



Planning, Design and Access Statement

**One2One Logistics
Wern Industrial Estate, Newport**

Introduction

This Planning, Design and Access Statement has been prepared in support of a full planning application for the erection of a purpose-built office building at One2One Logistics, Wern Industrial Estate, Newport. The proposal represents a logical and sustainable expansion of an existing business operation within a designated employment area.

The development has been designed to provide a high-quality, functional office environment that supports operational efficiency, employment growth and long-term business sustainability. This statement demonstrates that the proposal accords with national planning policy, the Newport Local Development Plan and relevant supplementary guidance.

The proposal comprises the erection of a purpose-built office building to support the operational needs of the existing logistics business on site.

The application is supported by the following drawings:

- Site Location Plan
- Block Plan
- Proposed Plans and Elevations
- NRW Flood Map Extract

Site Context

The application site is located within Wern Industrial Estate, an established and well-defined employment area characterised by a mix of industrial, storage and commercial uses. The site currently comprises a yard area with ancillary structures and operational activity associated with the existing logistics business.

The surrounding context is wholly commercial in nature, with no sensitive residential receptors immediately adjoining the site. The site benefits from established access arrangements and is well connected to the wider highway network, making it an appropriate location for employment development.

Proposed Development

The Proposed Development

The proposal comprises:

- A two-storey office building accommodating:
 - Reception area
 - Office spaces
 - Kitchen and welfare facilities
 - Accessible WC provision
- Associated:
 - Parking provision
 - Turning area for commercial vehicles
 - Landscaping and boundary enhancements

Planning Policy

Planning Policy Wales (PPW - Edition 12) establishes a clear presumption in favour of sustainable development, with a strong emphasis on placemaking and economic growth. The proposal aligns with these objectives by supporting an existing business, delivering employment opportunities and making efficient use of land within an established settlement.

Future Wales reinforces the importance of supporting economic development and infrastructure within sustainable locations. The proposal is consistent with these national priorities.

At the local level, the Newport LDP provides a supportive policy framework for employment development within designated areas. Policies SP10, EM1 and GP2 are of particular relevance.

Planning Policy Wales

PPW states that 'The planning system must contribute towards the achievement of sustainable development and prioritise the creation of sustainable places.'

The proposed office building is located within an existing employment area, it supports economic growth and makes efficient use of previously developed land.

Therefore, the proposal clearly aligns with PPW's overarching presumption in favour of sustainable development.

PPW considers that 'Placemaking is a holistic approach focused on achieving positive outcomes, creating places that are sustainable, inclusive, and support well-being.' Also, PPW requires development to maximise contributions to:

- Social well-being
- Economic prosperity
- Environmental resilience

The proposed development not only supports local employment and economic resilience but enhances an existing employment site and provides a safe, functional working environment. Therefore, it can be determined that the proposed scheme is fully aligned with placemaking principles.

PPW purports that 'Development should foster economic activity, support jobs and enable sustainable economic growth.'

Material consideration should be given to the fact that the proposed development Delivers:

- 6 office jobs
 - 10 drivers
 - 2 directors
- Supports an existing logistics business
- Strengthens local supply chains

PPW states 'Development should prioritise the use of previously developed land and existing buildings.'

Consideration should be given to the fact that the site is within an established industrial estate, represents efficient use of land and avoids greenfield development.

PPW states 'Development should maintain and enhance biodiversity and incorporate green infrastructure.'

It should be noted that the proposed development is;

- Inclusion of:
 - Bat boxes
 - Bird boxes
 - Soft landscaping
- Supports GI integration

PPW purports 'The planning system should support sustainable economic growth and facilitate the expansion of existing businesses.'

The proposed development complies with because the proposal:

- Expands an existing business operation
- Improves operational efficiency
- Enables business growth

PPW takes the position that 'Planning authorities should support the retention and expansion of existing businesses.'

It should be clearly noted that this is not speculative development. It is business-led and has operational requirements

Finally, PPW states ‘Previously developed land should be used in preference to greenfield sites.’

It should be noted that the site is and considered to be already developed land with a historic industrial use.

