



Indurent Park, Newport

Units 19-21: Employment Development - Application for the approval of reserved matters relating to layout, scale, appearance, access and landscaping for 3 No. commercial units (Use Classes B1, B2 and/or B8) and discharge of pre-commencement conditions at Indurent Park (formerly known as St. Modwen Park), Glan Llyn redevelopment site.

Design Compliance Statement

February 2025



Units 19-21 Indurent Park Newport South Wales

DESIGN COMPLIANCE STATEMENT

Project Reference : 10259

Prepared By : IK

Checked By : B T-M

Issued : February 2025

Revision : -

CLIENT:



DESIGN TEAM:



CUMMING
GROUP



This document forms part of, and should be read with, the comprehensive package of information submitted in support of this application including relevant technical and environmental reports, and in conjunction with the approved Outline Planning Permission (LPA ref. 06/0471) and The Sub Area Masterplan.

The statement has been prepared in accordance with Future Wales: The National Plan 2040 (February 2021), Planning Policy Wales Edition 12 (February 2024), Section 7.3 of the Development Management Manual (Revision 2 May 2017) and advisory guidance published by Welsh Government.

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01: Introduction

- 1.1 Purpose
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1.1 Purpose

This Design Compliance Statement, prepared by Roberts Limbrick on behalf of Indurent Limited, has been produced in support of a Reserved Matters planning application for three employment units (Use Classes B1, B2 and/or B8) at Indurent Park (formerly known as St. Modwen Park) at Glan Llyn, Newport, South Wales.

The site is identified in red, with Indurent's overall ownership outlined in blue, on the adjacent aerial images and on the accompanying Planning Application drawings.

This statement has been prepared in accordance with Future Wales: The National Plan 2040 (February 2021), Planning Policy Wales Edition 12 (February 2024), section 7.3 of the Development Management Manual (Revision 2 May 2017) and advisory guidance published by Welsh Government (Design and Access Statements in Wales, April 2017). It is also in accordance with guidance contained in Technical Advice Note 12: Design (March 2016).

The statement is intended to provide an overview of the proposed scheme and site, including the principles and concepts governing the design.

This report describes the strategy, brief, the planning policy framework and the proposed scheme. It also analyses the site and the elements that shaped the process of design. The design layout, massing and material approach have also been set out.

All drawings in this report are for illustrative purposes only.
The drawings which constitute the application will be submitted separately and should be referred to in all matters of record.

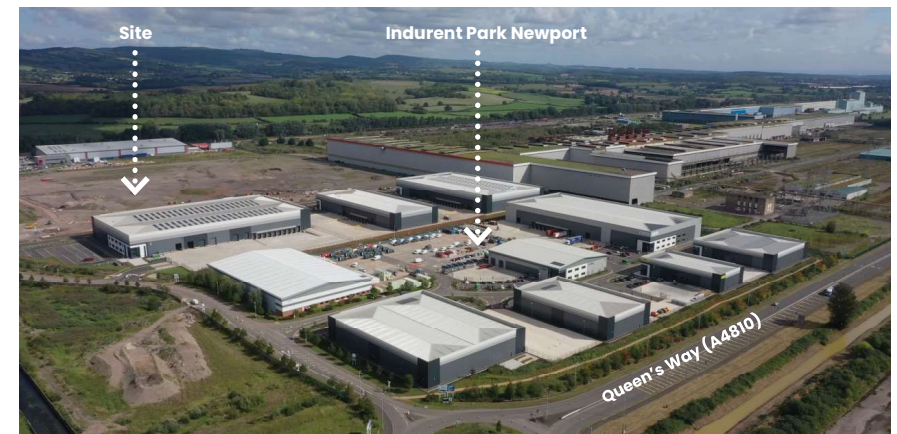
1.2 Background

The site forms part of a wider redevelopment site and is covered within the context of the Outline Planning Permission granted in March 2010 (LPA Ref. 06/0471). It was formerly part of the Tata Llanwern Steelworks and is designated as the employment area for Glan Llyn redevelopment site. The employment land will act as a buffer to the new housing on the western end of Glan Llyn.

This statement has been written with reference to the Sub Area Masterplan for the Business Park, which sets out the overarching design principles for the business park.

The site is developed and managed by Indurent Logistics Propco A5 Limited. St. Modwen Logistics, the UK's leading regeneration specialist and Industrials REIT, a specialist in multi-let industrial properties, have come together to form Indurent, recognising the complementary strengths and shared vision for the future.

The site is located at Indurent Park, formerly St. Modwen Park and previously known as the Celtic Business Park at Glan Llyn in Newport, South Wales.



Aerial view showing the Indurent Park Newport and application site

Indurent Park Newport is strategically located at the gateway to South Wales. The development has been phased throughout and this is the next phase of the employment development. In total, Indurent has delivered c.775,000 sq ft of sustainable warehousing at the park across 10 units. The park follows 'Indurent Standard' which is a new approach to delivering improved quality, sustainable and consistent development across their whole portfolio of developments to help meet Indurent core purpose and values, with enhancements across four key areas: net carbon reduction, biodiversity & sustainable environments, health & wellbeing and responsible operating practices & partnerships.

The business park site is allocated for B1, B2 and B8 employment uses under Newport Local Development Plan 2011-26 (January 2015), Policy EM1.

The proposal is for 3 No. speculative industrial units (Use Classes B1, B2 and/or B8) together with access, car parking, service space, landscaping and associated development infrastructure.

The proposal follows all the same design principles agreed upon for previous phases of the wider redevelopment in terms of the appearance and layout of the proposed buildings. The layouts also responds to the existing and proposed uses within surrounding area.

Details of the proposals are shown on the plans and documents prepared in support of the application.

01: Introduction

1.3 Planning Context

This paragraph identifies the relevant planning policy context for this proposal and establishes the planning background to the proposed development.

National Planning Policy

Future Wales: The National Plan 2040 (February 2021)

Published on the 24 February 2021, Future Wales: The National Plan 2040 is a 20-year national development plan that covers the whole of Wales. It has been produced by Welsh Government and replaces the previous Wales Spatial Plan.

The plan provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process. It is in line with the Well-being of Future Generations (Wales) Act 2015.

It is non-statutory, but all subsequent strategic and local plans are required to conform to its policies and must be regularly updated to ensure they continue to work effectively together with Future Wales. Planning decisions at every level of the planning system in Wales must be taken with regard to the policy requirements of Future Wales and must be taken in accordance with the plan as a whole.

In the consideration of applications for retail development, **Section 3: Setting and achieving our ambitions**, **Section 4: Strategic and Spatial Choices: Future Wales' spatial strategy** and **Section 5: The Regions of the National Plan 2040** are particularly relevant.

Policy 33: National Growth Area – Cardiff, Newport and the Valleys recognises the strategic role of the National Growth Area and support investment in the region.

Planning Policy Wales (PPW), Edition 12 (February 2024)

Government guidance is found in PPW (Planning Policy Wales), first issued in March 2002 and various amendments up to PPW Edition 12 in February 2024, together with appropriate TAN's (Technical Advice Notes).

The primary objective of Planning Policy Wales 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.

Paragraph 1.22 of PPW requires that regard is to be made to the Development Plan and the determination shall be made in accordance with the plan, unless material considerations indicate otherwise.

Similarly, **Section 38(6)** of the Planning and Compulsory Purchase Act 2004 states the same.

Section 2: People and Places: Achieving Well-being Through Placemaking of PPW highlights that *“placemaking considers the context, function and relationships*

between a development site and its wider surroundings. This will be true for major developments creating new places as well as small developments created within a wider place.”

Section 3: Strategic and Spatial Choices of PPW promotes sustainable development through good design and sets out objectives of good design as being related to Access, Character, Community Safety, Environmental Sustainability and Movement.

Paragraph 3.3 emphasises that *“good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, 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.”*

Section 5: Productive and Enterprising Places of PPW promotes economic growth (electronic communications, transport infrastructure, economic development, tourism and rural economy).

Paragraph 5.4.4 highlights that *“wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration.”*

Technical Advice Notes

The Welsh Government also produces a wide range of Technical Advice Notes usually known as TANs. These are more detailed documents that cover specific issues such as design, housing, shopping, tourism, transport, waste and so on. Technical Advice Notes (TANs) should be read in conjunction with Planning Policy Wales, Edition 12 (2024) which sets out the land use planning policies.

- **Technical Advice Note 12 (TAN12): Design** (March 2016) gives advice for the new development and proposes that the context of a site should be taken into account, that is, the characteristics and setting. Appraising the character of an area, such as street patterns, views, landscape character, prevailing uses, boundaries and any locally distinctive features to be taken into account.
- **Technical Advice Note 18 (TAN18): Transport** (March 2007) provide advice on location and design development, integration of land use and transport planning, and parking.
- **Technical Advice Note 23 (TAN23): Economic Development** (February 2014) provide advice on the role of land use planning in generating wealth, jobs and income.

Local Planning Policy

Newport Local Development Plan 2011-26, Adopted Plan January 2015

The Local Development Plan was adopted by the council on 27 January 2015. It provides land use policies and proposals to shape the future growth of Newport up until 2026.

The Strategic Policies are relevant to the application site:

- SP1 Sustainability
- SP3 Flood Risk
- SP11 Eastern Expansion Area – “THE EASTERN EXPANSION AREA CONSISTS OF THE FORMER LLANWERN STEELWORKS REGENERATION SITE KNOWN AS GLAN LLYN HI(47) AND EM1(vii), AND HOUSING SITES AT LLANWERN VILLAGE HI(3), HARTRIDGE HIGH SCHOOL HI(19) AND JIGSAW SITE HI(55). THIS EASTERN EXPANSION AREA IS IDENTIFIED AS A RESIDENTIAL LED MIXED USE, SUSTAINABLE URBAN EXPANSION AREA WHICH WILL PROVIDE A RANGE AND CHOICE OF HOUSING, EMPLOYMENT LAND AND COMMUNITY USES.”

The steelworks land has planning consent for a mixed use development known as Glan Llyn, which includes 4,000 dwellings, 39.5 hectares of employment land and related community uses.

- SP17 Employment Land
- SP18 Urban Regeneration

The relevant General Policies are:

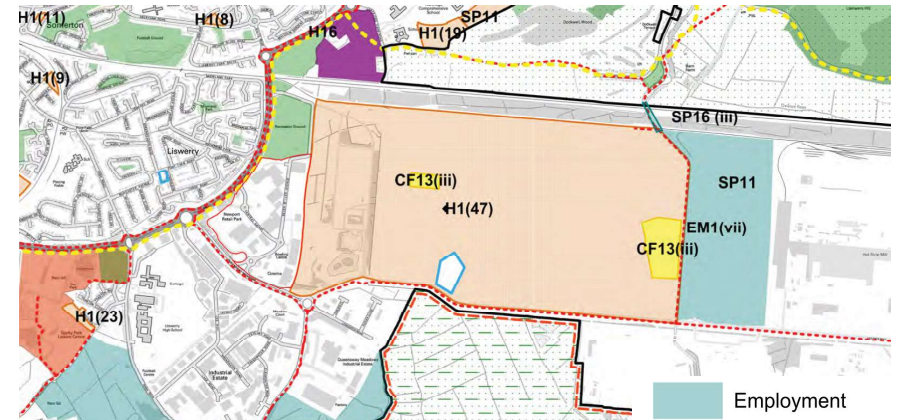
- GP1 General Development Principles – Climate Change
- GP2 General Development Principles – General Amenity
- GP3 General Development Principles – Service Infrastructure
- GP4 General Development Principles – Highways and Accessibility
- GP6 General Development Principles – Quality of Design

The following policies are relevant to the application site:

- EM1 Employment Land Allocations

“vii) CELTIC BUSINESS PARK (LLANWERN FORMER STEELWORKS EASTERN END) – 35.5 HECTARES FOR B1, B2 AND B8 USES;”

Point 6.15 refers to Indurent Park (formerly St. Modwen Park and previously known as Celtic Business Park): ‘Celtic Business Park (Llanwern Former Steelworks Eastern End) with planning permission granted in March 2010, the 35.5 hectares of employment land (B1, B2 and B8) will act as a buffer to the new housing on the western end of Glan Llyn. An area adjacent the employment allocation is proposed as a Park and Ride facility for the proposed Rail Station.’



