

## Design and Access Statement

31<sup>st</sup> October 2024

Proposal	Change of use from D2 Leisure (Gymnastics) to B2 (General Industrial), B8 (Storage and Distribution) and E(g)
Location	Unit 1 Falkland Way, Barton Upon Humber DN18 5RL

This application seeks to gain approval for a 'Change of use' for Unit 1 Falkland Way. Unit 1 is an end unit within a block of 5 industrial units. Units 2-5 (General Industrial Units) all hold B1, B2 and B8 usage which was the classification used for the original planning permission granted for the site. In 2018 planning permission was subsequently granted for a Change of Use for Unit 1 to become D2 Leisure; this proposal seeks to return Unit 1 back to its original use - B1, B2, E(g) (2024 classification) in keeping with the rest of the block.

The units on Falklands Way and other units within the localized area are predominantly General Industrial, Business and Storage and Distribution facilities. Unit 1 would be a logical fit to be returned to B1, B2 and B8 as the infrastructure and site already exists to support this type of business and its operations.

As Unit 1 was originally built for B1, (now E(g)) B2 and B8 usage there is no change required to the site either internally or externally.

The site already has car parking and vehicular access therefore no layout changes are sought.

In support of this application the Delegated Assessment from 2018 (Change of Use) and Flood Risk Assessment are included for reference.