

PLANNING STATEMENT

Plot 12, Cross Hands East Strategic Employment Site

December 2021



Summary

Proposal:

Full planning permission for the construction of a lorry servicing workshop with offices and storage.

Location:

Plot 12, Cross Hands Strategic Employment Site, Heol Parc Mawr, SA14 6RE

Date:

December 2021

Project Reference:

S21.255

Client:

Tuf Treads Ltd

Product of:

Asbri Planning Limited
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Prepared by:

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Introduction

- 1.1 This Planning Statement has been prepared on behalf of Tuf Treads Ltd to accompany an application for full planning permission for the construction of a lorry servicing workshop with offices and storage at Plot 12, Cross Hands Strategic Employment Site, Cross Hands, Carmarthenshire.
- 1.2 The purpose of this Planning Statement is to provide a clear and logical document to outline the planning considerations and planning policies relevant to this proposal. The document also acts as a method of demonstrating the details of the planning application in a way that can be read both by professionals and the public.
- 1.3 This Planning Statement acts as a supporting document for the accompanying planning application and should be read in conjunction with all other elements of the application.
- 1.4 The planning application comprises the following set of drawings prepared by Prime Architecture.

Drawing name	Drawing reference
Proposed Floor Plan	910.01
Proposed Elevations	910.02
Proposed Site Plan	910.03
Proposed Site Plan with Topo	910.04
Site Block Plan and Location Plan	910.05

- 1.5 In addition to the above, the following supporting documents have been submitted.

Document	Prepared by
Planning Application Forms	Asbri Planning
Planning Statement	Asbri Planning
PAC Report	Asbri Planning

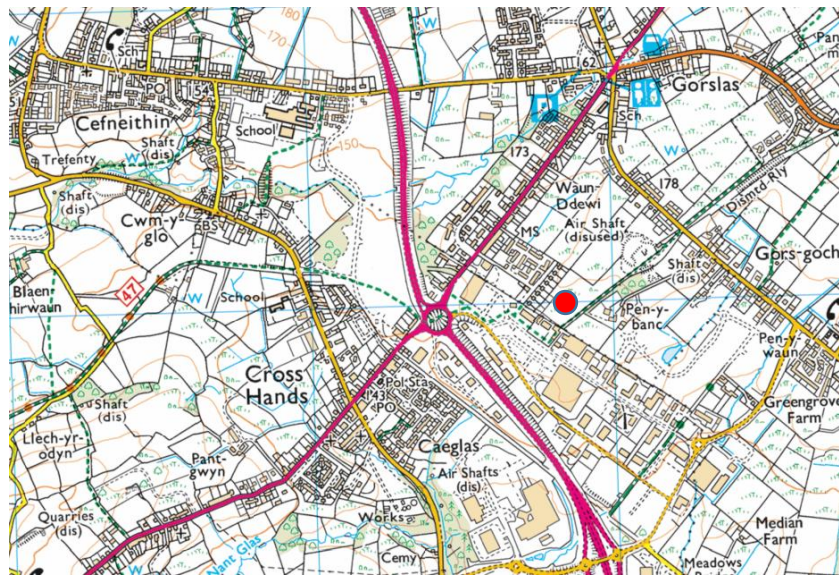
- 1.6 This statement is subdivided into six sections which are as follows:
- Section 2 – Description of the site, its features and planning history
 - Section 3 – Details of the proposed development.
 - Section 4 – Relevant national and local planning policies
 - Section 5 – A wider appraisal of the proposed development against relevant policies.

- Section 6 – Conclusion as to why the proposal should be granted planning permission.

Site description

General Location

- 2.1 The application site is an employment allocated plot within the Cross Hands Strategic Employment Site off Heol Parc Mawr. It is located to the east of Cross Hands and to the south of Gorslas.
- 2.2 The OS Map below gives further indication to the site's location (identified by red circle) within the wider surrounding area:

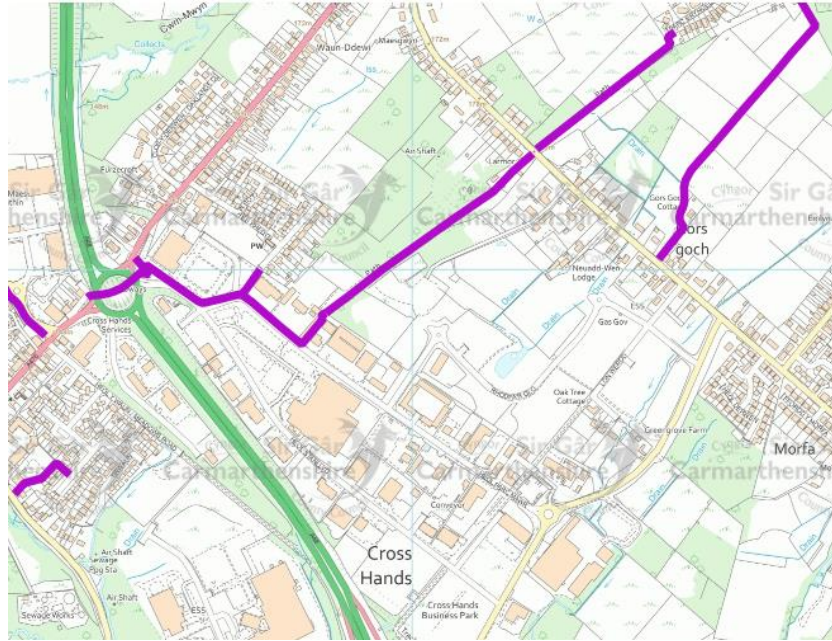


Site Features

- 2.3 The application site is a plot of land within Cross Hands Strategic Employment Site. The land was previously greenfield but has been developed to create a new access and roundabout. The site is generally flat and consists of turf/grass.

Access

- 2.4 The site is within an accessible location off the A48. Access into the site can be gained from the south via Heol Parc Mawr or to the north via Maes Derwen/Black Lion Road.
- 2.5 As can be seen above by the green dotted line and purple line below, a public footpath runs alongside the application site although this has now been developed into an adoptable road.



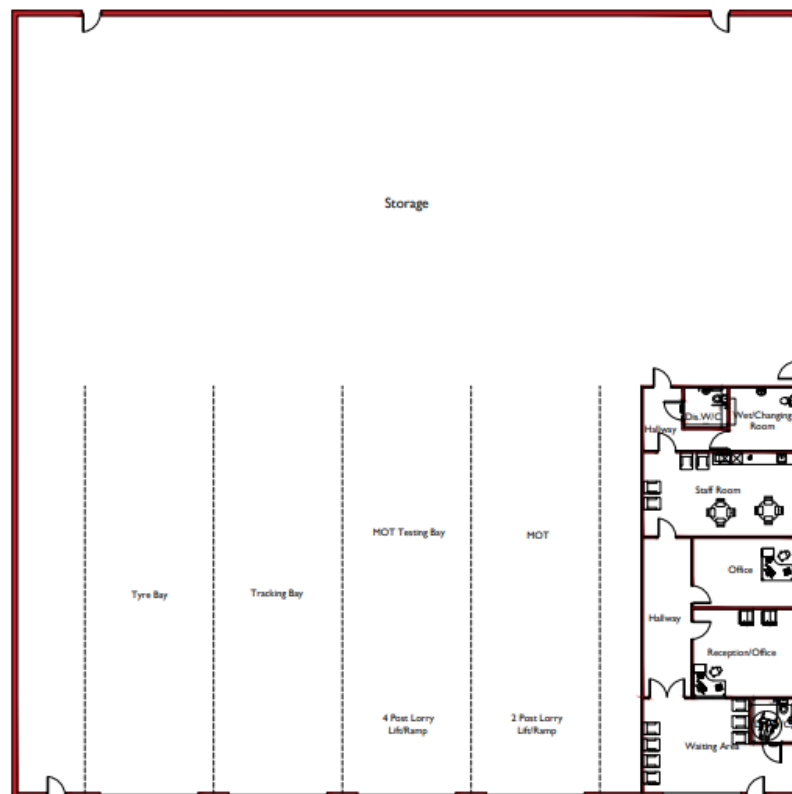
Site History

2.6 Records on Carmarthenshire planning portal show that the site has been subject to significant amount of planning history, of relevance are the applications below:

- [W/23782](#) – Proposed development of industrial park, including the development of business and industrial units (Use Classes B1 and B8, Offices, Business Incubator Units, a Hotel, a Business Central Hub, Resource Centre, Energy Centre, Central Green Space, Parkland – Outline Granted – 29/11/2012
- [W/19919](#) – Industrial development: relocation of tyre fitting and vehicle maintenance depot, with formation of estate road – Outline granted – 27/09/2013