Extract from Newport Local Development Plan Proposals Map-West, January 2015

- T2 Heavy Commercial Vehicle Movements
- T3 Road Hierarchy
- T4 Parking

Newport Replacement Local Development Plan 2021-2036, Easy Read Preferred Strategy, September 2023

Newport City Council is preparing a Replacement Local Development Plan (RLDP) to cover the period 2021-2036. On 14 October 2020 Newport City Council agreed to begin the formal review process of the LDP in accordance with statutory requirements that the plan is kept up to date.

The Replacement Local Development Plan will ensure that the Local Development Plan remains relevant and up to date in light of changes to national context and local circumstances. This plan will shape new development and land use in and around Newport over the next fifteen years.

The Preferred Strategy outlines the national, regional and local context and identifies the associated issues, challenges and opportunities anticipated over the period 2021-2036. A vision has been established which responds to key issues and sets out an ambition for the RLDP.

Relevant supplementary planning documents for the application proposals:

- East Newport Development Framework Plan, Going for Growth, May 2007
- Parking Standards, Adopted August 2015, Newport City Council

1.4 Planning History

Several planning permissions were achieved on the Indurent Park Newport site and the most relevant are:

- **24/0983** – Reserved Matters application relating to layout, access and landscaping for 3 No. commercial units (Use Class B1, B2, B8) pursuant to outline planning permission 06/0471 for a mixed use regeneration of the former Llanwern Steelworks and partial discharge of Conditions 01 (Reserved Matters Application), 08 (Materials), 09 (Details of Hard Landscaped Access), 10 (Boundary Treatments), 11 (Management Strategy for Maintenance of Open Space), 12 (Off Street Parking and Cycle Parking), 15 (Emergency Access), 16 (Details of Roads/Cycleways/Footways), 18 (Estate Roads), 22 (Street Lighting and Car Parking Areas), 24 (Site Levels), 33 & 34 (Foul & Surface Water Drainage), 34 39 (Sustainability Statement) and 43 (Fire Fighting Access).

Decision: Approved & Conditions

Decision date: 20/02/2025

- **23/0501** – Non material amendment application to vary Condition 1 (Approved Plans) of 21/1174 Reserved Matters application relating to access, appearance, landscaping, layout and scale for Phase 6 (Units 11, 12 and 14) and partial discharge of Conditions 1 (Reserved Matters Application), 8 (Materials), 9 (Landscaping Details), 10 (Boundary Treatments), 11 (Open Space Management and Maintenance), 12 (Cycle Parking), 15 (Emergency Access Details), 16 (Highways Details), 18 (Highways Details), 22 (Street Lighting), 24 (Levels), 33 (Surface Water Drainage), 34 (Foul and Surface Water Drainage), 39 (Sustainability Statement) and 43 (Firefighting Appliances Water Supply) pursuant to outline planning permission 06/0471 for the redevelopment of the site to create a mixed use urban extension. Amendments include changes to car parking and access.

Decision: Approved & Conditions

Decision date: 20/07/2023

- **23/0095** – Non-material amendment to Reserved Matters Approval 21/1174 for Phase 6 and partial discharge of numerous conditions pursuant to outline permission 06/0471 for the redevelopment of the site to create a mixed use urban extension. Proposed amendments include additional solar panels to roof of Unit 8 and external alterations to the parking area, tapering of stepped path at north western corner, change of footbridge to a ramp over the reën crossing, amendments to planting in/around reëns to create a water vole friendly habitat.

Decision: Approved & Conditions

Decision date: 08/06/2023

- **22/0566** – Partial discharge of Condition 02 (Culvert Details) of Reserved Matters Approval 21/1174 for Phase 6 (Units 11, 12 and 14) on the Saint Modwens Business Park.

Decision: Approved

Decision date: 22/12/2022

- **22/0557** – Non material amendment application to vary Condition 1 (Approved Plans) of 21/1174 Reserved Matters application relating to access, appearance, landscaping, layout and scale for Phase 6 (Units 11, 12 and 14) and partial discharge of Conditions 1 (Reserved Matters Application), 8 (Materials), 9 (Landscaping Details), 10 (Boundary Treatments), 11 (Open Space Management and Maintenance), 12 (Cycle Parking), 15 (Emergency Access Details), 16 (Highways Details), 18 (Highways Details), 22 (Street Lighting), 24 (Levels), 33 (Surface Water Drainage), 34 (Foul and Surface Water Drainage), 39 (Sustainability Statement) and 43 (Firefighting Appliances Water Supply) pursuant to outline planning permission 06/0471 for the redevelopment of the site to create a mixed use urban extension. Amendments include changes to windows, doors, layout and landscaping in respect of Units 11, 12 & 14.

Decision: Approved & Conditions

Decision date: 15/07/2022

- **21/1174** – Reserved Matters application relating to access, appearance, landscaping, layout and scale for Phase 6 (Units 11, 12 and 14) and partial discharge of Conditions 1 (Reserved Matters Application), 8 (Materials), 9 (Landscaping Details), 10 (Boundary Treatments), 11 (Open Space Management and Maintenance), 12 (Cycle Parking), 15 (Emergency Access Details), 16 (Highways Details), 18 (Highways Details), 22 (Street Lighting), 24 (Levels), 33 (Surface Water Drainage), 34 (Foul and Surface Water Drainage), 39 (Sustainability Statement) and 43 (Firefighting Appliances Water Supply) pursuant to outline planning permission 06/0471 for the redevelopment of the site to create a mixed use urban extension.

Decision: Approved & Conditions

Decision date: 17/03/2022

- **21/0537** – Approval of Reserved Matters application for 4 No. Employment Units (Use Class B1, B2 and B8) and the partial discharge of Conditions 1 (Reserved Matters Submission), 8 (Materials Details), 9 (Landscaping Details), 10 (Boundary Treatments), 11 (Open Space Maintenance), 12 (Cycle Parking), 15 (Emergency Access), 16 (Highways Details), 18 (Highways and Drainage Details), 22 (Street Lighting), 24 (Levels), 33 (Surface Water Drainage), 34 (Foul Water Drainage), 39 (Sustainability Statement) and 43 (Fire Fighting Water Supply Access) pursuant to outline planning permission 06/0471 for redevelopment of site to create a mixed use urban extension at Llanwern Works, Newport.

Decision: Approved & Conditions

Decision date: 08/07/2021

- **18/0424** – Reserved Matters application relating to layout, scale, appearance, access and landscaping for 3 No. commercial units (Use Class B1, B2, B8) pursuant to outline planning permission 06/0471 for a mixed use regeneration of the former Llanwern Steelworks and partial discharge of Conditions 07 (Landscaping), 08 (Materials), 09 (Details of hard landscaping areas) 10

(Boundary Treatments), 12 (Off-street parking and cycle parking), 15 (Emergency Access), 16 (Details of road/cycleways/footways), 18 (Foul and surface water drainage), 39 (Sustainability Statement) and 43 (Firefighting Access).

Decision: Approved & Conditions

Decision date: 11/10/2018

- **18/0417** – Reserved Matters application relating to layout, scale, appearance, access and landscaping for 2 No. commercial units (Use Class B1, B2, B8) pursuant to outline planning permission 06/0471 for a mixed use regeneration of the former Llanwneryd steelworks and partial discharge of Conditions 07 (Landscaping), 08 (Materials), 09 (Details of hard landscaping areas) 10 (Boundary Treatments), 12 (Off-street parking and cycle parking), 15 (Emergency Access), 16 (Details of road/cycleways/footways), 18 (Estate Roads), 24 (Site Levels), 33 and 34 (Foul and Surface Water Drainage), 39 (Sustainability Statement) and 43 (Fire Fighting Access).

Decision: Approved & Conditions;

Decision date: 05/10/2018.

- **17/0250** – Discharge of Condition 01 (All Reserved Matters) and information to partially discharge Conditions 07 (Landscape Management Plan), 08 (Materials for buildings), 09 (Materials for hard surfacing), 10 (Boundary Treatments), 12 (Off Street Parking and Cycle Parking), 15 (Emergency Access), 16 (Construction details of roads, footways and cycle paths), 18 (Details of estate roads), 22 (Street Lighting), 24 (Site levels and cross sections), 33 (Disposal of surface waters), 34 (Details of foul and surface water drainage), 39 (Carbon Reduction Strategy), and 43 (Firefighting) of Planning Permission 06/0471 for the regeneration of the former Llanwneryd Steelworks (Glan Llyn) in relation to a manufacturing unit on the Celtic Business Park.

Decision: Approved & Conditions

Decision date: 31/05/2017

- **17/0248** – Approval of Reserved Matters pursuant to outline permission 06/0471 for the regeneration of the former Llanwneryd steelworks (Glan Llyn) in relation to the construction of access roads and foul and surface water drainage on the Celtic Business Park including landscaping details and details to discharge Condition 7 (Landscape Management), Condition 9 (Details of hard surfacing), Condition 16 (Details of roads, cycleways & footways), Condition 18 (Estate Roads), Condition 22 (Streetlighting), Condition 24 (Site Levels), Condition 33 (Surface water drainage) & Condition 34 (Foul and surface water drainage) of planning permission 06/0471.

Decision: Approved & Conditions

Decision date: 26/05/2017

- **15/1219** – Reserved Matters details for erection of two business units (6,000 sqm) and associated development forming phase 2 of Celtic Business Park

and partial discharge of conditions 07 (Landscaping), 08 (Building Materials), 09 (Hard landscaping materials), 10 (Boundary Treatments), 12 (Parking), 16 (Roads, cycleways, footways), 18 (Estate Roads), 24 (Levels), 33 (Surface Water), 39 (Carbon reduction and Sustainability Statement) of planning permission 06/0471 for Glan Llyn Redevelopment.

Decision: Approved & Conditions

Decision date: 11/12/2015

- **14/1180** – Submission of Reserved Matters of planning permission 06/0471 in relation to Phase 1 of the Celtic Business Park at the Eastern End of the Glan Llyn regeneration site (Former Llanwneryd steelworks).

Decision: Approved & Conditions;

Decision date: 13/02/2015.

- **14/1020** – Reserved Matters submission pursuant to Condition 01 of permission 06/0471 for a mixed use redevelopment of the former Llanwneryd steelworks in relation to the access road, landscaping and drainage for the employment zone (Celtic Business Park).

Decision: Approved & Conditions

Decision date: 09/04/2015

- **10/0750** – Partial discharge of Condition 4 (Sub Area Masterplan) relating to Phase 1 and Phase 2 of planning permission 06/0471 for redevelopment of site to create a mixed use urban extension.

Decision: Approved

Decision date: 15/11/2010

- **06/0471** – Redevelopment of site to create a mixed use urban extension comprising: a range of new homes (apartments, houses and some sheltered accommodation for the elderly – use classes C2 & C3); new offices, workshops, factories and warehouses (use classes B1, B2 & B8); community facilities including new schools and community centres (use classes D1 & D2); a local centre incorporating shops, offices and commercial leisure facilities including new bars, cafes and licensed premises (use classes A1, A2, A3 & D2); a network of open spaces including parkland, footpaths, sports pitches and areas for informal recreation; new roads, accesses and paths; healthcare and fitness facilities (use classes D1 & D2); provision for a new railway halt/station; other ancillary uses and activities; and requiring: site clearance, treatment and preparation; the installation of new services and infrastructure; the creation of new water bodies and drainage channels; improvements/works to the highways network and other ancillary works and activities.

Decision: Granted with Conditions

Decision date: 01/04/2010

02 : Site and Context

- 2.1 Site Location
- 2.2 Site Access & Movement
- 2.3 Site Photographs
- 2.4 Site Analysis
- 2.5 Site Characteristics
- 2.6 Ownership, Restrictions & Use

2.1 Site Location

The application site comprises of approximately 2.72ha of brownfield and is strategically located at the gateway to South Wales on the eastern edge of Newport, around 12 miles from Cardiff to the west and 30 miles from Bristol to the east.

The site is located within the wider Indurent Park development land, formerly St. Modwen Park and previously known as Celtic Business Park at Glan Llyn, Newport, South Wales.

The overall development site is bounded to the west by the 'Eastern Sub Area' (Residential phase) of Glan Llyn, to the north by the Swansea to London rail line, to the east by the remaining Tata works and to the south by the A4810 Queen's Way.

The site is identified in red on the adjacent aerial images and on the accompanying Planning Application drawings.

Please see the accompanying drawings for further details.

