



LRJ PLANNING

Planning, Design and Development



PLANNING, DESIGN AND ACCESS STATEMENT

**PROPOSAL: NEW WASTE MANAGEMENT PLANT INCLUDING WORKSHOP,
OFFICES, STAFF FACILITIES, ASSOCIATED ACCESS AND PARKING**

CLIENT: LEAH BUTLER

SITE: SITE ADACENT TO WEST WAY ROAD, NEWPORT

DATE: DECEMBER 2021

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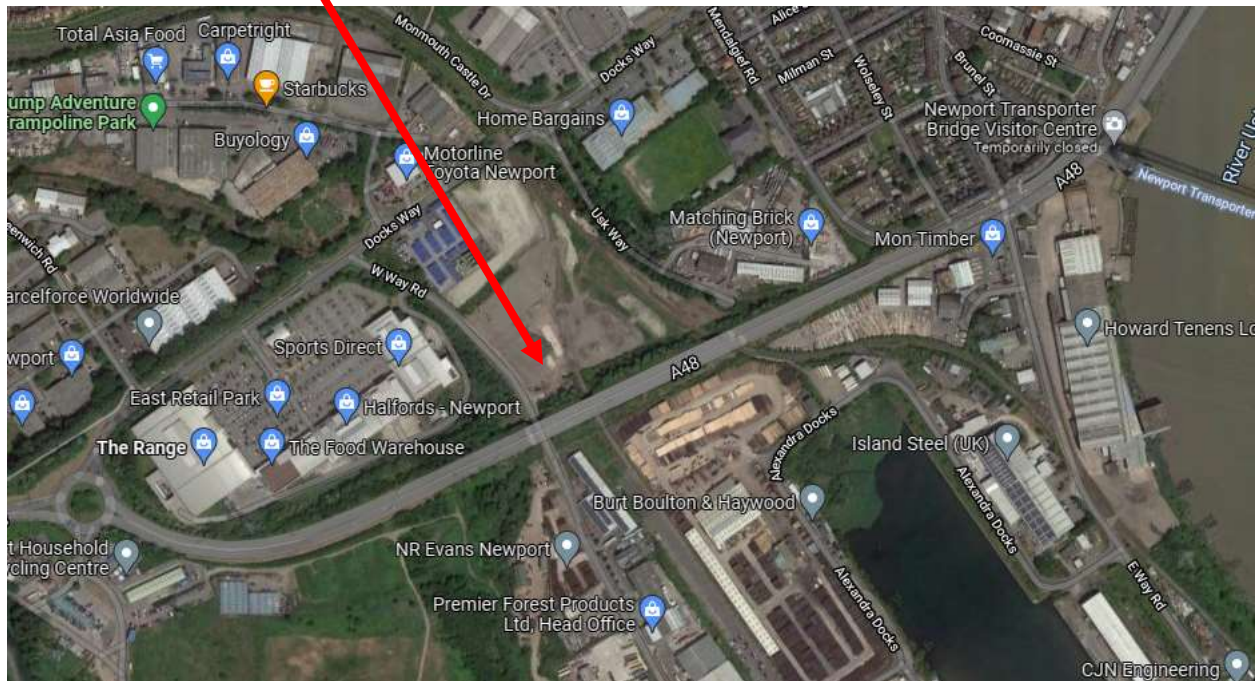
1.0 Introduction

- 1.1 This Planning Statement has been prepared by LRJ Planning Ltd on behalf of the application to accompany the full planning application for the creation of a waste management plant.
- 1.2 This Planning, Design and Access Statement describes the proposals, related key material considerations in determining the application, and benefits which will be delivered. Furthermore, it reviews and demonstrates compliance with the approved relevant development plan policies and national planning policy.
- 1.3 This statement should be read in conjunction with the following plans and documents that accompany the application and comprise:
 - Application form and certificates; and
 - Site location plan;
 - Proposed plans.

