

Planning Factsheet – Design and Access

Starbucks, Port Road, Newport, SN20 2NS



1. Introduction

This Design and Access Statement (DAS) accompanies a planning application in accordance with Welsh Government guidance. It outlines the design principles and concepts applied to the development and explains how issues relating to access have been addressed.

It is likely that the local plan will have generic design policies that require development to enhance the quality of an area, in compliance with national policy. However, it is often the case that local plan design policies (usually aimed at housing and other similar forms of development) are ill-suited for use in assessing low carbon development.

It is important to consider local plan and national design policy in the context of the following:

*The visual appearance of a building, structure, or piece of infrastructure, and how it relates to the landscape it sits within, is **sometimes considered to be the most important factor** in good design.*

*But high quality and inclusive design goes **far beyond aesthetic considerations**. The **functionality of an object** – be it a building or other type of infrastructure – **including fitness for purpose and sustainability, is equally important**.*

*Applying good design to energy projects should produce sustainable infrastructure sensitive to place, including impacts on heritage, efficient in the use of natural resources, including land-use, and energy used in their construction and operation, matched by an appearance that demonstrates good aesthetic **as far as possible**.*

*It should be acknowledged, however that **the nature of energy infrastructure development will often limit the extent to which it can contribute to the enhancement of the quality of the area**.*

2. Site and Context

The site is a Starbucks Drive Thru and associated parking, located on a part of land widely used for retail stores and industrial units.

There is limited EV charging infrastructure despite the being an area with high traffic count.

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3. Design Principles and Concept

The design has been chosen to best utilise the limited space available at the front of the Starbucks Store, the modern look of the chargers in keeping with the fairly newly developed cluster of food and beverage stores in the area.

4. Access Considerations

The site has been designed to ensure ease of access for the public, with the bays being 3m wide it enables a more comfortable charging experience.

5. Conclusion

Our proposal will provide critical charging infrastructure in a busy area, helping build confidence in the public to switch to EV and reducing emissions and moving towards a greener future.



Lone Wolf Planning Ltd.