2.2 Site Access & Movement

Indurent Park Newport is strategically located to provide excellent connectivity to South Wales and South West England, with Junction 23A of the M4 Motorway within two miles of the park via Queen's Way. The estate and surrounding area benefit from the de-tolling of the Severn Bridges, further enhancing its accessibility by road.

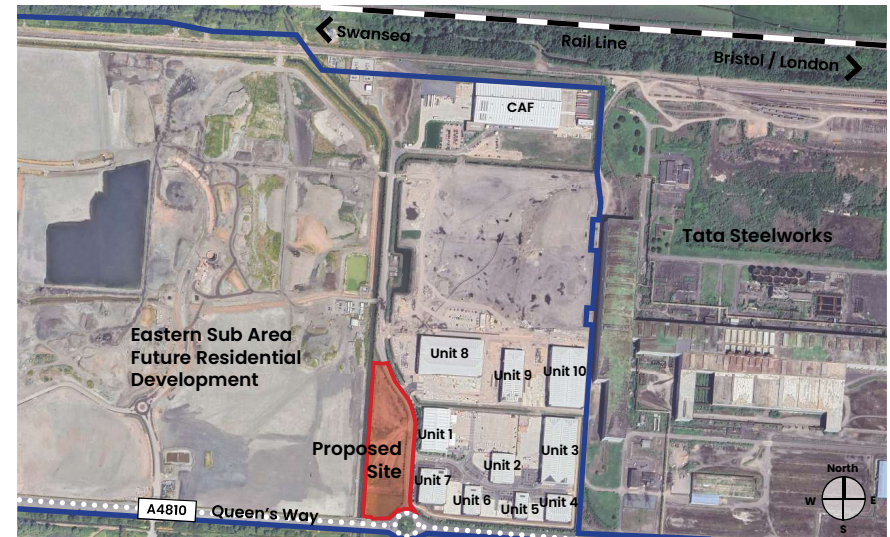
The business park is accessed from the south directly off Queen's Way (A4810) via an existing roundabout. The site has good access in terms of road links, pedestrian, cyclists and buses.

The vehicular, pedestrian and cycle access into the site will be off the existing estate road via new estate road to be formed as part of this development.

Please see the accompanying drawings for further details.



Aerial views (Google Earth Pro) showing the location of Indurent Park Newport and the proposed site



Aerial view(Google Earth Pro) of the proposed site in the context of the surrounding area

02: Site and Context

2.3 Site Photographs

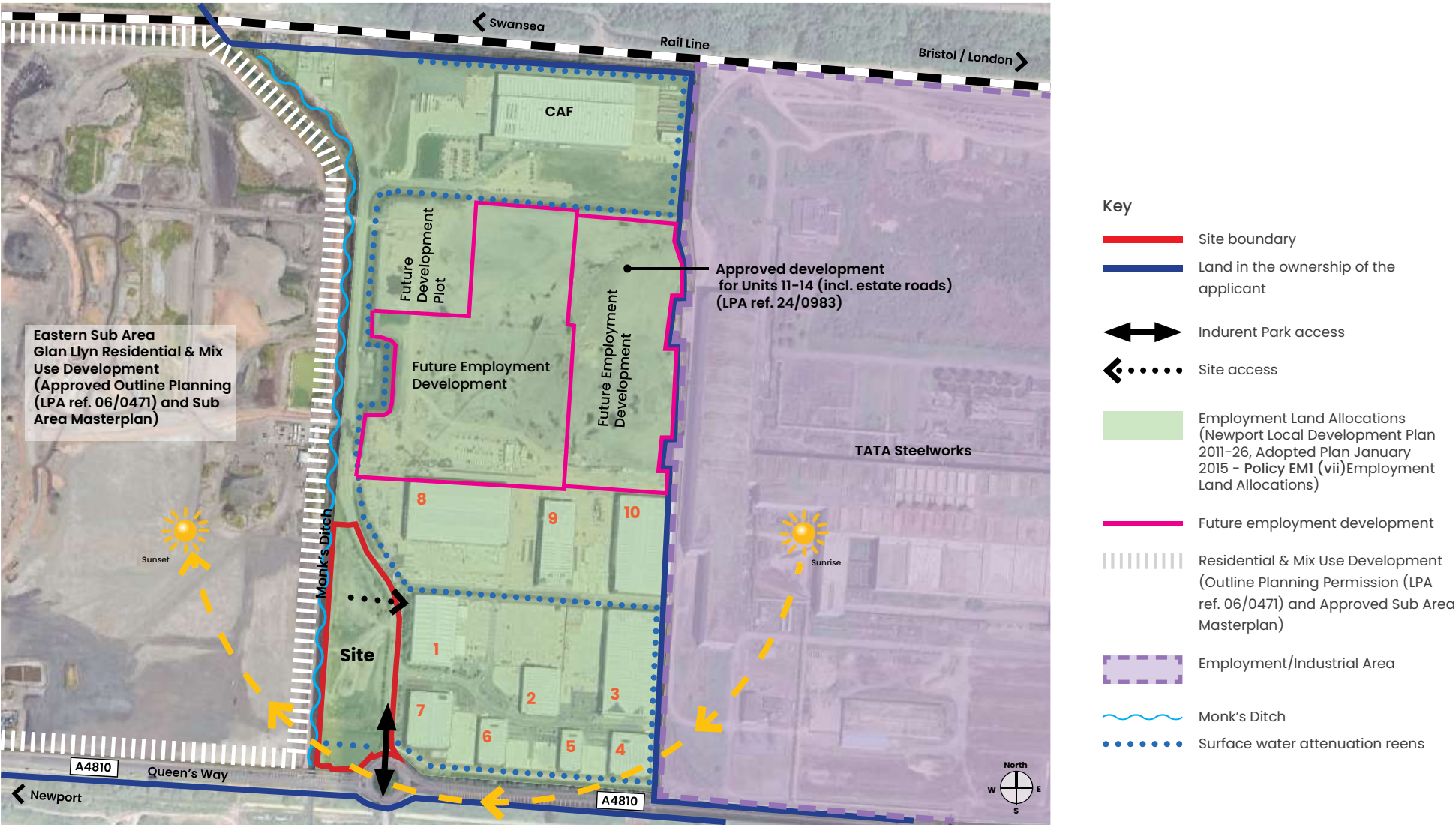
The photos below provide some key views of the existing site and its surroundings.



Photograph Key

2.4 Site Analysis

The site analysis diagram below considers the key characteristics of the proposed site and the various constraints and opportunities that present themselves.

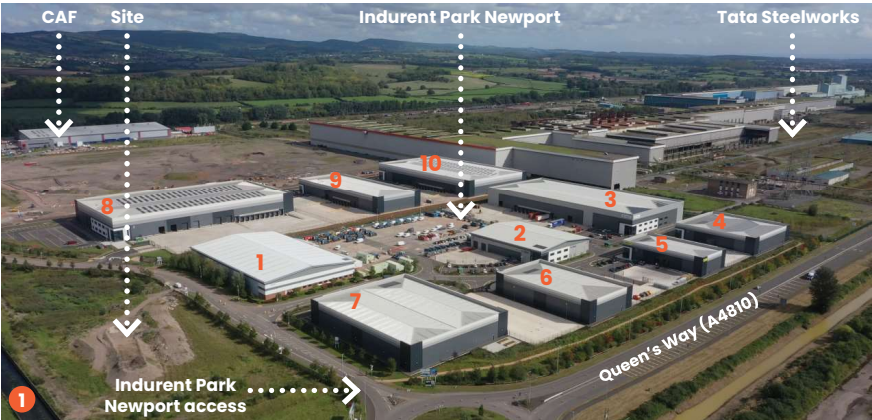


02: Site and Context

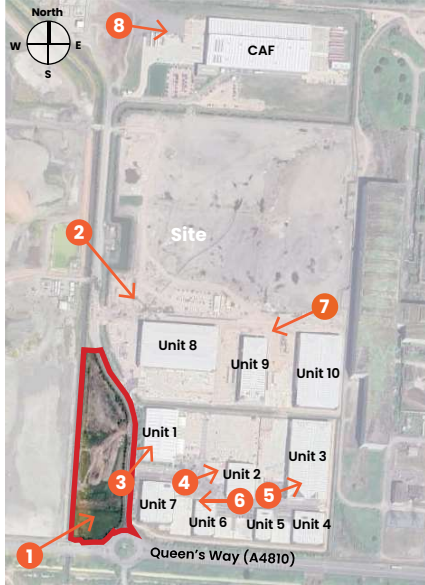
2.5 Site Characteristics

The proposed site forms part of the wider development land which is located on the eastern edge of Newport. The site was part of the former Newport Llanwern Steelworks site, most of which is part of the regeneration of the area, as part of the wider Newport regeneration works. This 100 acre business park is strategically located at the gateway to South Wales, where c. 775,000 sq ft across 10 units of industrial and logistics warehouses are already complete.

The existing estate road forms the north boundary. To the south of the site are an existing roundabout and road Queen's Way (A4810). To the east the site is bounded by existing estate road with existing units beyond. The western boundary forms Monk's Ditch with Glan Llyn residential & mix use development beyond.



Aerial view showing the Newport Indurent Park



Photograph Key

2.6 Ownership, Restrictions & Use

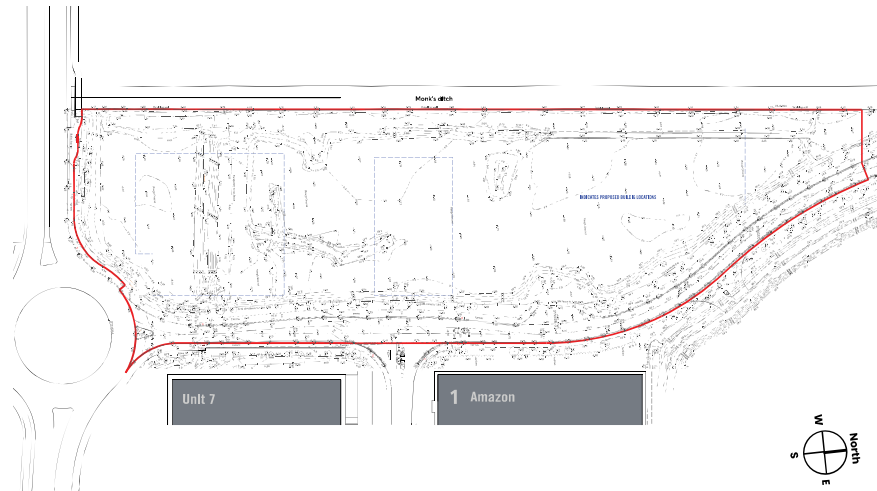
The extent of the site ownership are as clearly indicated on the submitted Planning Application Site Location drawings.

The site is currently part of a large redevelopment brownfield within the Newport Indurent Park (formerly St. Modwen Park and previously known as Celtic Business Park) which was previously part of the former Newport Llanwern Steelworks site.