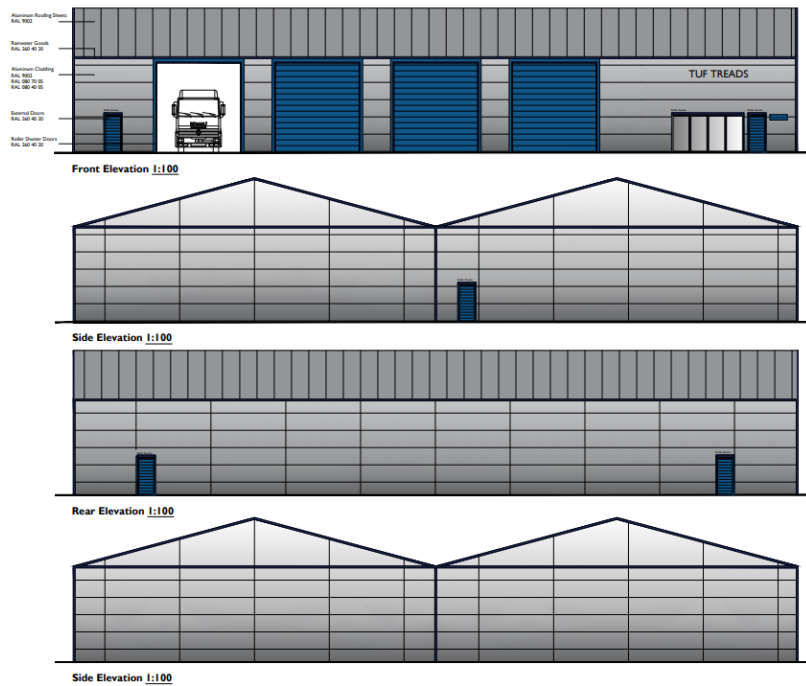
Proposals

- 3.1 The proposal is for full planning permission for the construction of a lorry servicing workshop with offices and storage at Plot 12, Cross Hands Strategic Site, Cross Hands.
- 3.2 The proposal has come as a result of the Applicants identifying a plot of land within the recently constructed Cross Hands Strategic Site, which is near to their existing facility. They require the move to the new site in order to expand the manufacturing side of their business. Their site in Pontyberem is working to capacity meaning they cannot meet the demand for their products resulting in not only a loss to business and custom but a loss in local job creation and meeting demand.
- 3.3 The unit will be 40m x 40m and will include a lorry servicing workshop, waiting area, reception, office, staff room, w/c and wet room/changing room as illustrated within the floor plans below:



- 3.4 The unit will be similar to the unit owned by the Applicants to the east. Its walls will consist of block with aluminium cladding; its roof will consist of aluminium roofing sheeting; the windows and

rainwater goods will consist of uPVC. The proposed elevations are reproduced below as well as an example of finishes:



- 3.5 In regards to discharge of surface water, this will be done by the use of gradients to drain into soft landscaped area by laying permeable surfacing using concrete block permeable paving or similar.
- 3.6 The proposed site plan illustrates for an area for car and lorry parking and for existing trees to be retained. Landscaping and planting can be incorporated following agreement with client.

