



DESIGN AND ACCESS STATEMENT

STARBUST UK LTD

NEWBRIDGE INDUSTRIAL ESTATE



DESIGN AND ACCESS STATEMENT

On behalf of: Starbust UK Ltd

In respect of: Newbridge Industrial Estate

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Contents

1.0	INTRODUCTION	4
2.0	SITE LOCATION AND CONTEXT	5
3.0	THE APPLICATION PROPOSAL.....	6
4.0	ACCESS CONSIDERATIONS.....	7
5.0	DESIGN DEVELOPMENTS	8
6.0	COMMUNITY SAFETY	9
7.0	ENVIRONMENTAL SUSTAINABILITY.....	10
8.0	RESPONSE TO PLANNING POLICY.....	11
9.0	CONCLUSION	12

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared by DPP on behalf of Starburst UK Ltd, to support a full planning application for the erection of up to 4 Class B1/B2/B8 units together with associated parking at land within the curtilage of Frontier Multigate Ltd, Block A, Newbridge Road Industrial Estate, Pontllanfraith, NP12 2YN.

- 1.2 This Statement has been written in accordance with Technical Advice Note 12 Appendix A1 “Guidance on the Design and Access Statement” (March 2016) and guidance provided by the document “Design and Access Statements in Wales” (April 2017) prepared by the Design Commission for Wales.

2.0 Site Location and Context

- 2.1 The application site comprises a parcel of land which comprises bare ground and rubble land associated with Newbridge Industrial Estate. The wider uses surrounding the site are predominantly commercial or industrial in nature.
- 2.2 The boundary of the site is well screened by existing trees and shrubs which largely act to screen the site from the adjacent highways.
- 2.3 The site's topography is relatively level across the site.
- 2.4 Commercial terraces are located to the immediate north of the site whilst there is a Sainsburys superstore and associated petrol station located to the east. Beyond the industrial estate there is residential development to the south and west.
- 2.5 In wider context the site is located at Newbridge Industrial Estate, approximately 1.6km south east of Blackwood and approximately 2km west of Newbridge.
- 2.6 There is currently no access to the site, although the site is proposed to be connected to the highway network. This access will be afforded via an internal estate road which connects to Newbridge Rd (B4251). This provides direct access to the A4048 to the southeast of the site, along with the A472 just beyond. These two A roads provide good connectivity to both the Sirhowy and Ebbw valleys to the north and across the valleys east and west, as well as connections to the M4 to the south.

3.0 The Application Proposal

- 3.1 This application seeks full planning permission for the proposed erection of 4 units for Class B1/B2/B8 use together with associated parking and proposed new vehicular access Newbridge Road Industrial Estate, Pontllanfraith, NP12 2YN.
- 3.2 The gross external area of the building is 2,042sqm.
- 3.3 The building has the potential to be subdivided into several units, subject to operator demand. Such flexibility will assist in the marketing and letting of the unit(s).
- 3.4 Roller shutter loading doors will be installed associated with each units whilst all bays will have a single door front and rear access. The design and proportions of the proposed building will complement that of the surrounding industrial properties.
- 3.5 A new access point will be created as part of the development proposal. This access point will be located on the site's eastern boundary and will join the existing internal estate road which connects to Newbridge Road. Trees will be lost to facilitate this new access point, however trees are to be planted elsewhere on the site to mitigate against this.
- 3.6 In terms of parking, one cycle store will be provided on site with capacity for 6 bicycles. 18 car parking spaces will also be provided including 2 disabled space; 2 electric vehicle charging bay; and 7 bays for heavy goods vehicles. There will also be space for motorcycle parking.
- 3.7 The building proposed will be up to 40m in length, 52.5m in width and 8.49m in height. Also, proposed within the development are 4 bin stores which will be associated with unit. These stores will have a height of 1.55m (at its highest point), depth of 1.2m and width of 1.94m.

4.0 Access Considerations

Pedestrian Access

- 4.1 Pedestrian access to the application site is to be gained via new footways proposed as part of the creation of the new site access. These created footways will connect to existing footpaths which are found at Parkway.

Cycle parking

- 4.2 The site will facilitate opportunities to cycle to the site by providing a cycle store that will house 6 no. bicycles at any one time. The cycle store is located to the north of the entrance from the internal estate road, immediately east of the units.

Vehicular Access

- 4.3 In order for access/egress to be achieved, trees will be required to be removed.
- 4.4 The site is well located in terms of the local highway network and within close proximity to the A4048 and A472.
- 4.5 Direct vehicular access will be provided to the front of each unit, via the roller-shuttered entrances. Space is also provided for two larger delivery vehicles and one car parking spaces in front of each of the four units.

Public Transport Infrastructure

- 4.6 The site is served by the No. 5, 51 and 151 bus routes. Stops associated with these services are located approximately 50m south of the site. These services provide good connectivity to a range of destinations across south Wales, including Ebbw Vale, Newport and Blackwood.