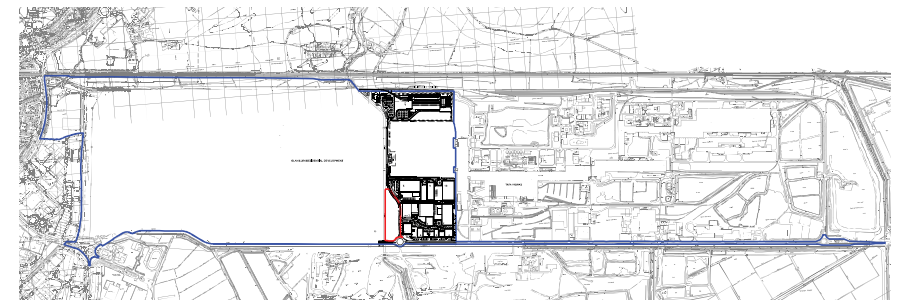
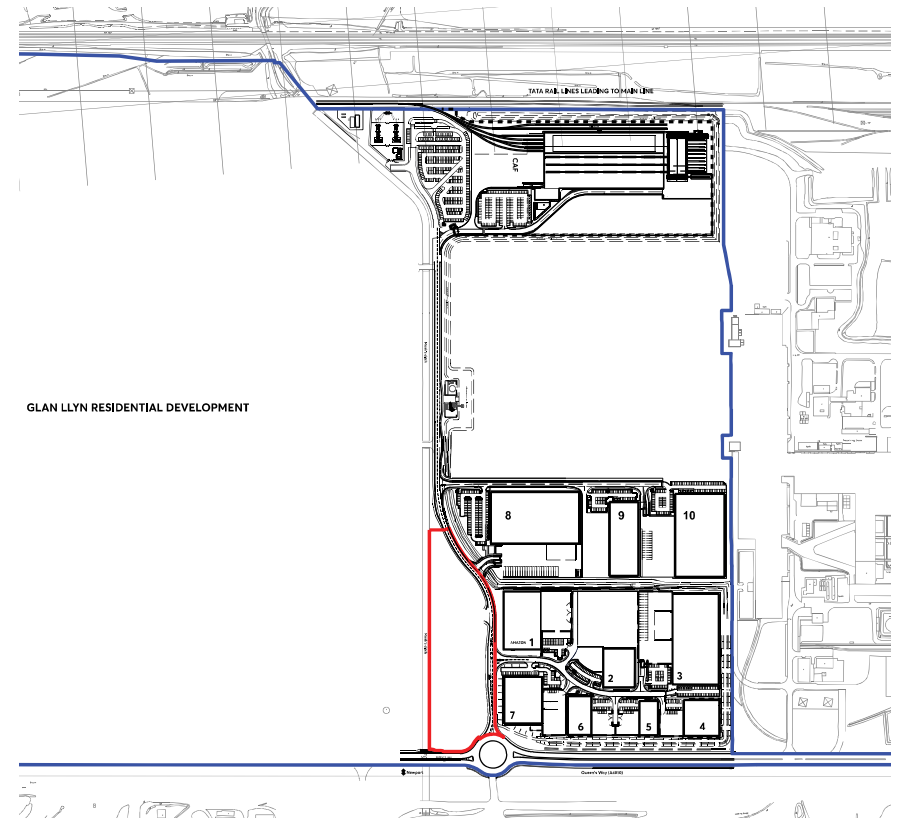
Indurent Park site is allocated for B1, B2 and B8 employment uses under Newport Local Development Plan 2011-26 (January 2015), Policy EM1.

A topographical survey of the site has been prepared, showing below ground obstructions, and has been submitted as part of this Planning Application. This survey forms the basis for the submitted drawings.

Please see the accompanying drawings for further details.



Extract from 701103-RLA-25-XX-DR-A-0002 Existing Site Layout drawing (not to scale)



Extracts from 701103-RLA-25-XX-DR-A-0001 Location Plan drawing (not to scale)

03 : Project Brief

- 3.1 The Proposed Development
- 3.2 Functional Requirements
- 3.3 The Indurent Standard

3.1 The Proposed Development

The proposed development is to provide a 3 no. speculative industrial units (Use Classes B1, B2 and/or B8) with associated offices, access, car parking, service space, landscaping and associated development infrastructure as described in the application and associated plans.

The proposals, being speculative with no end user(s) currently known, employment units size are:

Unit 19

- gross external area (GEA) approx.: 44,079 ft² (4095.07 m²)
- gross internal area (GIA) approx.: 41,831 ft² (3886.23 m²)
- internal haunch height: 10m
- approximate overall building height: 12.70m (to the top of parapet)

Unit 20

- gross external area (GEA) approx.: 22,476 ft² (2088.08 m²)
- gross internal area (GIA) approx.: 21,082 ft² (1958.58 m²)
- internal haunch height: 8.0m
- approximate overall building height: 10.75m (to the top of parapet)

Unit 21

- gross external area (GEA) approx.: 26,720 ft² (2482.37 m²)
- gross internal area (GIA) approx.: 25,175 ft² (2338.83 m²)
- internal haunch height: 8.0m
- approximate overall building height: 10.75m (to the top of parapet)

All dimensions and areas are approximate and also subject to the final construction details.

Car parking and loading facilities will be provided in general accordance with the Local Authority current car parking standards.

The scheme responds to the earlier phases of employment development.

3.2 Functional Requirements

The form, shape and overall massing as well as its spatial organisation are all a product of the functional requirements of a buildings of this type and existing constraints on the site.

We have spent considerable time as a Design Team, understanding, defining and challenging these requirements (building size, height etc.) to ensure they are fully developed and incorporated into the design.

The buildings will have what are deemed to be 'institutional standards' and therefore designed to be desirable and suitable for use by a wide range of potential occupiers.

Some of the key provisions are as listed:

- The units will have secure / fenced loading yard providing ample area for vehicle movements and parking, and safe storage of goods;
- The units will have car parking areas with car numbers to satisfy Local Authority standards.

The approach to the scheme for the site contributes to four of Indurent's Responsible Business Ambitions, namely: Biodiversity & Sustainable Environments, Net Carbon Reduction, Health & Wellbeing and Responsible Operating Practices.

These ambitions are contained within Indurent (formerly St. Modwen) Park Code and Building Code 2024 Edition.

3.3 The Indurent Standard

Indurent's aim is to create opportunities for growth and help their customers, landowners, communities, and contractors to unlock their potential to strengthen local economies and support UK economic growth.

Indurent's mission is to create value through sustainable development, innovative property solutions and a customer-first approach.

Indurent Parks embody their core purpose - to change places and create better futures.

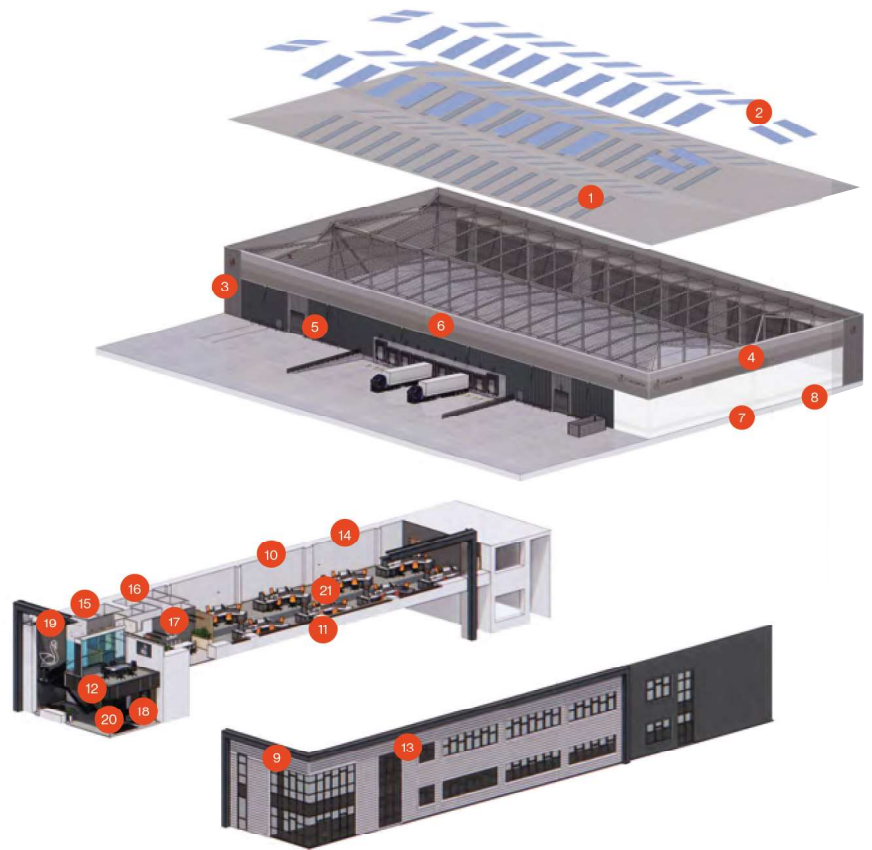
"We understand the role that our buildings and parks play in strengthening local economies, creating jobs and driving economic growth. We also want our spaces to be places that both employees and the local community can enjoy, and places where our customers businesses can flourish."

Every new building we develop meets leading sustainable and energy efficiency standards, built to our 'Indurent Standard'."

03: Design: Concept

'Indurent Standard' which is a new approach to delivering improved quality, sustainable and consistent development across their whole portfolio of developments that will impact positively on both the environment and local community and will deliver spaces that will not only satisfy the needs of occupiers and employees but exceed them. It sets out the rules and requirements that are included in Park Code and Building Code (Edition 2024) documents. It builds on the foundation of a design vision to provide a detailed framework for development.

Indurent Parks provide a quality setting and framework for their buildings, unlock the site potential, create a high-quality environment, involve the local community, and create an environment that fosters collaboration and wellbeing.



Extracts from Indurent Park Code and Building Code (Edition 2024)

Indurent Standard

- 1
Roof Lights
10% natural light to the warehouse. Triple-skinned GRP roof lights to reduce glare and overheating.
- 6
BREEAM Excellent
Targeted on all units over 40,000 sq ft.
- 2
Photovoltaics (PV)
100% roof designed to allow for future PV to be installed.
- 7
Hybrid Airsource Heat Pump
Mitsubishi Electric Heating and Comfort Cooling system.
- 3
Built-Up Cladding
Providing excellent air tightness, fully recyclable and Confidex Sustain Guarantee.
- 8
EV Car Charging
Provision to 10% of car parking spaces with an additional 10% receiving infrastructure for future use.
- 4
EPC A+ Rated
As a minimum offering to our customers.

Offices

- High quality office specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.
- 9
Natural Light
Increased glazing and ceiling heights to maximise natural daylight.
- 14
Low VOC/Organic Paints
Used on all internal walls.
- 19
Acoustic Control
Specification of materials considered to prevent potential health effects from repetitive noises, to staff and visitors.
- 10
Intelligent LED Lighting
Recyclable lighting controlled via an app offering full flexibility to the customer.
- 15
Low Energy Lifts
Schindler Model 3100 installed as standard across our developments.
- 20
FSC Certified Timber
- 11
Recycled Carpets
Supplied by Tarkett and recycled for free at end of life.
- 16
Low Flush WC
Reducing costs and saving up to 40,000 gallons of water per year.
- 21
Net Zero Carbon
Operationally to office areas on all units 100,000 sq ft and above.
- 12
CO2 Sensors
Located within offices and meeting rooms.
- 17
ECO Hand Driers
Reducing electrical use and bills.
- 13
Smart Metering
Installed as standard within all Indurent Buildings.
- 18
Refreshment Stations
Providing access to healthy foods and nourishment for staff and visitors.

Wider Site

- Green Travel Plan
- Amenity & Recreational Space
- Cycle & Pedestrian Routes
- Habitat Sculpture
- Fitness Trails
- Orchard / Edible Landscapes
- Structured Landscapes
- Defibrillator
- Park Comms & Management
- Renewable Zero Carbon Energy

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04 : Design: Proposed

- 4.1 Proposed Layout: Site
- 4.2 Proposed Layout: Unit 19 Floor Plans
- 4.3 Proposed Layout: Unit 20 Floor Plans
- 4.4 Proposed Layout: Unit 21 Floor Plans
- 4.5 Elevation Treatment, Massing and Form
- 4.6 Proposed Elevations: Unit 19
- 4.7 Proposed Elevations: Unit 20
- 4.8 Proposed Elevations: Unit 21
- 4.9 Proposed 3D Visualisations: Unit 19
- 4.10 Proposed 3D Visualisations: Unit 20
- 4.11 Proposed 3D Visualisations: Unit 21

4.1 Proposed Layout: Site

The buildings, as shown on the site plan on the right, fit into an area created by the existing estate road running south to north and the new estate road to be formed as part of this development.

Car parking and loading yards are to all unit frontages, except for Unit 19, where the loading yard is located at the back of the building due to the shape of the plot and size of the unit. Parking will be provided to the Local Authorities current car parking standards covering B1, B2 and B8 uses.

Provision is made for covered & secure cycle spaces, motorcycle parking, car sharing spaces, electric car charging spaces (both immediate and future via ducting) and accessible parking spaces. Car and cycle parking will be separate from the loading/service area.

Amenity areas are proposed as part of the development proposals.

Suitable enclosed storage for refuse/recycling will be provided.