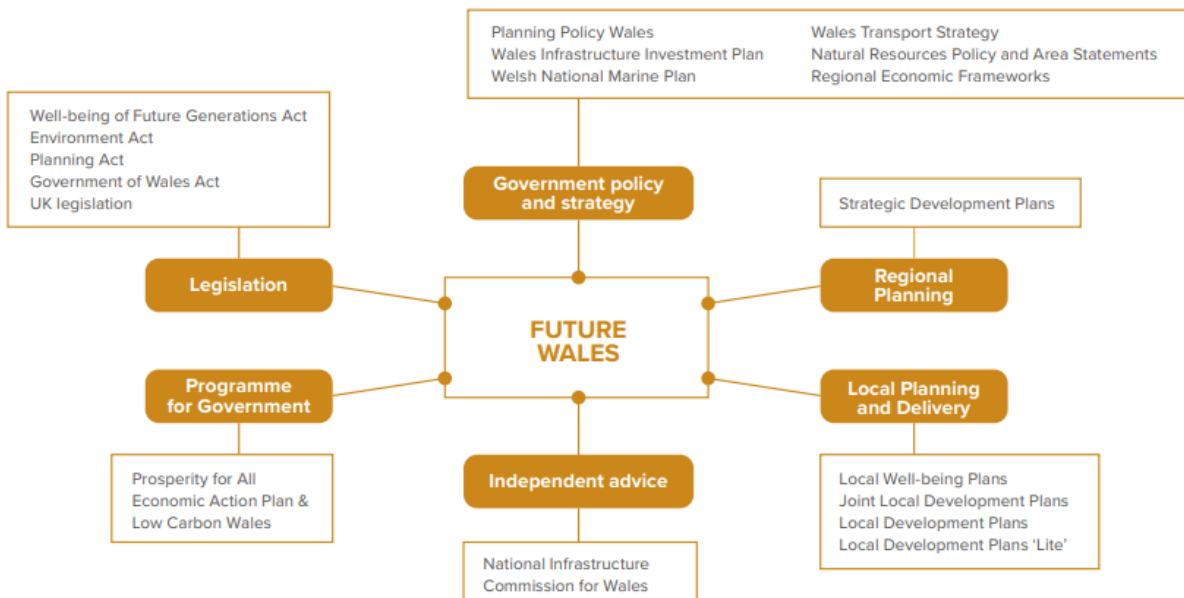
Planning policy context

Overview

- 4.1 The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which includes 'Future Wales: The National Plan 2040', 'Planning Policy Wales (PPW)' and its associated Technical Advice Notes (TANs), together with the Development Plan for the local area.

Future Wales: The National Plan 2040

- 4.2 Future Wales – The National Plan 2040, is Wales' national development framework which sets the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and wellbeing of Welsh communities.
- 4.3 Future Wales is the highest tier of development plan and is focused on solutions to issues and challenges at a national scale. Due to its strategic nature it does not allocate development to all parts of Wales, nor does it include policies on all land uses. It is a framework which will be built on by Strategic Development Plans at regional level and Local Development Plans at local authority level.



Planning Policy Wales (Edition 11)

- 4.4 Planning Policy Wales (PPW) sets out land use planning policies of the Welsh Government which is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars and policy clarification letters, which together with PPW provide the national planning policy framework for Wales.
- 4.5 Its primary objective is 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 as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation.

Technical Advice Notes (TANs)

- 4.6 Planning Policy Wales is supplemented by a series of 21 topic-based Technical Advice Notes (TANs), which provide practical guidance relating to various forms of development and the role of the planning system in dealing with the determination of planning applications

TAN 12: Design

- 4.7 Revised in March 2016 to update new Welsh Government requirements. The purpose of TAN 12 is to equip all those involved in design of development with advice on how 'Promoting sustainability through good design' and 'Planning for sustainable building' may be facilitated through the planning system.

TAN23: Economic Development

- 4.8 TAN23 defines economic development as development that generates wealth, jobs and income. Economic development is development where the resulting space will be occupied by economic activities. An economic activity, or economic land use, is an activity which directly generates wealth (output), jobs and income. It advises that economic land uses include the traditional (Class B) as well as retail, tourism, and public services.

Carmarthenshire Local Development Plan

- 4.9 Section 38(6) of the Planning and Compulsory Act 2004 requires that planning application decision making should be in accordance with the authority's adopted development plan, unless material considerations indicate otherwise. The statutory development plan to be considered alongside this application is the *Carmarthenshire Local Development Plan (Adopted December 2014)*.
- 4.10 Following a review of the Carmarthenshire Local Development Plan (LDP) it is considered that the following policies are of relevance to the proposal:

Policy reference	Relating to
<i>Strategic Policies</i>	
SP1	Sustainable Places and Spaces
SP3	Sustainable Distribution – Settlement Framework
SP7	Employment – Land Allocations
<i>General Policies</i>	
GP1	Sustainability and High Quality Design
GP2	Development Limits
<i>Economy and Employment</i>	
EMP3	Employment – Extensions and Intensification

Appraisal

Overview

5.1 This section aims to identify the main issues relevant to the determination of the application and assess the scheme against the relevant planning policy framework. These matters are considered to be as follows:

- Background
- The principle of development
- Design

Background

5.2 The applicants have an existing business adjacent to the site and another facility within the nearby village of Pontyberem. This proposal is therefore an extension and intensification of the original business. The proximity of the existing site (blue) under the ownership of the applicants and the proposed (red) is illustrated below:



The Principle of Development

5.3 The proposal is for the construction of a lorry servicing workshop with offices and storage on land which is allocated as a proposed employment area within both the LDP proposals map and Policy SP7 (*Proposed Employment Areas*). The land is allocated as GA3/E7 and allocated for B1 and B8 uses. Whilst the proposed use of the building is B2, it is considered to be aligned with the existing uses found within the surrounding area, evidenced by the adjacent facility owned by the Applicants.

