

Design & Access Statement

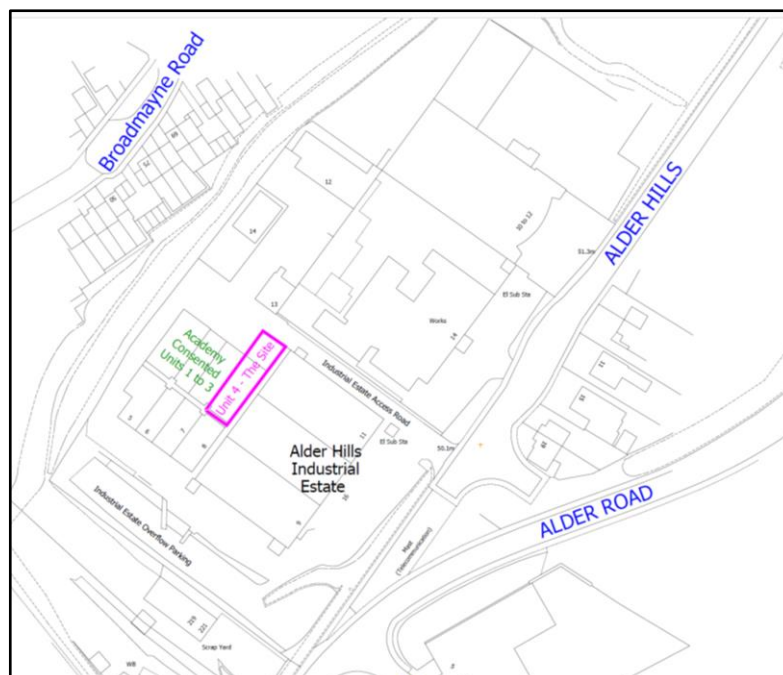
Job Title Unit 4, 16 Alder Hills Industrial Estate, Poole BH12 4AR
Date 4th January 2024
Subject Planning Application For Change Of Use of Unit 4
Applicant AK Academy of Dancing

1.0 INTRODUCTION

1.1 This Design & Access Statement follows on from a consented application (APP/23/00599/F, dated 20/07/2023) for change of use at the adjacent Units 1 to 3. The consented change for Units 1 to 3 was to the Sui Generis use class. The adjacent unit (Unit 4, 16 Alder Hills Industrial Estate) has recently become available and is being considered for expansion. Unit 4 is, technically, designated as an employment unit. The site (and adjacent consented units) is shown on the Location Plan accompanying this application. This Statement should be read in conjunction with the Planning Statement submitted with this application.

2.0 Site Characteristics

2.1 Unit 4 is situated on the Alder Hills Industrial Estate adjacent to Alder Hills and Alder Road. A not to scale extract is shown below:



2.2 The units are of steel truss construction, with brick/blockwork elevations, completed in steel profile cladding to the upper elevations with a pitched roof. We are told that the units have an eaves height of approximately 3.6m and clear height of approximately 3.4m. The floor area footprint is approximately 172m² in total. The unit benefits from a dedicated forecourt parking area with a further parking allocation in the estate overflow car park to the south, which is included in the Unit 4 lease. Unit 4 has been previously occupied by a construction firm. The unit comprises open plan accommodation and the premises are currently vacant.

2.3 The site is located in Flood Zone 1 and is not likely to be subject to future flooding.

3.0 The Application Proposal

3.1 The proposal is to utilise Unit 4 to provide an expansion from Units 1 to 3 with a connecting link. The change of use is proposed as Sui Generis similar to the recent consent at Units 1 to 3.

4.0 Access

4.1 The estate itself is of older design and without internal footway provision. However, the majority of users would be travelling by private car, due to age constraints, and the access road is wide and straight thereby giving good forward visibility towards and for pedestrians or cyclists.

4.2 In the wider area, Alder Hills has a footway on both sides of the carriageway and there is a link that leads to Alder Road and the cycle lane. Bus stops are located within a short walk distance along Alder Road.

5.0 Road Safety

5.1 A plot of incidents is included in the Transportation Statement along with analysis and this shows that it is not possible to apply any mitigation associated with the proposed change of use of the premises.

6.0 Highway Impact Of The Proposed Change Of Use

6.1 The Transportation Statement assesses highway impact of the proposal and concludes that the site is sustainable, and the impact is low on the local highway network. The proposal utilises existing local facilities along with the excellent highway links and sustainability features in the area.

7.0 Climate Change Impact Of The Proposed Change Of Use

7.1 The proposal for change of use is unlikely to affect climate change. The main structure will be retained, and soundproofing installed along with a linking door.

8.0 Planning Considerations

8.1 These, including policy matters and sequential test, are detailed in the Planning Statement submitted with the application.

8.2 The Applicant has undertaken an extensive search for appropriate properties over a period of several years. Details are given in the Planning Statement.

9.0 Conclusions

9.1 This Design & Access Statement is appropriate and proportionate to the change of use proposal at Unit 4, 16 Alder Hills Industrial Estate.

9.2 The LPA and Highway Authority will recall the successful, allowed appeal at Unit 12 Compton Business Park which became unsuitable when the business park owner decided to change security policy by closing the business park gates earlier in the day, thereby ruling out that site - despite the successful appeal that granted permission - and the consented application (APP/23/00599/F, dated 20/07/2023).

9.3 Whilst there are some minor internal modifications proposed, the external elevations remain the same.

- 9.4 Pedestrian, cycle and vehicle movements in the area are undertaken with relative ease and the local highway network links facilitate this. The site is in a Sustainable Transport Corridor.
- 9.5 Personal Injury Accident data for the location has been sourced and analysed. There are no incidents to be mitigated due to these modest proposals.
- 9.6 There are no highways grounds that are unacceptable impact on highway safety or cumulative impacts on the road network that would be severe.
- 9.7 The proposal demonstrates suitability for the proposed change of use and is not likely to have an adverse impact on any other units on the estate.
- 9.8 The proposals are, therefore, recommended for approval.

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