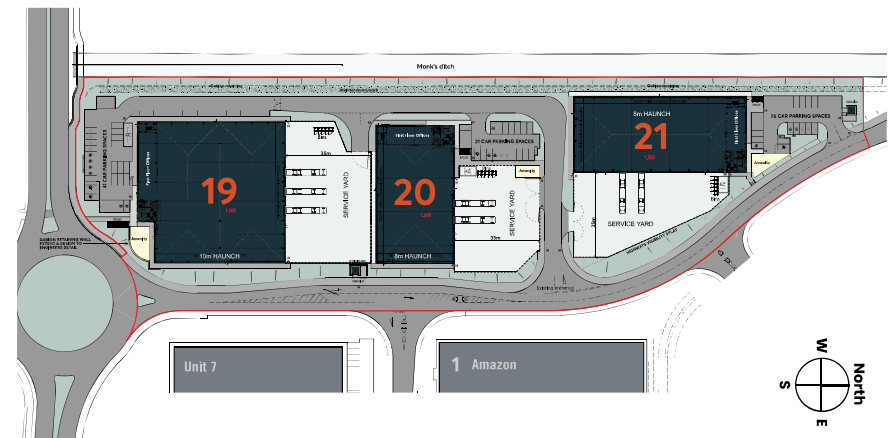
The layout provides:

Unit 19

- A total of 41 car spaces, 2 of which will be disabled spaces, 4 No. to be electric car charging spaces and 2 No. car sharing spaces.
- 24 No. covered cycle spaces will be provided using bike shelters which will be Streetspace Group BIKE-S Street 6/12 open fronted units with galvanised frame and Plastisol Firenze Anthracite grey cladding with integral wheel tracks and ground anchor locking points. (Please note: cycle numbers required for Breeam and are therefore greater than Local Authorities requirement).
- 1 No. motorcycle space will be provided.
- Lorry trailer parking will be provided within the Loading Yard areas.
- Amenity area will be provided to the east of the staff/visitor parking.

Unit 20

- A total of 21 car spaces, 1 of which will be disabled spaces, 2 No. to be electric car charging spaces and 1 No. car sharing spaces.
- 12 No. covered cycle spaces will be provided using bike shelters which will be Streetspace Group BIKE-S Street 6/12 open fronted units with galvanised frame and Plastisol Firenze Anthracite grey cladding with integral wheel tracks and ground anchor locking points. (Please note: cycle numbers required for Breeam and are therefore greater than Local Authorities requirement).
- 1 No. motorcycle space will be provided.
- Lorry trailer parking will be provided within the Loading Yard areas.



	Indicates landscaped areas. See RPS drawings for details.		Gravel
	Tarmac footpaths / maintenance strips to unit perimeter Tarmac car manoeuvring areas / estate road		7.500 Proposed floor levels (see Rodgers Leask drawings)
	Concrete loading yards / maintenance strips		'DK' Indicates location of drop kerbs (with blister paving) to footpaths
	Bike shelters to be Streetspace Group BIKE-S Street 6/12 open fronted units with galvanised frame and Plastisol Firenze Anthracite grey cladding with integral wheel tracks and ground anchor locking points. Cycle numbers shown on plan and adjacent within parking schedule.		MC Motorcycle spaces
	Marshalls Modal Paving (300 x 200 x 80mm) Colour: Mid grey granite textured with Anthracite strips		Breeam Car sharing spaces in white road paint
			Electric car charging spaces in white road paint
			Future Electric car charging spaces
			Indicates line of 2.4m high polyester powder coated palladin security fencing with manual vehicular and personnel gates. Colour: Black. See Boundary treatment drawing for all other rails and fences.
			AC Metal cladding external plant compound. Colours to match building. See drawing
			Bin Store. See drawing 0020

Extract from 701103-RLA-25-XX-DR-A-0003 Proposed Site Layout drawing (not to scale)

- Amenity area will be provided to the east of the staff/visitor parking.

Unit 21

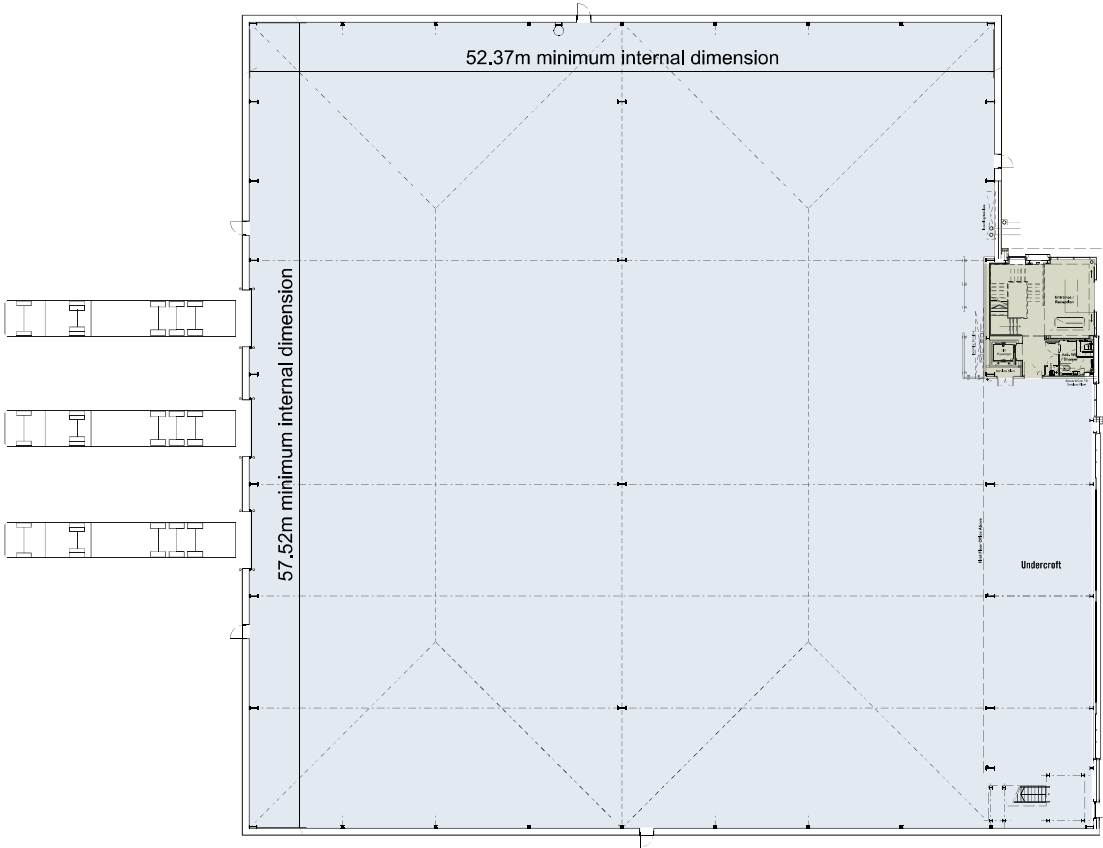
- A total of 26 car spaces, 1 of which will be disabled spaces, 2 No. to be electric car charging spaces and 1 No. car sharing spaces.
- 12 No. covered cycle spaces will be provided using bike shelters which will be Streetspace Group BIKE-S Street 6/12 open fronted units with galvanised frame and Plastisol Firenze Anthracite grey cladding with integral wheel tracks and ground anchor locking points. (Please note: cycle numbers required for Breeam and are therefore greater than Local Authorities requirement).

04: Design: Proposed

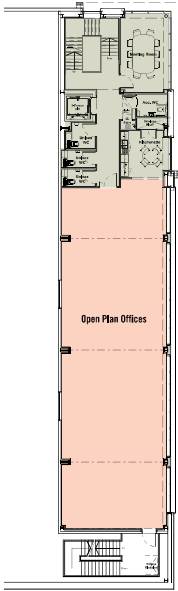
- 1 No. motorcycle space will be provided.
- Lorry trailer parking will be provided within the Loading Yard areas.
- Amenity area will be provided to the east of the staff/visitor parking.

Please see the accompanying drawings for further details.

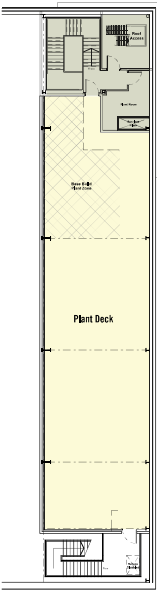
4.2 Proposed Layout: Unit 19 Floor Plans



Proposed Ground Floor Plan (not to scale)



Proposed First Floor Plan (not to scale)



Proposed Second Floor Plan (not to scale)

GROSS INTERNAL AREAS	
Ground floor warehouse (incl. undercroft)	35272 ft²
Ground floor core (incl. party wall)	694 ft²
First floor office	1976 ft²
First floor core (incl. party wall to office)	954 ft²
	38,896 ft²
	3,613.65 SQ. M.
Second floor Plant Area	2395 ft²
Second floor stair / core (incl. party wall)	540 ft²
Total	41,831 ft²
	3,886.23 SQ. M.

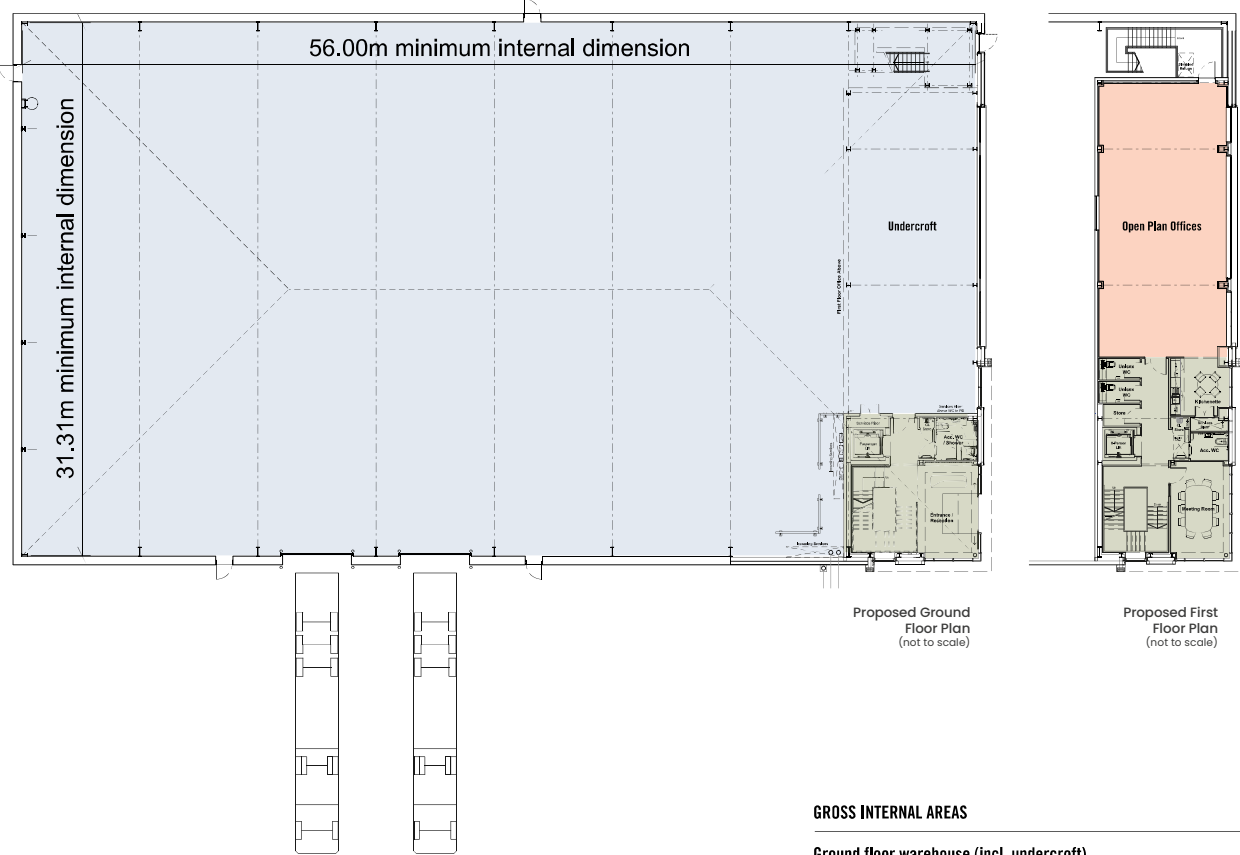
E: DIMENSIONS AND FLOOR AREAS ARE APPROXIMATE AND SUBJECT TO FINAL CONSTRUCTION DETAILS AND TOLERANCES

GROSS EXTERNAL AREAS	
Ground floor	37381 ft²
First Floor	3349 ft²
Plant Deck	3349 ft²
Total	44,079 ft²
	4,095.07 SQ. M.



