

Date: 7th December 2022
Planning Portal ref: PP-11412689
Our ref: 16368



Neath Port Talbot County Borough Council
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VIA PLANNING PORTAL

Dear Sir or Madam,

APPLICATION FOR CHANGE OF USE OF LAND FOR TEMPORARY HGV PARKING

LAND ADJACENT TO AMAZON WAREHOUSE (PLOT C2), FFORDD AMAZON, CRYMLYN BURROWS, SWANSEA SA1 8QX

PLANNING, DESIGN AND ACCESS STATEMENT

DWD has been instructed by Amazon UK Services Limited (the 'Applicant') to submit an application to Neath Port Talbot Council (the 'Council' or 'LPA') for full planning permission for the following proposed development:

"Retention of use of land as temporary HGV parking (planning consent required until 31 January 2024) in association with the operation of the adjacent Amazon logistics warehouse"

The application has been submitted via the Planning Portal (ref: PP-11412689) and together with this Planning and Design and Access Statement, is accompanied by the following plans and documents.

- Site Location Plan (drawing no. 22084-ASA-00-ZZ.00-D-A-P01_(S0-P2) Rev P2);
- Existing Site Plan (drawing no. 22084-ASA-00-ZZ.00-D-A-P02_(S0-P2) Rev P2);
- Proposed Site Plan (drawing no. 22084-ASA-00-ZZ.00-D-A-P03_(S0-P2) Rev P2);
- Ecological Impact Assessment prepared by Delta Simons; and
- Pre-Application Consultation Report prepared by DWD.

Payment of £460.00 in respect of the application fee has been made online via the Planning Portal.

Site Location and Description

As illustrated in the accompanying Site Location Plan, the application site is located on land to the east of the existing Amazon Swansea site. The site currently comprises of an undeveloped plot of land with

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gravel hardstanding and soft landscaped boundaries. Existing access is afforded to the north of the site providing direct access onto Ffordd Amazon.

The Site is bounded to the north and east by Ffordd Amazon, with the A483 situated to the south. The area is predominantly characterised by warehousing / storage uses, with Dainton Self Storage and Fire Safety Direct Ltd situated to the north of the site.

Planning History

The site has historically been used by Amazon on a temporary basis for HGV parking in order to meet the operational requirements associated with the neighbouring Amazon facility.

A summary of the recent planning history for the Site that is available on the Council's online records is provided below.

REFERENCE	DESCRIPTION	DECISION	DATE
P2010/1020	Temporary use of site for car parking for a maximum period of 6 months	Approved	5 th November 2010
P2017/0897	Temporary change of use of land (till the 1st Feb 2018) to a HGV pre-check-in facility and bus drop off area, including gatehouse	Approved	10 th November 2017
P2018/0900	Temporary change of use of land to HGV and bus parking plus temporary gatehouse until the 1st Feb 2019	Approved	30 th November 2018

Proposed Development

In accordance with the submitted plans, the proposal seeks to use the application site and its existing hardstanding and public highway to support the on-going operational requirements for the neighbouring Amazon warehouse, comprising:

- HGV parking area, totalling 55 no. spaces; and
- Installation of temporary vehicle barriers.

Amazon seek to temporarily operate from the application site until 31st January 2024.

Amazon's Operational Requirement

Amazon have been operating from the neighbouring warehouse site from 2008 and are a significant employer for the local workforce. There has been an increase in demand for E-commerce following the COVID-19 pandemic and Amazon seeks to reinforce their distribution network to support growth of the business by meeting the demands of customers through supplying of goods. Together with providing direct employment opportunities on-site, the neighbouring warehouse also contributes to an efficient supply chain for smaller businesses who utilise Amazon's trading platform to fulfil orders.

Amazon are continuing to search for a suitable long-term solution on an alternative site within the locality. However, the application site is required in the short term to meet the businesses operational requirements.

Accordingly, a HGV storage facility is required for two reasons. The first, in order to support the operational needs and requirements of the business given the restricted land available for HGV parking

on the existing warehouse site. The second, to ensure the local highway network is not detrimentally impacted from traffic caused by HGVs queuing to enter the main Amazon site at peak hours.