5.0 Design Developments

Character

- 5.1 The design and proportion of the proposed building will complement the surrounding industrial units, reflecting the character of the area. Furthermore, the choice and colour of proposed material is also considered to be in keeping with the appearance of the industrial estate.
- 5.2 Due to their limited size and regular configuration, the proposed units are ideally suited to the requirements of small-scale storage, distribution and manufacturing operators.
- 5.3 Traditional cladding in grey matched by blue roller-shutter, single front/rear doors, and rainwater goods are features of the proposal which complement neighbouring buildings in terms of design, scale, materials and colour. Furthermore, in seeking to enhance the design and appearance of the main (east) elevation facing Newbridge Road, glazing has been introduced.
- 5.4 Importantly, not only will the design, materials and proportions of the proposed buildings complement the neighbouring industrial/commercial properties, but they also represent a well-tried and tested approach towards “design”, which potential Class B1(c)/B2/B8 operators view positively in light of their particular modus operandi.
- 5.5 Whereas a Class B1(a) office occupier might favour the extensive use of glazing and/or the use of stone and brick as a major building material, the same would not apply in the case of a typical industrial operator – hence the approach taken not only by Starburst in this case but also evidenced by the approach taken by other developers/operators in the immediate vicinity of the subject site.
- 5.6 To the extent there may be an outstanding concern over the “design” of the proposal and its relationship with its surroundings, our response is as follows – to the north and east are similar industrial/commercial buildings in terms of size, materials and colour. Consequently, there are no grounds for believing the proposal is unacceptable either in terms of its compatibility with these nearby land uses or its impact on visual amenity.
- 5.7 Furthermore, to the south and west, the proposed development is screened by existing trees, which proposed new planting will reinforce. Consequently, the nearest residential properties, sited more than 55m away from the proposed building, would not be subject to any significant harm in terms of visual or residential amenity. We find further support for this view when considering any potential impact of the proposal on passing motorists. Given the screening of the development by both trees and new planting and taking into account that only short passing glimpses into the site might be possible, we consider it very unlikely that the proposed development would result in any material harm to the visual amenity of the surrounding area or residential amenity.

Access for All

- 5.8 The layout of and access into the site building, will be inclusive for all. This is further supported by the provision of specifically allocated accessible disabled parking bays.

6.0 Community Safety

- 6.1 The application site is located within a secure and established industrial estate. The pedestrian footways throughout the estate are of good quality and are well lit. The proposal will have no adverse impact upon the safety of the local population.
- 6.2 The surrounding area is characterised by primarily industrial uses and therefore it can be assumed that there will be activity in the local area throughout most of the day.

7.0 Environmental Sustainability

- 7.1 The proposal will enable the beneficial use of under-utilised land allocated for industrial/commercial development in the adopted Local Development Plan. Development at this site would help to minimise land-take, reduce urban sprawl and promote a more sustainable pattern of development.
- 7.2 In terms of the sustainability of the building, identical buildings to the proposed typically achieved a rating of Very Good or Excellent Breeam scores. Whilst Breeam is no longer a policy requirement in Wales, we would anticipate the proposed development achieving a Very Good or Excellent Breeam score.
- 7.3 The proposal will also provide acceptable levels of natural light fall with the building design incorporating 10% translucent roof panels. A strip of these translucent roof panels will be provided in each bay on both pitches of the roof. These are extremely effective and, as a consequence, artificial lighting is not typically required during the daytime. Solar panels are not to be incorporated within the scheme so as to ensure the warranty and integrity of the roof and for viability reasons.
- 7.4 With regards to the WC facilities, each supply incorporates a pressure reduction valve, which is set depending on the water pressure on site. All toilets have a dual action flush mechanism.

8.0 Response to Planning Policy

- 8.1 In preparing the planning application submission, relevant national and local planning policies have been duly taken into account, including Planning Policy Wales, Technical Advice Notes 12 (Design), and 23 (Economic Development), together with the Caerphilly CBC: Adopted Local Development Plan (adopted November 2010). As such, the application proposal has had regard to, and is compliant with, Policies EM2 and SP5 of the LDP.
- 8.2 Furthermore, the application falls within a site that is protected for employment use under policy EP2 – Employment Area Protection. Importantly, therefore, the use proposed is “full-square” with the relevant provisions of the Development Plan.
- 8.3 Furthermore, this further proposed investment and development contributes to the LDP’s aim to reduce social exclusion by safeguarding accessible employment opportunities.

9.0 Conclusion

- 9.1 The proposed use is in keeping with the character of the general location and, importantly, relates to land that is designated in the Caerphilly Local Development Plan for employment uses, such as the Classes B1/B2/B8 use currently proposed. The proposal will have no detrimental impact upon the amenity of neighbouring properties.
- 9.2 The layout and design of the development ensures ease of access for all, regardless of age, physical ability, social class or gender. The layout has also been designed to avoid the culvert below the site whilst also maintaining an appropriate orientation in line with the wider built form of the industrial site.
- 9.3 The proposed design, proportions and materials will complement neighbouring properties both adjacent to the site and within the locality. The application proposal is demonstrably in keeping with the character of the area.
- 9.4 In accessibility terms, the proposal is accessible by private and public transport and active travel modes. It is therefore considered to be in a sustainable location.



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