- 5.4 Policy SP1 (*Sustainable Places and Spaces*) seeks to ensure development proposals reflect the core aspects of the LDP Strategy. It states that proposals for development will be supported where development is distributed to sustainable locations and promoting efficient use of land.
- 5.5 In line with Policy SP1, Policy SP3 (*Sustainable Distribution – Settlement Framework*) identifies a hierarchy of settlements. Cross Hands/Ammanford is identified as a Growth Area settlement reflecting high population levels and availability of an extensive range of service and facilities in the strategic context. The settlement is identified as being well served by those facilities which are vital to supporting the principle of sustainability and capable of accommodating a proportionally high level of growth. It represents a large and established area located on sustainable transport routes which serve areas beyond its localised catchment such as the A48. Cross Hands itself has grown substantially as a centre for retail and employment in recent years. As the proposed development is located within the boundaries of Cross Hands it is considered that it supports the objectives of the LDP and Policy SP1 and SP3.
- 5.6 A policy that is considered pertinent to the determination of the application is Policy EMP3 (*Employment – Extensions and Intensification*). Policy EMP3 allows for extensions and/or intensification of existing employment enterprises provided that the following Criteria is met:
- a. *The development proposals are not likely to cause environmental damage or prejudice other redevelopment proposals;*
 - b. *The proposal does not extend and/or intensify a use or activity that might result in adverse amenity issues, or may not be compatible, with neighbouring uses;*
 - c. *The development proposals are of an appropriate scale and form compatible with its location.*
- 5.7 As has been outlined previously, the proposed site is located adjacent to the existing facility under the ownership of the Applicants. It is therefore considered that this proposal constitutes an extension/intensification of the existing employment enterprise. It is respectfully considered that the proposal meets the above Criterion (a – c) as outlined below.
- 5.8 The site is allocated for employment within the LDP proposals map and the use is consistent with adjacent land uses and would in no way prejudice other redevelopment proposals, consequently meeting the requirements of Criterion a.

- 5.9 The application site sits within a well-established industrial location where similar land uses lie in close proximity; it is therefore not considered the proposal will result in adverse amenity issues given the absence of any nearby sensitive receptors. It is also considered compatible with its neighbouring uses meeting the requirements of Criterion b.
- 5.10 Whilst the development is a large industrial unit, it is considered to remain compatible with its location and utilises the land efficiently meeting the requirements of Criterion c.

Design

- 5.11 Policy GP1 is the overarching framework for high design quality in development, conservation and enhancement proposals within the county. Policy GP1 states development proposals will be permitted where they accord with 14 forms of Criteria, where applicable. It is considered that the proposal meets the requirements of the Policy.
- 5.12 The design has taken into account the uses of the surrounding area and materials used throughout and will be a replica of the existing facility to the east under the ownership of the Applicants. It is not considered that the proposed development will have a significant impact on the amenity of adjacent land uses, properties, residents or the community as it is sited within an industrial locality with similar uses found adjacent. The application site has undergone recent development to enhance its accessibility therefore it is considered that appropriate access and exists are provided. The proposed development is therefore considered to meet the requirements of Policy GP1.

Conclusion

- 6.1 This Planning Statement has been prepared on behalf of Tuf Treads Ltd to accompany an application for full planning permission for the construction of a lorry servicing workshop with offices and storage at Plot 12, Cross Hands Strategic Site, Cross Hands, Carmarthenshire.
- 6.2 The proposed development is considered to offer an appropriate form of development and the utilisation of an allocated site within the Carmarthenshire LDP.
- 6.3 In design terms, the proposed development has taken into account its surroundings and offers a unit that is atypical to those found within industrial localities such as the application site's location.
- 6.4 The proposed development has come as a result of the Applicants identifying a method of utilising land within the Cross Hands Strategic Site. They have outlined that they are working to capacity due to inability of their existing premises to house the equipment and work force required to meet demand. It is anticipated that at least 15 new jobs will be created in addition to part time staff being offered full time positions as work flow will increase.
- 6.5 The Applicants are a local family run business of 42 years. They have naturally grown over this period but particularly during the past three years from 30-60 employees. They have outlined that they will always attempt to employ locally and keep the area that the business was created in employing a local workforce.
- 6.6 In conclusion, the proposal represents an appropriate and sustainable form of development that adheres to all relevant current planning policy. It is therefore respectfully requested that the planning application is approved.