

PLANNING STATEMENT TO SUPPORT PLANNING
APPLICATION

FOR THE ERECTION OF A STEEL FRAMED STORAGE
/DISTRIBUTION BUILDING

AT

25A EDWARDS WORKS

LLANDARCY

NEATH

SA10 6JY

Planning Statement – 25a Edwards Works, Llandarcy SA10 6JY

Introduction

This planning statement has been prepared in support of a planning application, submitted on behalf of Mr N. Davies in relation to the following proposal:

‘Erection of steel framed storage/distribution building’ at 25a Edwards Works, Llandarcy SA10 6JY.

This statement outlines the context within which the application is made, and provides reasoned justification in support of the proposed development.

Application Site and Context

The application site is located at 25a Edwards Works, Llandarcy. Edwards Works consists of a number of existing industrial uses; vacant former industrial land; and forms a contained industrial area, with the wider site bound to the East by the M4, the Tenant Canal to the West, and a tributary to the River Neath to the South. The application site is 0.19HA and consists of a flat area of hard standing that was previously used as a car park associated with a historical industrial use.

The application site lies outside the settlement limits defined in the Neath Port Talbot Local Development Plan (LDP), and is situated within a minerals safeguarding zone.

Planning Policy context

National Planning Policy

Future Wales: The National Plan 2040 (February 2021)

The proposals will assist in meeting the following outcomes of Future Wales:

- *Outcome 1: A Wales where people live and work in connected, inclusive and healthy places.*
- *Outcome 3: A Wales where people live in distinctive regions that tackle health and socio-economic inequality through sustainable growth.*

The application proposes an employment use that will encourage people to live and work in connected places, even though the site is located outside defined settlement limits. The site is located under a mile from the Llandarcy Urban Village Strategic Regeneration Area, which will accommodate up to 4000 dwellings, with a link is provided by the B4290. Also, the location of the proposals provide opportunity for sustainable growth by utilising land that has previously been used for industrial use, and benefits from having the necessary infrastructure already in place.

The proposals will also comply with the following policies included in Future Wales:

- *Policy 1 – Where Wales will grow*
- *Policy 28 – National Growth Area – Swansea Bay and Llanelli*
- *Policy 31 – South West Metro*

Policy 1 of Future Wales identifies national and regional growth areas. The application site is situated within the Swansea Bay and Llanelli National Growth Area (NGA), and The South West Regional

Growth Area (RGA). This policy supports sustainable growth in all parts of Wales, with emphasis on employment and housing growth in the NGAs. The RGAs complement the NGAs and will provide opportunities for growth at a regional scale.

Policy 28 provides more detail in regard to how the Swansea Bay and Llanelli NGA will provide the main focus for growth and investment in the South West region, with the area comprising of Neath; Port Talbot; the City of Swansea; and Llanelli providing the primary growth area for the region.

Policy 31 supports the development of the South Wales Metro and states that Local Authorities should plan growth and regeneration to maximise opportunities that will improve connectivity through the Metro. Given the application sites proximity to the Llandarcy SRA, there may be potential to improve public transport link to the site through the Metro scheme.

Planning Policy Wales (PPW) (Edition 11 – February 2021)

PPW sets out the land use planning of the Welsh Government and aims 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.

Paragraphs 3.55 and 3.56 deal with previously developed land (PDL) and state that PDL should, wherever possible, be used in preference to greenfield sites. Whilst the application site is situated outside settlement limits, it is considered to be an appropriate location for this development given the current use of the wider site; its status as PDL; and the proximity to the Llandarcy SRA and associated development/infrastructure.

Paragraph 3.60 looks at development in the countryside and states that *“new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled.”* Whilst it is accepted that development outside settlement limits needs to be strictly controlled, the application site is not regarded as open countryside even though it is situated outside the defined settlement limits. Edwards Works is an existing industrial area that has been in use for many years and currently has occupiers including Flogas, Wales and West Utilities, and Motorcycle Training Wales.

Local Planning Policy

Neath Port Talbot Local Development Plan 2011-2026

The following objectives and policies from the Neath Port Talbot LDP are relevant:

- Overarching Objectives 3,5,11,12,22;
- Strategic Policies SP1 Climate Change; SP2 Health; SP11 Employment Growth; SP15 Biodiversity and Geodiversity; SP16 Environmental Protection; SP17 Minerals; SP20 Transport Network and SP21 Built Environment and Historic Heritage;
- Overarching Policy SC1 Settlement Limits;
- Topic Based Policies EC3 Employment Area Uses; and M1 Development in Mineral Safeguarding Areas.

The overarching objectives aim to ensure the delivery of communities with a range of facilities and services (OB3); realise the potential for diverse and sustainable economic growth (OB5); and make

efficient and effective use of the transport network. It is considered that the proposals at Edwards Yard will contribute to delivering these objectives.

Policy SP11 Employment Growth states that *“existing employment uses will be supported and safeguarded.”* Whilst the Edwards Works area is not a protected existing employment area as defined by Policies EC2 and EC3, it undoubtedly provides a valuable mix of employment uses that the proposed application will complement.

Paragraph 5.2.5 of the LDP states *“The County Borough has a number of existing employment areas, 19 of which are safeguarded for employment purposes. These sites, together with existing employment land and premises elsewhere will continue to play an important role in supporting the local economy”*

This recognises the role that the land at Edwards Works can play in supporting and enhancing the local economy.

Policy SC1 covers settlement limits and states that outside settlement limits, development will only be permitted in certain circumstances, including opportunities for small scale employment uses adjacent to settlement limits.

Policy M1 deals with development in mineral safeguarding areas, and the application site is located within a Category 1 Sandstone Resource. Within mineral safeguarding areas, development proposals will only be permitted subject to certain criteria. In the case of this application, the scale and location of the development will not have a significant impact on the possible working of the resource, as the application site forms a very small proportion of a much larger mineral resource, and the practicality of extracting the resource at the Edwards Works location would be problematic.

Conclusion

The application proposes a new storage/distribution unit at a location that is outside defined settlement limits, and as such, the proposals would not normally comply with local and national planning policy. Policy SC1 of the Neath Port Talbot LDP makes provision for small scale employment uses adjacent to existing settlement limits, but again the application site does not satisfy this criteria. However, the site is within relatively close proximity to the settlement limit of the Llandarcy SRA, and the land also forms part of an existing industrial area that whilst not directly protected by Policy EC2 and Policy EC3, is recognised by the LDP as playing a role in supporting the local economy.

Due to its location adjacent to the M4, and that fact that it is bordered to the South and West by other physical constraints, the Edwards Yard site provides an opportunity for some valuable employment uses in a location that is unlikely to have any negative impacts on amenity due to its self-contained nature and lack of other uses in the locality.