The site is sought due to its immediate location close to the neighbouring Amazon premise so to ensure the existing access points and routes serving it could be utilised in an efficient manner. Accordingly, the existing road layout in this location meets the requirements of the required use without any alterations.

Design and Access

Below we summaries the design and access implications of the proposed change of use of the land for temporary HGV parking.

Use: The HGV parking spaces will be used by Amazon to meet the operational requirements of the neighbouring unit, as there currently is not enough space on the operational site.

Amount: A total of 55 no. HGV parking bays are sought.

Layout: The proposed layout of the site has been designed to accommodate up to 55 no. HGV parking spaces situated on the areas of existing hardstanding to the north west of the site. The use of temporary vehicle barriers across the site seeks to manage the direction of the HGVs, circulating along the north of the site before navigating to a free parking bay.

Scale: No buildings, physical structures or changes to levels are proposed. There is therefore no change to the prevailing scale of the application site.

Landscaping: No additional hard or soft landscaping is proposed as part of this application.

Appearance: The proposal seeks consent for the use of the application site for temporary HGV parking. As there are no buildings proposed, the site's appearance will comprise of surface level parking.

Access: The proposal shall utilise the existing access point to the north of the site to afford access for vehicles and pedestrians Amazon Ffordd, which provides highways and footpath connections to the surrounding locality.

Planning Policy Assessment

The adopted Development Plan comprises of the Neath and Port Talbot County Borough Local Development Plan (January 2016). We understand the Council are in the early stages of preparing their new Local Plan and there are no draft policies to consider at this stage.

A review of Proposals Map accompanying the adopted Local Development Plan identifies the site is part of a wider employment area designation known as the Fabian Way Existing Employment Area. This allocation is subject to Policy EC2 (Existing Employment Areas) which states the use will be in accordance with Policy EC3 (Employment Area Uses) which includes Class B8 uses together with ancillary facilities or services which support and complement the wider role and function of the primary employment use.

Accordingly, the principle of development is considered acceptable as the temporary use proposed will allow this ancillary service to support and complement the role and function of the neighbouring Amazon site.

When considering other policies within the Local Development Plan, the proposed development shall reflect the character of the surrounding Fabian Way Existing Employment Area and will not have a detrimental impact on the site or its surrounding.

The proposed parking area will only utilise the area of existing hard standing forming the north western half of the site. No permanent changes or works are proposed to the existing area of hard standing on the application site. Items will be 'fixed' only by ground anchors i.e. using water filled self-weight barriers.

The relocation of HGV and bus movements to the application site will free up capacity and exert better controls over the timing of the arrival of vehicles entering the Amazon warehouse site, avoiding queuing on the highway and the parking up of vehicles on streets in the local area, thereby resulting in improvements to congestion levels on the local highway network during peak periods. This application essentially seeks to re-submit previously approved details to support the operational requirements of the neighbouring Amazon unit. We therefore do not consider a Transport Statement is necessary as the Council have previously deemed the same temporary use of the site as acceptable.

The existing areas of soft landscaping forming the south east part of the site will be retained and will not be used as part of the proposals. Accordingly, we have prepared and submitted an Ecological Impact Assessment (prepared by Delta Simons). When considering ecological designations, due to the small scale and nature of the proposals, utilising existing footprint, Delta Simons consider it unlikely that any significant adverse impacts on designated sites would arise. Furthermore, when assessing the proposed temporary change of use on the habitats on site, any impact resulting from the loss of habitat on Site will be negligible and of neutral significance.

Summary

In reflection of the above we consider the development to comply with the policies of the Development Plan and NPPF as it contributes to supporting a proposed operator within this existing employment allocation.

We trust we have provided sufficient information for you to be able to register and consider the application, and we look forward to receiving confirmation of this in due course. However, should you require any additional information, please do not hesitate to contact me or my colleague Charlie Merry (t. 020 7355 0337; e. charlie.merry@dwdllp.com).

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'Serena Page', written over a light blue horizontal line.

Serena Page

Partner

DWD

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