

**PLANNING STATEMENT TO SUPPORT PLANNING
APPLICATION**

**FOR ADDITIONAL OFFICE SPACE AS
A DOUBLE STOREY PORTAKABIN
AND THE ERECTION OF A STEEL FRAMED INDUSTRIAL
STORAGE UNIT**

**AT
TANKERTECH LTD
UNIT 11, EDWARDS WORKS , LLANDARCY,
SA10 6JY**

This statement has been written in support of a planning application submitted on behalf of the LP Gas engineering company TankerTech Limited.

Site & Context

Edwards Works consists of a number of existing industrial uses and forms a contained industrial area. The application site consists of a flat area of hard standing, previously used as a car park associated with historical industrial use and situated within a minerals safeguarding zone. The wider site bound to the East by the M4 and Tenant Canal to the West, River Neath to the South.

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.*” The Edwards Works area is not a protected existing employment area as defined by Policies EC2 and EC3, however it does undoubtedly provide a valuable mix of employment uses developed over a number of years at the site.

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

Policy SC1 of the Neath Port Talbot LDP provides the opportunity for small scale employment uses adjacent to existing settlement limits. The land forms part of an existing industrial area that is recognised by the LDP as playing a role in supporting local economy. Due to the site location adjacent to the M4 and islanded between Tenant Canal and River Neath, Edwards Works provides an opportunity for employment uses in a location that does not negatively impact on amenity, due to its self contained land mark.

The application proposes a new storage unit and increased office space for the company TankerTech to accommodate for business and employment growth. The nature of the business and service TankerTech provides requires storage for vessels and maintenance purposes. The allocated yard has the potential to provide further storage and use the site to its full potential and without hindrance to neighbouring businesses. Overall this is a site area of valuable mix of employment uses that the proposed application will compliment.