In summary, Planning Policy Wales establishes a clear presumption in favour of sustainable development and places placemaking at the heart of the planning system. The proposed development fully accords with these objectives by supporting the expansion of an existing business, delivering employment opportunities and making efficient use of previously developed land within an established employment area. The scheme contributes positively to the national sustainable placemaking outcomes, particularly in relation to economic growth, resource efficiency and environmental enhancement. There are no conflicts with national policy, and the proposal is therefore strongly supported by Planning Policy Wales. Future Wales reinforces the importance of supporting economic development and infrastructure within sustainable locations. The proposal is consistent with these national priorities.

At the local level, the Newport LDP provides a supportive policy framework for employment development within designated areas. Policies SP10, EM1 and GP2 are of particular relevance.

Technical Advice Note No. 12 – Design (TAN 12)

The purpose of TAN 12 is to provide advice on “how ‘Promoting sustainability through good design’ may be facilitated through the planning system; and the preparation and validation of mandatory design and access statements”.

TAN 12 advises that “A holistic approach to design requires a shift in emphasis away from total reliance on prescriptive standards, which can have the effect of stifling innovation and creativity. Instead, everyone involved in the design process should focus from the outset on meeting a series of objectives of good design. The design response will need to ensure that these are achieved, whilst responding to local context, through the lifeline of the development (from procurement to construction through to completion and eventual use).”

TAN 12 confirms in paragraph 4.1 that “Design is a creative means by which to realise innovation and add value. Design for the built environment plays a key role in economic growth and in raising the quality of the places where we live and work.”

Contained within paragraph 4.2 of the TAN it considers that “the local context comprises the characteristics and setting of an area in which a development is located’ and that ‘understanding the site and its immediate and wider context is the basis for a meaningful and sustainable design response.”

Also in Section 4 of the TAN it sets out the key objectives of good design and the five aspects of good design, one of which relates to ‘Character’. Contained within the ‘Design Solutions’ for ‘Character’ it states;

- “Scale – of development in relation to surroundings, including height, width and length of each building proposed within the development; how the massing of the

proposal contributes to the existing hierarchy of development to reinforce character; how the mass and height impacts on privacy, sunlight and microclimate;

- Amount – the number of proposed residential units or the floor space for each proposed use forming part of the development: how the proposed density and mix will encourage different uses by various sectors of the community. Anticipate potential change in the makeup and needs of occupiers and how the proposal anticipates, in the short and longer term, efficient use of land whilst safeguarding the quality of life. Where applicable, consider how the development provides innovative solutions to accommodate higher density whilst considering the outcome of higher density on its surroundings.
- Layout of development – how the layout makes the development integrate with its surroundings whilst taking into consideration the orientation of the building to maximise energy efficiency and connectivity; how the external area contributes towards the development and is used to make the development a more sustainable development; how is the chosen site the best location and how it links into adjacent uses. “

TAN 12 clearly states that local planning authorities should not impose their own architectural styles or particular tastes but should look to secure good quality design applicable to the local context (local distinctiveness).

TAN 12 explains that in the spirit of a more holistic approach to design issues, a shift in emphasis is required away from total reliance on prescriptive standards, which can have the effect of stifling innovation and creativity. Instead, all those involved in the design process should focus from the outset on meeting a series of key objectives of good design, which achieve the aims of the development and ensure its fitness for purpose. The guidance also sets out the need to prepare this statement and the requirement to illustrate how good design can deliver sustainable development.

It will be seen that the design considerations and responses to them in this case have been fully rationalised by the appointment of appropriately qualified and experienced advisors within the fields of planning design, building conservation and landscape.

The outcome of the process has been the delivery of a well considered and informed proposal that is appropriate to its context, takes opportunities to enhance the existing character of the site, its qualities and function, and thereby ensures that no unreasonable negative effects arise from the development.

A holistic approach to design has been taken in this case avoiding (although identifying) prescriptive requirements of some of the Newport policy documents regarding scale etc. This approach has successfully addressed the need to deliver functional performance of a modern dwelling with the sensitive treatment of a vernacular building and its setting.