04: Design: Proposed

4.3 Proposed Layout: Unit 20 Floor Plans



GROSS INTERNAL AREAS

Ground floor warehouse (incl. undercroft)	18173 ft²
Ground floor core (incl. party wall)	694 ft²
First floor office	1288 ft²
First floor core (incl. party wall to office)	927 ft²
Total	21,082 ft² 1,958.58 SQ. M.

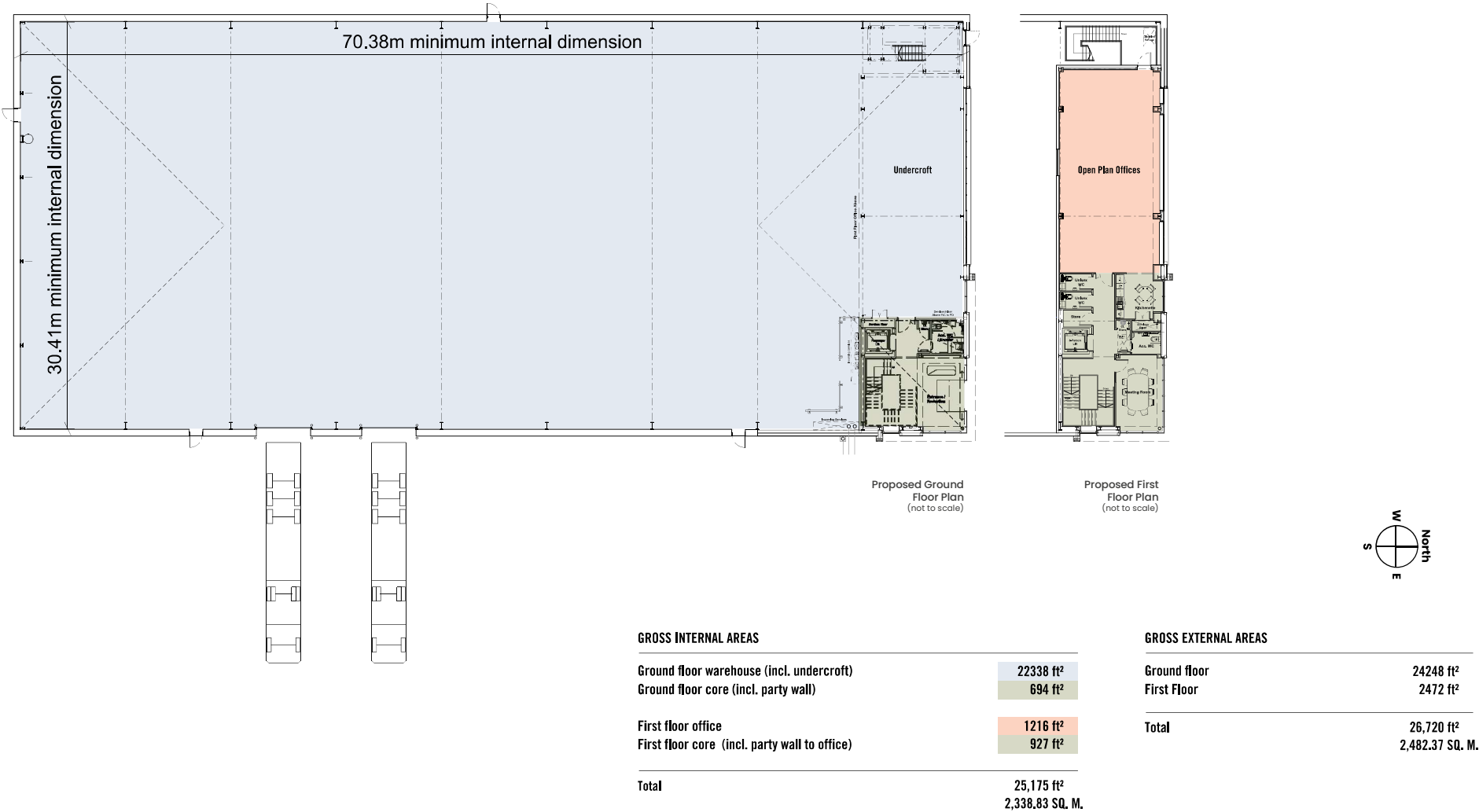
PLEASE NOTE: DIMENSIONS AND FLOOR AREAS ARE APPROXIMATE AND SUBJECT TO FINAL CONSTRUCTION DETAILS AND TOLERANCES

GROSS EXTERNAL AREAS

Ground floor	19924 ft²
First Floor	2552 ft²
Total	22,476 ft² 2,088.08 SQ. M.



4.4 Proposed Layout: Unit 21 Floor Plans



04: Design: Proposed

4.6 Elevation Treatment, Massing and Form

One of the key aims of the design is to contribute to the unification of the overall architectural language of the development.

Materials and colours have been chosen to maintain the high quality of the business park and to reduce the height and scale of the buildings. The materials cladding these buildings will require little maintenance and provide a high quality finish that can be maintained for years to come.

A mixture of profiled metal claddings (in varying colours) have been used to create interest to all the elevations and break up large areas. Features have been incorporated into key elevations, such different coloured cladding, in differing orientations, to break up the visual impact of the buildings and make the design more horizontal in appearance whilst providing a more human scale to entrance areas. A subtle palette of contrasting greys & white cladding materials have been selected to match the Indurent design language on similar developments and adjacent phases of the business park.

The materials selected for these units are:

Claddings

- C1** Vertically laid colorcoat Prisma microrib cladding. Colour: White (RAL 9003)
- C2** Horizontally laid built-up colorcoat Prisma cladding Euroclad Elite Plus 55. Colour: Pure Grey (RAL 000 55 00)
- C3** Horizontally laid built-up colorcoat Prisma cladding Euroclad Elite Plus 55. Colour: Goosewing Grey (RAL 7038)
- C4** Horizontally laid built-up colorcoat Prisma cladding Euroclad Elite Plus 55. Colour: Hamlet (RAL 9002)
- C5** Vertically laid built-up colorcoat Prisma cladding Euroclad Elite Plus 51. Colour: Anthracite (RAL 7016)
- C6** Vertically laid built-up colorcoat Prisma cladding Euroclad Elite Plus 51. Colour: Slate Grey (RAL 7012)
- C7** Built-up colorcoat Prisma Euroclad Elite roof cladding with 10% rooflights. Colour: Goosewing Grey (RAL 7038)

Flashings

- F1** Flashing to full perimeter of building. Colour: Anthracite (RAL 7016)
- F2** Flashing. Colour: to match above cladding
- F3** Parapet flashing to match claddings below
- F4** Colorcoat HPS200 or Prisma coated horizontal & vertical feature flashing. Colour: Anthracite (RAL 7016)

Doors, windows and screens

- D1** Overhead sectional level access doors. Finish: Polyester powder coated. Colour: to match surrounding cladding
- D2** Pre-cast insulated concrete prowall with inset overhead sectional doors and dock shelters. Door colour: Anthracite (RAL 7016), Shelter colour: Black
- D3** Insulated steel emergency exit / personnel doors. Finish: Polyester powder coated. Colour: to match surrounding cladding colour
- W1** Thermally broken, polyester powder coated aluminium window / door system (mullion drained). Frame colour: Anthracite (RAL 7016), Spandrel colour: Anthracite (RAL 7016), Glass colour: Grey



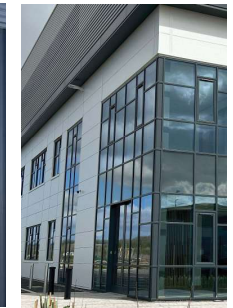
Vertically laid colorcoat Prisma microrib cladding



Horizontally laid built-up colorcoat Prisma cladding with feature flashing



Vertically laid built-up colorcoat Prisma cladding



Powder coated aluminium window/door system



Insulated steel emergency exit/personnel doors



Overhead sectional level access doors



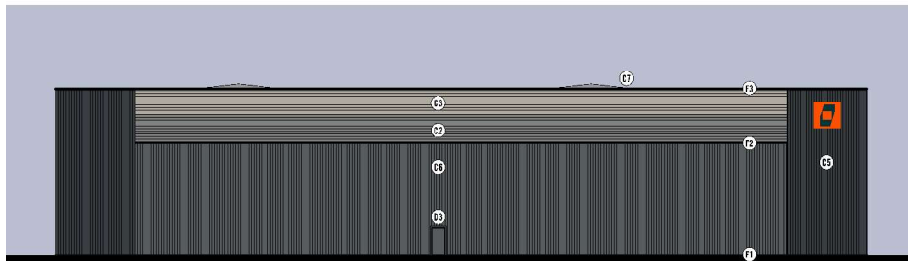
Pre-cast insulated concrete wall with inset overhead sectional doors and dock shelters

Example images showing the selected materials for the proposed buildings

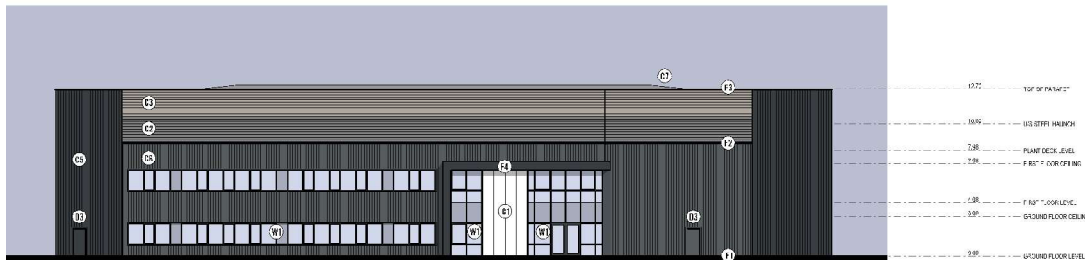
4.7 Proposed Elevations: Unit 19



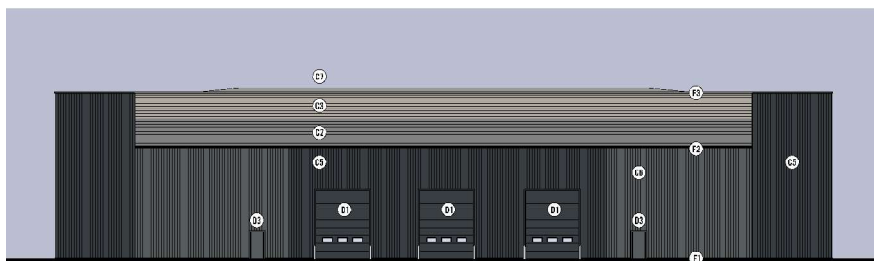
Proposed East Elevation (not to scale)



Proposed West Elevation (not to scale)



Proposed South Elevation (not to scale)



Proposed North Elevation (not to scale)

Materials Legend

Claddings:

- C1** Vertically laid colorcoat Prisma microrib cladding. Colour: White (RAL 9003)
- C2** Horizontally laid built-up colorcoat Prisma cladding Euroclad Elite Plus 55. Colour: Pure Grey (RAL 000 55 00)
- C3** Horizontally laid built-up colorcoat Prisma cladding Euroclad Elite Plus 55. Colour: Goosewing Grey (RAL 7038)
- C4** Horizontally laid built-up colorcoat Prisma cladding Euroclad Elite Plus 55. Colour: Hamlet (RAL 9002)
- C5** Vertically laid built-up colorcoat Prisma cladding Euroclad Elite Plus 51. Colour: Anthracite (RAL 7016)
- C6** Vertically laid built-up colorcoat Prisma cladding Euroclad Elite Plus 51. Colour: Slate Grey (RAL 7012)
- C7** Built-up colorcoat Prisma Euroclad Elite roof cladding with 10% rooflights. Colour: Goosewing Grey (RAL 7038)

Flashings:

- F1** Flashing to full perimeter of building. Colour: Anthracite (RAL 7016)
- F2** Flashing. Colour: to match above cladding
- F3** Parapet flashings to match claddings below
- F4** Colorcoat HPS200 or Prisma coated horizontal & vertical feature flashing. Colour: Anthracite (RAL 7016)

Doors, windows and screens:

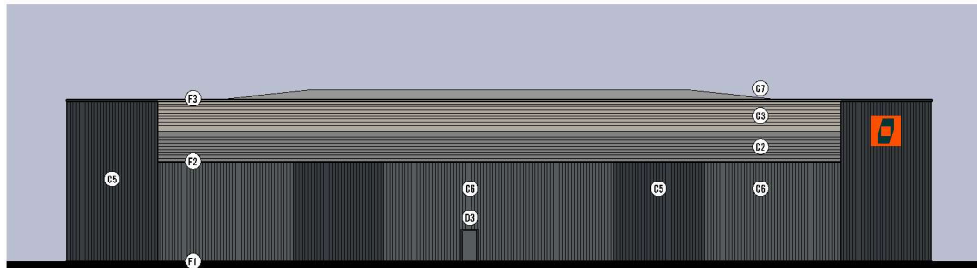
- D1** Overhead sectional level access doors. Finish: Polyester powder coated. Colour: Anthracite (RAL 7016)
- D2** Pre-cast insulated concrete prowail with inset overhead sectional doors and dock shelters. Door colour: Anthracite (RAL 7016), Shelter colour: Black
- D3** Insulated steel emergency exit / personnel doors. Finish: Polyester powder coated. Colour: to match surrounding cladding colour
- W1** Thermally broken, polyester powder coated aluminium window / door system (mullion drained). Frame colour: Anthracite (RAL 7016), Spandrel colour: Anthracite (RAL 7016), Glass colour: Grey

04: Design: Proposed

4.8 Proposed Elevations: Unit 20



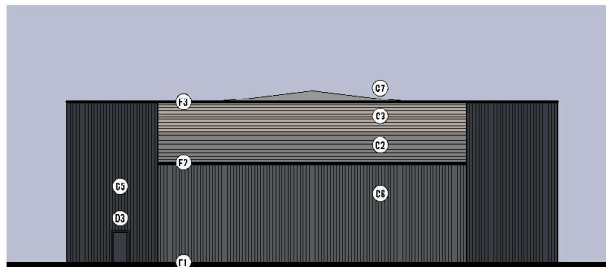
Proposed North Elevation (not to scale)



Proposed South Elevation (not to scale)



Proposed West Elevation (not to scale)



Proposed East Elevation (not to scale)

Materials Legend

Claddings:

- C1** Vertically laid colorcoat Prisma microrib cladding. Colour: White (RAL 9003)
- C2** Horizontally laid built-up colorcoat Prisma cladding Euroclad Elite Plus 55. Colour: Pure Grey (RAL 000 55 00)
- C3** Horizontally laid built-up colorcoat Prisma cladding Euroclad Elite Plus 55. Colour: Goosewing Grey (RAL 7038)
- C4** Horizontally laid built-up colorcoat Prisma cladding Euroclad Elite Plus 55. Colour: Hamlet (RAL 9002)
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- C6** Vertically laid built-up colorcoat Prisma cladding Euroclad Elite Plus 51. Colour: Slate Grey (RAL 7012)
- C7** Built-up colorcoat Prisma Euroclad Elite roof cladding with 10% rooflights. Colour: Goosewing Grey (RAL 7038)

Flashings:

- F1** Flashing to full perimeter of building. Colour: Anthracite (RAL 7016)
- F2** Flashing. Colour: to match above cladding
- F3** Parapet flashings to match claddings below
- F4** Colorcoat HPS200 or Prisma coated horizontal & vertical feature flashing. Colour: Anthracite (RAL 7016)

Doors, windows and screens:

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- D2** Pre-cast insulated concrete prowall with inset overhead sectional doors and dock shelters. Door colour: Anthracite (RAL 7016), Shelter colour: Black
- D3** Insulated steel emergency exit / personnel doors. Finish: Polyester powder coated. Colour: to match surrounding cladding colour
- W1** Thermally broken, polyester powder coated aluminium window / door system (mullion drained). Frame colour: Anthracite (RAL 7016), Spandrel colour: Anthracite (RAL 7016), Glass colour: Grey

4.9 Proposed Elevations: Unit 21



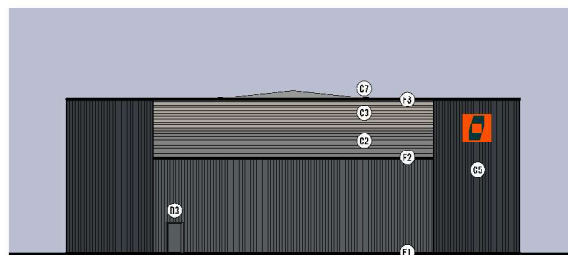
Proposed East Elevation (not to scale)



Proposed West Elevation (not to scale)



Proposed North Elevation (not to scale)



Proposed South Elevation (not to scale)

Materials Legend

Claddings:

- C1** Vertically laid colorcoat Prisma microrib cladding. Colour: White (RAL 9003)
- C2** Horizontally laid built-up colorcoat Prisma cladding Euroclad Elite Plus 55. Colour: Pure Grey (RAL 000 55 00)
- C3** Horizontally laid built-up colorcoat Prisma cladding Euroclad Elite Plus 55. Colour: Goosewing Grey (RAL 7038)
- C4** Horizontally laid built-up colorcoat Prisma cladding Euroclad Elite Plus 55. Colour: Hamlet (RAL 9002)
- C5** Vertically laid built-up colorcoat Prisma cladding Euroclad Elite Plus 51. Colour: Anthracite (RAL 7016)
- C6** Vertically laid built-up colorcoat Prisma cladding Euroclad Elite Plus 51. Colour: Slate Grey (RAL 7012)
- C7** Built-up colorcoat Prisma Euroclad Elite roof cladding with 10% rooflights. Colour: Goosewing Grey (RAL 7038)

Flashings:

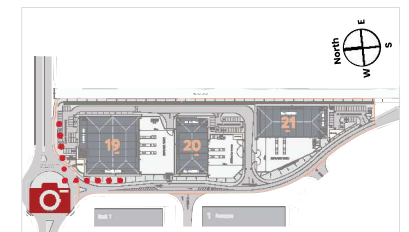
- F1** Flashing to full perimeter of building. Colour: Anthracite (RAL 7016)
- F2** Flashing. Colour: to match above cladding
- F3** Parapet flashings to match claddings below
- F4** Colorcoat HPS200 or Prisma coated horizontal & vertical feature flashing. Colour: Anthracite (RAL 7016)

Doors, windows and screens:

- D1** Overhead sectional level access doors. Finish: Polyester powder coated. Colour: Anthracite (RAL 7016)
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- D3** Insulated steel emergency exit / personnel doors. Finish: Polyester powder coated. Colour: to match surrounding cladding colour
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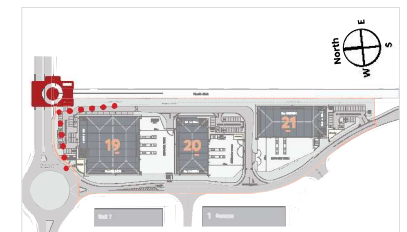
04: Design: Proposed

4.11 Proposed 3D Visualisations: Unit 19



Key Plan - Extract from Proposed Site Plan
(not to scale)

4.11 Proposed 3D Visualisations: Unit 19



Key Plan – Extract from Proposed Site Plan
(not to scale)

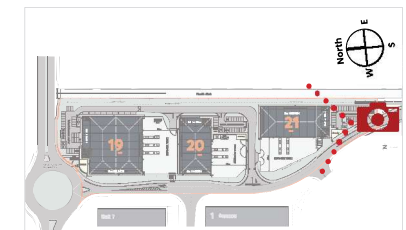
04: Design: Proposed

4.12 Proposed 3D Visualisations: Unit 20



Key Plan - Extract from Proposed Site Plan
(not to scale)

4.13 Proposed 3D Visualisations: Unit 21



Key Plan – Extract from Proposed Site Plan
(not to scale)

05 : Landscaping

- 5.1 Landscape Approach
- 5.2 The Site
- 5.3 Landscape Strategy

5.1 Landscape Approach

The approach to the landscape scheme for the site contributes to three of Indurent's Responsible Business Ambitions, namely;

- Net carbon reduction;
- Biodiversity & sustainable environments; and
- Health & wellbeing.

5.2 The Site

The current application forms part of a wider business park site being delivered in several phases. There are no significant existing mature trees or hedgerows within the current application boundary although there is a line of young immature trees adjacent to the existing access road. The proposed levels required to facilitate the new units means that these will need to be removed but are more than compensated for by the proposed tree planting on the site.

5.3 Landscape Strategy

The landscape strategy for the current application integrates with the wider business park masterplan and focuses very much on creating a high-quality landscape setting for the development with an emphasis on people, i.e. the staff working at the park and the visitors to the park.

The health and wellbeing of the staff is a crucial element to every successful business and the landscape strategy provides locations and designs for outside seating areas and amenity areas which can also be used as outside meeting rooms. As part of these amenity areas, easily accessible space has also been created to provide raised planting beds for edible landscapes for staff to grow their own herbs, salads, fruits and vegetables if they wish to do so. The seating areas are surrounded by mixed native hedging providing shelter from wind and also an element of privacy and screening. Adjacent Acer platanoides 'Crimson Sentry' and Pyrus calleryana 'Chanticleer' trees, will be positioned to provide partial shade in the warmer months and seasonal colour.

The entrance into the site provides a variety of year-round colour. Large, semi-mature trees such as Acer platanoides 'Crimson Sentry' and Liriodendron tulipifera, are proposed along the entrance road, providing some significant landscaping against the backdrop of the warehouses. These large trees guide people towards the entrances of the Units, whilst reflecting the landscape proposals for Unit 6 opposite the site. Native tree planting, such as Betula pendula and Alnus glutinosa soften the edge of Unit 19 near to the entrance road, whilst more formal trees consisting of Pyrus calleryana 'Chanticleer' and Acer rubrum 'Arm-strong' provide colour and shade along the car parking areas.



Extract from RPS Group drawing xxxxxxxx (not to scale)

05: Landscaping

The entrance road to units 19-21, is framed with *Prunus avium* 'Plena' for a soft approach and add seasonal colour.

Native hedge species border the edges of the development to provide a distinct barrier, as well as encouraging wildlife and biodiversity. Along this border, an array of shrub planting softens the edge to the hedgerows to add colour and texture. There is a selection of colourful spring bulbs planted in swathes to add seasonal interest and encourage insects. Tree and shrub planting continue through the site, edging car parks and access roads, providing green corridors as you drive through the development.

Landscaping throughout the current application site is proposed as high-quality robust shrub planting material suitable for this type of business park environment. Flowering and berrying species are included within the shrub and hedge palette providing food for birds, insects and bees enhancing biodiversity and sustainability. New native hedges will be maintained at varying heights (minimum 1.2m) to promote biodiversity and screening.

There is also an opportunity to enhance biodiversity by the inclusion of grasses and wildflowers and therefore a general-purpose meadow mixture which contains 80% grasses, and 20% wildflowers is proposed to be seeded throughout the banks of Monk's Ditch, along the western edge of the site.

Biosecurity in the form of protection of the UK environment from the risks posed by imported pests and diseases, is an important consideration in the responsible sourcing of trees and shrubs. The specification calls for all trees to be sourced responsibly from UK Nurseries /suppliers where they have been propagated and/or grown on for a minimum of 5 years in the UK (2 years for shrubs). All suppliers will have a sound Biosecurity Policy / Management System in place to demonstrate the traceability of their stock, and an awareness of the prevalence of all current biosecurity threats, both domestically and abroad.

Please refer to the RPS Group Landscaping drawings submitted.

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06 : Access

- 6.1 Access to and from the Site
- 6.2 Access to the Development

6.1 Access to and from the Site

The vehicular, pedestrian and cycle access into the site will be off the existing estate road via new estate road to be formed as part of this development.

Within the site the pedestrian routes are well defined and delineated from vehicular routes.

Tracking of vehicles using the access points has been completed and can be comfortably used by all anticipated vehicles accessing the site.

6.2 Access to the development

The design will meet all current regulations and good practice standards, being fully compliant with Approved Document Part M, in order to provide a safe, secure and fully accessible environment to serve all users.

Access issues have / and will be considered as part of the Planning and Building Regulations procedures for the development. This statement has been prepared to identify those issues directly related to this proposal.

Access Externally

The car parks have been provided to include a number of disabled spaces located close to the building entrance designed in accordance with Building Regulations Approved Document Part M. The car park areas will be hard surfaced, with minimal gradients.