2.0 Site Description

- 2.1 The application site comprises a parcel of land measure 1 hectare within the dock area of Newport that comprises an established industrial estate. The surrounding area is characterised by industrial uses.
- 2.2 Work has commenced on site to implement planning permission (planning reference: 18/0399). The planning permission essentially allows for the proposed regrading of the land to accommodate an extension of the Class B8 storage.
- 2.3 The area of land relating to this application is towards the south east and to the north of the Southern Distributor Road.

Figure 1 – Location of the site



2.4 An existing railway forms the eastern boundary of the site.

3.0 Planning Designations

3.1 The site is not within, or immediately adjacent to, designations for valued landscapes, such as local landscape designations, AONBs or National Parks.

3.2 There are no designated heritage assets within the vicinity of the site.

4.0 Planning History

4.1 As described above, the site benefits from a lawful planning permission (18/0399) for the regrading of the land to accommodate provision of a class B8 storage yard to accommodate self storage containers.

Figure 2 – Layout of approved scheme



5.0 Proposal

- 5.1 Planning permission is sought for the erection of a new waste management plant including workshop and offices.
- 5.2 The site would be divided into separate areas to allow the waste and recycling material to be brought to site and stored in enclosed compounds before being sorted and transferred in specific collection areas. The site would be hardsurfaced and the existing access to the south east would provide sole access into and out of the site.
- 5.3 As part of the proposal, a new building is proposed, which is shown on the submitted drawings. The building will provide undercover storage areas and sorting facility as well as a site office to oversee the management of the facility.

Figure 3 – Proposed layout



6.0 Planning Policy Context

- 6.1 The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the Wales Spatial Plan, Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Development Plan for the local area.

Planning Policy Wales (11th Edition)

- 6.2 National Planning Policy is set out within Planning Policy Wales (PPW). Sustainable development is the key theme running through PPW and paragraph 1.2 states that:

“The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales...”

- 6.3 Page 9 of PPW provides a definition of sustainable development. It is taken from the Well-being of Future Generations Act (Wales) 2015 and states the following:

“Sustainable development” means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.”

- 6.4 Figure 3 sets out a number of Key Planning Principles, aimed towards “Achieving the right development in the right place.” The five principles are:

- Growing our economy in a sustainable manner;
- Making best use of resources;

- Facilitating accessible and healthy environments;
- Creating and sustaining communities; and
- Maximising environmental protection and limiting environmental impact.

- 6.5 Paragraph 3.3 seeks to promote good design, stating that design must go beyond aesthetics and includes the social, environmental, economic and cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area.
- 6.6 Page 37 of PPW provides a definition of previously developed land. It adds, that:
- “Previously developed land is that which is or was occupied by a permanent structure and associated fixed surface infrastructure. The curtilage of the development is included....”
- 6.7 Paragraph 3.55 states that “Previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development”. Paragraph 3.46 adds that “Local authorities should adopt policies to locate major generators of travel demand such as housing, employment, retailing, leisure and recreation, and community facilities (including libraries, schools, doctor’s surgeries and hospitals) within existing urban areas or in other locations which are, or can be, reached by walking or cycling, or which are or can be well served by public transport.”
- 6.8 Chapter 4 ‘Active and Social Places’ addresses transport, with paragraph 4.0.3 stating that “This theme aims to ensure new development is located and designed in a way which minimises the need to travel, reduces dependency on the private car and enables sustainable access to employment, local services and community facilities.”

- 6.9 In terms of economic development, paragraph 5.4.1 states that “For planning purposes the Welsh Government defines economic development as the development of land and buildings for activities that generate sustainable long term prosperity, jobs and incomes.”

