the existing access point to the business park.

66 car parking spaces will be provided which is considered adequate to serve the proposed development. This essentially represents a rationalisation of existing informal car parking arrangements.

It is clear that the existing access points are fully accessible to all members of the public.

Access within the Proposed Development

Access to the unit will be achieved via safe walking zones from the car parking area adjacent to the application unit. Given the location of the unit in proximity to the site entrance, it is considered it will be highly accessible to visitors on foot.

The unit will be fully accessible to all members of the public including those with disabilities.

Access Statement Summary

The site is currently vacant but has formally been used within Use Class B8. The application to which this Statement relates proposes a change of use of the property to a trampoline park within Use Class D2.

It is intended that the site will be occupied by the Go Air. Limited physical works are proposed as part of the application comprising a new entrances to the unit. It is a key consideration that the intended occupier would not have agreed terms to lease the property if it was not considered fully accessible to all members of society.

Irrespective that limited physical works are proposed, this Statement seeks to demonstrate that the existing development is fully accessible and located in a highly sustainable location. Ramped access is provided enabling the property to be fully accessible to all members of society.

Further to the above, it is considered that the building design is flexible in order to account the needs of current and future occupiers and is adaptable in order to accommodate the future needs of occupiers.