Crime and Disorder Act 1998

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has

been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person.

Planning (Wales) Act 2015 (Welsh language)

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

Future Wales (FW)

Published by the Welsh Government (WG) on the 24th February 2021, contributes the national tier of the Development Plan. FW has policies relating to those matters that government considers are a national priority, and matters which are distinctly spatial and require national leadership. Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Newport Local Development Plan (LDP)

The statutory development plan for the determination of this application is the Newport Local Development Plan (2011–2026). The application site is located within the defined settlement boundary and within an established employment area at Wern Industrial Estate. The proposal therefore falls to be assessed against policies which support sustainable economic development, the protection of employment land and the delivery of high-quality design.

At a strategic level, Policy SP1 (Sustainability) seeks to ensure that development is directed towards sustainable locations which minimise the need to travel and make efficient use of previously developed land. The proposed development accords fully with this objective. The site is located within a well-established industrial estate with existing infrastructure, access arrangements and services. The proposal represents the effective use of an existing employment site and avoids the need to release greenfield land. In this respect, the development is inherently sustainable and consistent with the overarching spatial strategy of the LDP.

Policy SP10 (Economic Growth and Regeneration) is of particular relevance and carries significant weight in the determination of this application. This policy seeks to support economic growth by facilitating the expansion of existing businesses and the creation of employment opportunities. The proposed office building directly supports an existing logistics operator, enabling improved operational efficiency and providing additional employment opportunities within Newport. The development is therefore fully aligned with the economic objectives of the LDP and represents a clear and tangible planning benefit. In this context, the proposal should be afforded substantial positive weight.

Policy EM1 (Protection of Employment Land) seeks to safeguard existing employment sites for employment-generating uses. The proposal does not result in the loss of employment land; rather, it reinforces and intensifies the employment function of the site through the provision of purpose-built office accommodation. The development therefore fully accords with the aims of Policy EM1 and supports the continued viability and functionality of Wern Industrial Estate as a key employment location within Newport.

In design terms, Policy GP2 (General Development Principles) requires that all development proposals demonstrate high quality design, respect their context and do not result in unacceptable impacts on amenity or the environment. The proposed development has been carefully designed to reflect the functional and industrial character of the surrounding area. The scale, massing and appearance of the building are appropriate to its context and will integrate effectively within the established townscape of the industrial estate. The proposal incorporates appropriate access arrangements, parking provision and circulation space, as demonstrated on the submitted plans. There are no sensitive neighbouring residential receptors that would give rise to unacceptable amenity impacts, and the proposal will not result in any material harm in terms of overlooking, noise or disturbance. As such, the development is fully compliant with Policy GP2.

Policy GP5 (Natural Environment) requires development to protect and enhance biodiversity and incorporate green infrastructure wherever possible. The proposal responds positively to this requirement through the inclusion of biodiversity enhancements, such as bat and bird boxes, as well as additional planting within the site. These measures will contribute to ecological enhancement and demonstrate compliance with the policy's objectives. The development therefore delivers a net environmental benefit in accordance with the requirements of the LDP and the Environment (Wales) Act 2016.

In terms of flood risk and drainage considerations, the proposal has been assessed in the context of the LDP's requirements and national policy guidance. The site is identified as being at low risk of flooding, and the proposed development is classified as less vulnerable. The development will not increase flood risk elsewhere and will incorporate appropriate surface water management

measures. In this respect, the proposal is consistent with both local and national policy objectives relating to flood risk management.

Having regard to the above, the proposed development is considered to be fully compliant with the relevant policies of the Newport Local Development Plan. The scheme supports economic growth, reinforces an existing employment site, delivers high-quality design and provides environmental enhancements. There are no identified conflicts with the development plan, and the proposal should therefore be supported in principle.