Development Plan

- 6.10 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

- 6.11 Part 2 (Sustainable Development) of the Planning (Wales) Act 2015 says the following:

1. *This section applies to the exercise by the Welsh Ministers, a local planning authority in Wales or any other public body—*
 - (a) *of a function under Part 6 of PCPA 2004 in relation to the National Development Framework for Wales, a strategic development plan or a local development plan;*
 - (b) *of a function under Part 3 of TCPA 1990 in relation to an application for planning permission made (or proposed to be made) to the Welsh Ministers or to a local planning authority in Wales.*
2. *The function must be exercised, as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.*

6.12 The Newport Local Development Plan (LDP) is the development plan for the purposes of the Planning and Compulsory Purchase Act 2004. The relevant policies are referred to below.

- Policy SP1 Sustainability
- Policy SP3 Flood Risk
- Policy SP4 Water Resources
- Policy SP18 Urban Regeneration
- Policy GP2 General Development Principles – General Amenity
- Policy GP3 General Development Principles – Service Infrastructure
- Policy GP4 General Development Principles – Highways and Accessibility
- Policy GP5 General Development Principles – Natural Environment
- Policy GP6 General Development Principles – Quality of Design
- Policy GP7 General Development Principles – Environmental Protection and Public Health Policy EM2 Newport Docks
- Policy T1 Railways
- Policy T4 Parking

7.0 Design and Access Statement

7.1 The purpose of a Design and Access Statement (DAS) is to provide a clear and logical document to demonstrate and explain the various facets of design and access in relation to the site. The DAS also acts as a method of demonstrating the details of a planning application in a way that can be read both by professionals and the public. The diagram below, extracted from the Welsh Government guidance on preparing a DAS, illustrates the various considerations that need to be taken into account when preparing such a document.

Figure 4 - Objectives of Good Design



7.2 The circular nature of the diagram represents the equal weightings that need to be given to each of the 5 Objectives of Good Design: Access; Movement; Character; Environmental Sustainability and Community Safety.

i) Access

7.3 The access point serving the development will be maintained to a high standard. This will ensure that the vehicle access remains in good order to serve the commercial requirements at the site.

7.4 As part of the developing package of management measures, those responsible for the completed project will be made aware of their responsibilities. Under the Equality Act 2010 the need to maintain facilities providing for an accessible environment are important issues to be considered including:

- Ensuring that a suitable Access Strategy has been developed identifying design detailing and the management of the Equality Act process from the inception of the complex through its whole life. This document along with the proposed building plans and Building Regulation consultation / approval are also important in this respect.
- Ensuring suitable management and personnel policies in respect of disability, both for employees and all visitors.
- Communication issues such as information, signage / wayfinding are all-important and need to be maintained.
- Management of the buildings e.g. ensuring where possible that the facilities are suitable to allow wheelchair user suitable space, updating and improving wayfinding systems, as appropriate.
- Maintenance – it is vitally important that all aspects of accessibility are maintained
- Awareness – where a service is provided, ensuring there is information available on the facilities and access available for disabled people.
- Future work – ensuring future work does not compromise access issues.

ii) Character

7.5 The application site is located within an established industrial estate and there are large detached industrial buildings surrounding the site. The proposed development is industrial in appearance and is one that will assimilate within this industrial environment.

iii) Movement

7.6 The site lies in close proximity to the Southern Distributor Road, which provided strategic links to Cardiff and Swansea to the west as well as Bristol and London to the east. These strategic links are important in respect of the use proposed.

iv) Community Safety

- 7.8 With a lawful B8 use at the site, the proposal will significantly improve community safety and allow natural surveillance of the immediate and wider area.

v) Environmental Sustainability

- 7.9 The proposal represents an efficient use of the land that is allocated for employment use within the Local Development Plan, as well as an extant planning permission. The proposal represents a sustainable re-use of the site.

8.0 Planning Appraisal

- 8.1 This section seeks to highlight the main issues relevant to the determination of the application and assess the scheme against the local and national planning policies referenced in section 6.0 above.

- 8.2 The main issues that are considered to be relevant in this case include:

- The principle of the development.
- Character and appearance;
- Neighbour amenity;
- Transport matters.

i) Principle of Development

- 8.3 Both local and national planning policy supports the provision of sustainable development and promotes the provision of development that creates employment opportunities. At the heart of this application is to realise the full potential of the site.