Footpaths are routed to provide suitable access for pedestrians from car parking to the principal entrance of the building. They will be hard surfaced with minimal gradients, provided with drop kerbs and tactile paving as required.

External lighting will be provided sufficient to facilitate safe access/egress and way finding, into, and around the car park areas, and the buildings.

Emergency vehicles can access the site off the estate road and have sufficient space for manoeuvring in the event of a fire.

Internal Arrangements

The principal entrances will be designed to create a level threshold. Swing doors will be fitted with appropriate manifestation, visually contrasting pull handles, and an overhead door closer with maximum opening force in accordance with approved document part M (2004).

Switches, outlets and controls will have ease of operation, visibility, height and freedom from obstruction and be designed to meet the requirements of the Building Regulations Approved Document Part M.

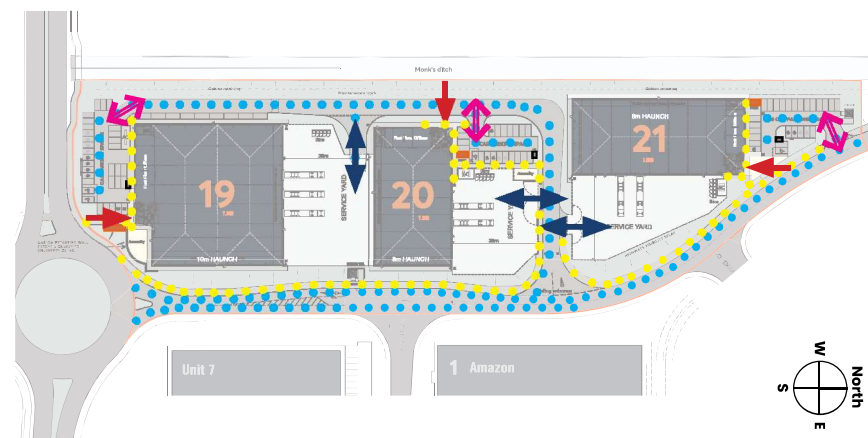
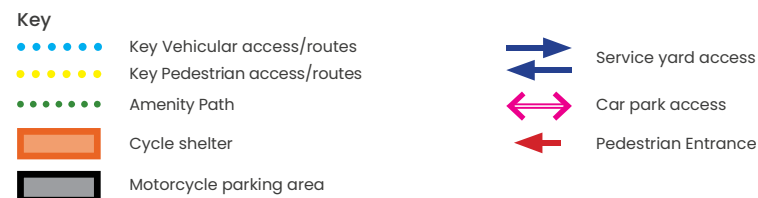


Diagram showing access and movement – extract from 701103-RLA-25-XX-DR-A-0003 Proposed Site Plan drawing (not to scale)



Signs and symbols will appropriately direct people to toilets, fire exits and accessible services as needed.

Please see the accompanying drawings and the Transport Statement for further details.

07 : Sustainability



Indurent is committed to delivering a fundamentally sustainable development and has commissioned a sustainability strategy for the scheme.

"We are committed to tackling the global climate crisis by driving carbon reduction in the building and construction industry, which accounts for about 40% of global emissions.

Net zero carbon is at the heart of Indurent's commitment to responsible business practices, driven by its critical importance to our stakeholders."

Indurent have their own 'Indurent Standard' which is a new approach to delivering improved quality, sustainable and consistent development across their whole portfolio of developments that will impact positively on both the environment and local community and will deliver spaces that will not only satisfy the needs of occupiers and employees but exceed them.

Sustainability is hardwired into the Indurent Standard's DNA and buildings have heating, cooling, water consumption and lighting that is designed to reduce running costs. In addition to this, low carbon products and designs drive the company towards net zero carbon targets; robust detailing and product choice enhances the look, feel and longevity of the buildings.

The high-quality building components will ensure that the unit is built to last, providing less cause for refurbishment, and sustainable sourcing of products that are recyclable help to reduce the building's impact on the planet.

Indurent's approach:

(Note: Not all items will be installed for each site location)

"Sustainable, energy-efficient buildings are not just good for the environment, they're also good for business. Our new developments are modern, sustainable spaces where energy efficiency comes as standard."

Building and operating sustainable developments is central to Indurent's business model. In practice, this means designing efficient buildings, investing in clean energy and prioritising future-focus developments.

"We design our buildings to reduce energy consumption, and help our customers reduce their operational costs by offering energy-efficient infrastructure, such as smart energy systems and renewable energy solutions. This ensures both environmental benefits and financial savings for our customers."

Indurent's three ways to reduce a park's carbon footprint:

- **reducing operational energy use** - their first priority is to reduce energy demand and consumption, controlled through energy efficient equipment and insulation
- **generating renewable energy on-site** - photovoltaics (PV) installations on all new developments where viable
- **purchase renewable energy off-site** - purchasing remaining electricity demand with Renewable Energy Guarantees of Origin (REGOs) will support investments into renewable energy technologies.

Indurent want to boost biodiversity at their developments and deliver new schemes in an environmentally responsible way as well as protecting existing trees and wildlife. They will continue to achieve at least 10% biodiversity net gain for their new developments and minimise their impact on the environment.

"We want to embrace a new, progressive way of approaching our interactions with the natural environment, lessening any negative impacts and maximising any meaningful gains and opportunities through informed, considerate design that also generates additional value for our customers and communities."

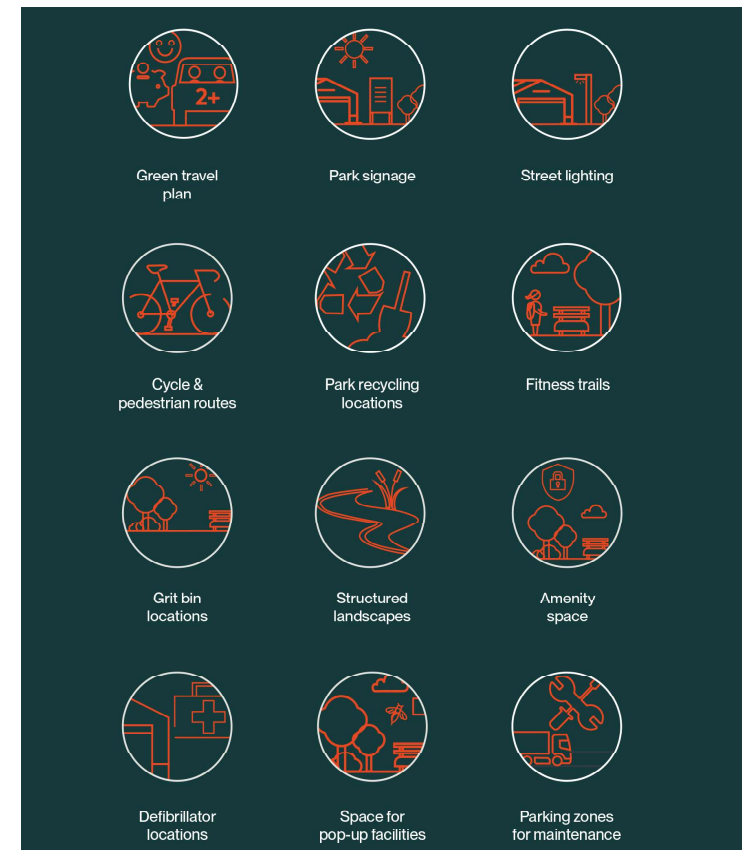
- **sustainable strategies from concept stage**
 - **building fabrics** - designing buildings with u-values and air-tightness characteristics that exceed building regulations; low energy design;
 - **BREEAM** - engaging early with the design team and stakeholders to incorporate the most beneficial environmental measures; implement measures to target BREEAM 'Excellent' buildings under the New Construction 2018 criteria;
 - **embodied carbon** - choosing construction materials with low carbon content; to design resilient and healthy buildings over the long term;

07: Sustainability

- **natural light** - providing natural daylight to the buildings (generally 10-15%) to reduce their expenditure, improve energy efficiency and boost customer productivity;
- **renewable energy**
 - **solar PV roofs, walls and windows** - increasing the number of developments that include photovoltaic (PV) arrays, generating clean energy from sunlight without carbon emissions; the PV arrays are mounted on a building's roof, fitted to the external walls or incorporated into glazing, providing shade and controlling glare for users;
 - **electric vehicle charging** - all new Indurent developments are fitted with EV charging spaces, making it easier for customers to travel sustainable;
 - **electrification** - as the national electricity grid generates increasing amounts of energy from large scale renewable, Indurent is looking to use this clean energy to heat their offices; this produces much lower emissions than grid gas;
- **energy efficiency**
 - **heat pumps** - new developments have electric driven heat pumps, generating more heat than they use in electricity to ensure the buildings are heated efficiently;
 - **smart meters** - new developments have smart meters to help the customers track, record and reduce electricity, gas and water consumption;
 - **led lighting** - the developments use efficient LEDs across the board, with internal lighting on new buildings controlled by absence detection and daylight dimming;
 - **soft landings and green energy** - Indurent helps tenants and end users reduce their energy consumption, access green electricity tariffs and save money;
- **biodiversity**
 - **recycled materials** - wherever possible, Indurent recycle materials from site and reuse them in landscaped areas and sub-base preparation; they also source recycled aggregates and soils locally;
 - **landscaping** - a key consideration in all Indurent developments is to include large, landscaped areas to improve the site's biodiversity; planting only native species which will thrive in UK conditions and include bird boxes, bat boxes and insect hotels to provide ecologically valuable habitats for local wildlife;
- **water consumption**
 - **water efficiency** - all developments are fitted with low-low sanitary ware,

which reduces water consumption by more than 10% as compared to industry standard; all new developments have waterless urinals;

- **blue roofs** - Indurent consider to use of blue roofs to capture rainwater and slow the rate at which it flows into the drainage system; this reduces the risk of flooding during heavy storms - both on site and further down the system;
- **rainwater harvesting** - the developer consider to use of rainwater harvesting systems in their new developments to irrigate planting and landscaping and reduce demands on potable water;
- **sustainable drainage system (SUDS)** - Indurent include permeable paving, attenuation ponds and swales in they developments; this reduces the risk of flooding and provides a habitat for insects, birds and reptiles;



Extract from Indurent Park Code (Edition 2024)

The buildings will be technically designed and constructed to a very high level of energy efficiency to meet all applicable Building Regulations.

Carbon reducing measures are as yet unknown as the viability appraisal for the scheme has not yet been undertaken but the following measures will be included within the base build of the scheme:

Buildings fabrics meet a high standard of thermal performance in terms of insulation effectiveness, air tightness of the envelope, and minimising thermal bridging.

Designed for flexibility and low operational cost.

Flexible office space for future fit-out.

Rainwater will be harvested for re-use by the building with underground collection tank. ????

Dual electric vehicle charging points will be provided to cover 10% of the car parking allowance.

All heating and hot water (where provided) is to be provided using very efficient, low NOx, condensing gas boilers.

Elevation orientations allow for the best use of available daylight.

Use of low energy light fittings and intelligent lighting controls.

Use of Low flush WC's.

The development will be designed to meet a Breeam standard of 'Excellent'.

The construction site will be registered with the Considerate Contractors Scheme (CCS) and waste from construction will be kept to a minimum and materials recycled where possible.

Space will be provided for external waste storage containers for Local Authority (or private contractor) collection and recycling.

08 : Conclusion

This Design Compliance Statement illustrates how this Reserved Matters planning application responds to, and is in accordance with, the concept and design principles set out in approved Outline Planning Permission (LPA ref. 06/0471) and The Sub Area Masterplan, and the national and local planning policy.

The application seeks approval for Reserved Matters planning permission for 3 no. of employment buildings (Use Classes B1, B2 & B8) together with access, car parking, service space, landscaping and associated development infrastructure at Indurent Park (formerly known as St. Modwen Park), Glan Llyn, Newport, South Wales.

The Statement provides a detailed description of the development proposals and explains the key principles underpinning the landscaping, access, and sustainability proposals.





www.robertslimbrick.com
T: 03333 405 500
E: mail@robertslimbrick.com

Gloucester Office: The Carriage Building, Bruton Way,
Gloucester, GL1 1DG

Newport Office: 1 Gold Tops,
Newport, NP20 4PG

London Office: 4th Floor, Devonshire House,
60 Goswell Road
London, EC1M 7AD

