

Planning Factsheet – Design and Access

Harlech Retail Park, Cardiff Road, Newport, NP20 3BA



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 located at Harlech Retail Park, an urban car park which would benefit from rapid EV charging points.

3. Design Principles and Concept

The layout of the chargers has been designed in a way that would not affect the current layout of



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the car park.

4. Access Considerations

The site includes bays that are wider than standard parking bays, this allows for ease of access when maneuvering around the parked vehicle with the charging cable. We have also proposed two fully accessible EV charging bays, to ensure there are charging units available for all users.

5. Conclusion

We respectfully request that this scheme be granted planning permission so that it can contribute to improving air quality, providing critical infrastructure and supporting economic development, and decarbonising Newport without further delay.



Lone Wolf Planning Ltd.



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