Supplementary Planning Guidance (SPG)

The proposal aligns with:

- **Design SPG** – simple, functional industrial design appropriate to context
- **Parking SPG** – provision of on-site parking and manoeuvring
- **Green Infrastructure SPG** – planting and **biodiversity** features

Placemaking Wales Assessment

Principle	Response
Creating Communities	Supports employment and contributes to economic resilience.
Best Use of Resources	Utilises an existing developed site efficiently.
Environmental Protection	Includes biodiversity enhancements and SuDS principles.
Economic Growth	Delivers direct and indirect employment benefits.
Accessibility	Located within a sustainable and accessible employment area.

Economic Benefits

The proposal delivers clear and significant economic benefits. It will support approximately 6 full-time office roles, 10 operational drivers and 2 director-level positions. This represents a meaningful contribution to the local economy.

The development will enhance the operational efficiency of the business, supporting growth and strengthening the logistics sector within Newport. This aligns strongly with both local and national economic objectives.

Policy Alignment conclusion

- Fully compliant with PPW12 economic growth objectives
- Directly supports LDP Policy SP10 (Economic Growth)
- Reinforces the role of Wern Industrial Estate as a key employment location

Design and Access

The proposed development comprises a two-storey office building designed to meet the operational needs of the business. The layout has been carefully considered to provide functional internal spaces, clear circulation and inclusive access.

The scale and appearance of the building reflect the surrounding industrial context, utilising durable materials and a simple architectural form. The design ensures that the building integrates effectively within its setting without resulting in visual harm.

Design Approach

The design reflects:

- Functional employment building typology
- Simple massing and form
- Durable, low-maintenance materials

The building integrates into the industrial character of the area.

Layout

The layout has been carefully considered to:

- Maintain operational efficiency
- Provide safe vehicle circulation
- Separate pedestrian and vehicle movements

The block plan demonstrates a clear hierarchy of movement and space .

Scale and Appearance

- Two-storey form appropriate to surrounding development
- Neutral palette with corporate accent colours
- Subservient to wider industrial setting

Access and Inclusivity

The proposal includes:

- Step-free access
- Accessible WC provision
- Logical internal circulation

Flood Risk

The site is identified as being at low risk of flooding. While mapping indicates some potential surface water considerations, these are based on strategic modelling rather than site-specific assessment.

The site benefits from a notable level difference, directing surface water away from built areas. The proposal does not increase flood risk elsewhere and incorporates sustainable drainage principles to manage runoff effectively. A proportionate drainage strategy can be secured by condition if required.

The proposal constitutes less vulnerable development (office use), Located within an established employment site and No increase in vulnerability or flood risk elsewhere

A formal FCA is unlikely to be required at validation stage, given:

- Low risk designation
- Existing developed context

If requested, a proportionate FCA/drainage note can be provided, or an appropriately worded condition can be attached to any permission granted requesting sufficient drainage details on this matter be submitted to and approved by the LPA prior to development.

It should also be note that the development will incorporate:

- Sustainable drainage principles (SuDS)
- Hardstanding management
- Controlled discharge

Green Infrastructure and Biodiversity

The proposal incorporates green infrastructure measures including planting, biodiversity enhancements such as bat and bird boxes, and sustainable drainage features. These measures contribute to ecological enhancement and environmental resilience in accordance with policy requirements. This delivers net environmental benefit, in line with:

- Environment (Wales) Act 2016
- Newport GI policy framework

A separate GI Statement has been prepared and submitted as part of this application.

Conclusion

The proposed office development at One2One Logistics represents a policy-compliant and sustainable form of development. It supports economic growth, enhances an existing business and delivers environmental benefits.

The proposed office development at One2One Logistics represents:

- A policy-compliant employment development
- A sustainable reuse and enhancement of an existing industrial site
- A significant economic benefit to Newport

The proposal delivers:

Benefits

- Strong economic and employment gains
- Reinvestment in an existing employment site
- Policy-compliant development
- Biodiversity enhancements

Impacts

- Minimal visual impact (industrial context)
- No adverse residential amenity impacts
- Flood risk appropriately managed

The proposal is, as set out above, fully in accord with all relevant national and local plan policies and therefore in accordance with Section 54A of the T&CPA (as amended) the Local Planning Authority is respectfully invited to approve this full planning application as submitted.