

Lionel Gregory Architects

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New Industrial Extension

At

78-86 Nuffield Road, Nuffield Industrial Estate,
Poole BH17 0RS

Project Reference: 5341

DESIGN AND ACCESS STATEMENT

Revision 00: February 2024

1. INTRODUCTION

The existing industrial unit at 78-86 Nuffield Road is a brick and corrugated cladding building in need of expansion. The site is situated in the heart of Nuffield Industrial Estate on the east of Nuffield Road and south of Poole Recycling Centre.



Main Building Front Elevation



Secondary Building Front Elevation

The application is seeking planning permission to extend the main existing building to the back to create an open covered area for the metal recycling activities of Reliance Scrap Metal Ltd.

2. SITE ANALYSIS

The site is accessed from Nuffield Road from the south and Hatch Pond Road from the west. Access onto the site for both vehicles and pedestrians is directly off Nuffield Road. The site is locked in between Industrial uses to the north, south and west and Residential and Leisure uses to the east with Canford Heath and Learoyd Road Playing Fields respectively.

The primary use at the existing Industrial Unit is scrap metal recycling processes with a small office area to the north of the main existing building.

3. PLANNING HISTORY

In 2009 an application to erect an extension to the existing Industrial Unit was granted and implemented (APP/09/00576/F), later on that same year a Variation of condition to allow the extension to be used for industrial purposes ancillary to the premises was granted (APP/09/00786/F).

4. PLANNING POLICIES

The site is located within a principally Industrial area being surrounded by warehousing and waste management units as well as open spaces and residential uses to the east.

The importance of the Nuffield employment area is considered in the Poole Local Plan and it states that: 'Poole is regarded as the conurbation's industrial hub, with the three largest employment areas, Nuffield, Mannings Heath and Fleets Lane being of strategic importance, not only to Poole but to the wider south-east Dorset area.'

The current Poole Local plan was adopted in 2018. The site falls in the Employment Site location E8 (Land at Banbury Road) which encourages the development of uses class B1, B2 and B8.

5. PROPOSAL

The existing building is currently used for scrap metal recycling. This unit is currently reaching its maximum capacity and the operations require an expansion of the present recycling processes and activities.

The proposal will involve a rear extension to provide an open covered space in which to undertake processes ancillary to the primary use as scrap metal recycling. The new extension will use steel profiled cladding and brickwork for the elevations and steel profiled roof panels for roof finishes.

Reliance is seeking to improve their working operations with sound proofing and dust extraction systems and planning to install solar PV panels on the roof, hence improving sustainability by using renewable energy technology in line with the Poole Local Plan and National Planning Policy. Policy PP37 from the Poole Local Plan states that: 'Where appropriate, at the earliest opportunity in the design process, renewable energy proposals must be integrated as part of proposed scheme and shown on plans submitted for planning permission.'

6. SUMMARY

Law requires that planning applications should be considered with reference to the fundamental statement contained in Paragraphs 10-11 of the National Planning Policy Framework which explains that *“at the heart of the Framework is a presumption in favour of sustainable development....For decision making this means: approving development proposals that accord with an up-to-date development plan without delay”*.

We have endeavoured to demonstrate in this report that the proposals will improve the operations for an important local business. Accordingly, we believe that there exists no material reason, policy based or otherwise, for the proposal to be refused consent and we sincerely hope it can be supported by the Local Authority.