

TRANSPORT STATEMENT

Proposed Change of Use From Class B8 to Class E @
Unit 29
Robin Cort Industrial Estate
Reading
Berkshire RG2 0AU

Unit 29 Robin Cort Industrial Estate, Reading, Berkshire RG2 0AU

The following statement is provided in support of a planning application to temporarily change the use of the current building from Class B8 – Storage and Distribution to Class E – Indoor Sports and Recreation for the proposed use as a dance studio.

Capacity:

The maximum capacity for the building at any one time is proposed to be 40 people with a mix of staff and students/participants. This occupancy level would be rarely achieved and is more indicative of one-off events.

Catchment Area:

The facility is proposed to be for the use of mostly local dancers/participants however, due to lack of such facilities, it is envisaged that people may travel from further afield to attend classes and they will be encouraged to make use of the numerous local transport links.

Parking:

The facility has limited off-street parking to the front which will mainly be used by staff members. There is a communal parking facility which caters for the entire business park which will provide further parking for users of the facility

Staffing:

It is proposed that there will be approx. 3-5 staff members. Parking spaces will be provided for these staff members to the front of the facility.

Local Transport Links:

The facility boasts good connections to all major transport links. It is less than 10 minutes walk from Basingstoke Road which houses numerous bus stops and the town centre with it's train station is a 25 minute walk away.

Visitor Parking:

Visitor parking is available at one of the two separate public car parks at the front and the back of Robin Cort Industrial Estate both of which are less than 100m from the facility.

Use of Facility:

The facility will be used on a daily basis for private lessons and practice which would mean approx. 3-4 visitors at any one time. Group classes with larger occupancy would be limited to evenings by which time most units on the estate would be closed therefore parking would be readily available.

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Similar uses can be found elsewhere on the Industrial Estate and no issues have arisen causing any undue transport or parking issues..