8.4 The site benefits from an extant planning permission for an existing industrial use. The site lies within the Newport Docks land allocation, as defined by Policy EM2 of the NLDP. This allocation protects the land for B1, B2 and B8 uses and describes that the Council will support the development of the land for such uses where it can be demonstrated that the proposal is complementary to and does not hinder the operational use of the port.

8.5 The overall thrust of local and national planning policy is to create employment opportunities. The site is strategically well placed and an appropriate location for employment uses. Paragraph 1.2.2 in TAN 23: Economic Development identifies that:

“PPW advises that planning for economic land uses should aim to provide the land that the market requires, unless there are good reasons to the contrary. Where markets work well, this will help maximise economic efficiency and growth.”

8.6 Overall the proposal is an acceptable land use, given its lawful use and current allocation for a B1, B2 and B8 use. The proposal will therefore deliver significant economic benefits through the creation of employment, as well as providing a much needed facility.

ii) Character and Appearance

8.7 Technical Advice Note 12 provides advice on design considerations and, in relation to the design of new development, it states that local planning policies and guidance should aim to ensure that:

- create places with the needs of people in mind, which are distinctive and respect local character;
- promote layouts and design features which encourage community safety and accessibility;
- focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles;

- avoid inflexible planning standards and encourage layouts which manage vehicle speeds through the geometry of the road and building;
- promote environmental sustainability features, such as energy efficiency, in new housing and make clear specific commitments to carbon reductions and/or sustainable building standards;
- secures the most efficient use of land including appropriate densities; and
- consider and balance potential conflicts between these criteria.”

8.8 The above is echoed in Policy GP6 of the LDP that amongst other criteria seeks development that is of a high standard of design, which reinforces attractive qualities and local distinctiveness and improves areas of poor design and layout. In addition, it is expected that they are appropriate to the local context in terms of siting, appearance, scale, height, massing, elevational treatment, materials and detailing.

8.9 The character of the area is a mixture of commercial, retail and employment uses, especially being within proximity of the Docks, Maesglas Industrial Estate, East Retail Park and Mendalgief Retail Park.

8.10 The design and form of the proposed development has been considered in the context of the proposed waste operation and the location of the site and within the surrounding landscape. The waste sorting operation is proposed to be contained within a single building, reducing the need for duplicate handling of the recycled materials. The proposed building would allow a single drop off point for vehicles delivering to the site and would allow the efficient sorting of waste through the site.

8.11 This building has been designed to a high standard and due to its size and overall scale will appear as a high quality addition within this established industrial area.

- 8.12 Overall, it is contended that that proposed development does have regard for the principles of good design and ones that complies with TAN 12: Design, as well as Policy GP6 of the LDP.

ii) Neighbour Amenity

- 8.13 The site is located circa 350m away from the nearest residential properties (Mendalgief Road) and is intervened by a number of other land-uses, particularly Mendalgief Retail Park and a railway line. Having regard to this distance, the nature of the proposal and the character of the area, it is considered that the proposed development would have a significant adverse effect on the residential amenities of neighbouring properties or neighbouring land-uses. The development therefore satisfies Policies GP2 and GP7 of the NLDP.

iii) Transport

- 8.14 No alterations are proposed to the access arrangements serving the site. Due to the size of the yard area and as demonstrated on the submitted plans, all vehicles will be able to enter and leave in a forward gear. The proposed access and parking arrangements are deemed acceptable and given the established fall back position will not lead to any harm to highway and pedestrian safety.

9.0 Summary

- 9.1 This statement has identified that the proposed development complies with national and local planning policy. The Council's decision on the planning application must be taken in accordance with the development plan unless material considerations indicate otherwise. The proposed development of the site for the use is consistent with the site's allocation and current lawful use. The proposal accords with both local and national policy.

9.2 For the above reasons, it is respectfully requested that the application is allowed.