



PLANNING, DESIGN AND ACCESS STATEMENT
COLD STORAGE UNIT AT PUFFIN PRODUCE, WITHYBUSH
INDUSTRIAL ESATE, HAVERFORDWEST

On behalf of
Puffin Produce Ltd

Our Ref: 0196.c
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1.0 INTRODUCTION

- 1.1 JCR Planning has been instructed by Puffin Produce Ltd (the Applicant) to prepare and submit a planning application for a cold storage unit with associated engineering and drainage works on land at Witherbush Industrial Estate, Haverfordwest, Pembrokeshire.
- 1.2 This Planning, Design and Access Statement therefore forms part of the submissions of the application to be considered by the Authority, and in compliance with the requirements of TAN12 provides information on the following points:
- A brief description of the site and surrounding area
 - A description of the proposed development
 - Consideration of relevant planning policy
 - Accessibility
 - Character
 - Community Safety
 - Environmental Sustainability
 - Movement to, from and within the development
- 1.3 The contents of this document should also be read in conjunction with the accompanying Hedgerow Survey and Pre-Application Consultation Statement.

2.0 SITE DESCRIPTION

2.1 THE SITE

2.1.1 The application site relates to part of a presently undeveloped parcel of land that was recently in part used for the temporary storage of overburden from the earlier construction of existing cold storage units to the north west. The site currently slopes gently downwards from a west to east direction.

2.1.2 The site's eastern and southern boundaries are currently defined by hedgerows and associated trees. The northern boundary is then in part defined by fencing, whilst the remaining eastern boundary leads on to further land owned by the Applicant.

2.1.3 Access to the application site is then gained via the adjoining existing cold storage site to the north west, also owned and operated by the Applicant.

2.2 THE SURROUNDING AREA

2.2.1 In the immediate sense, as detailed above, the site adjoins the existing cold storage depot site owned and operated by the Applicant, which consists of two existing cold storage buildings and an associated circulation space, as illustrated below.



Photograph 1



Photograph 2

2.2.2 To the south east and indeed beyond a minor road to the south west can be found further enclosures of undeveloped land. However, existing development can be found directly to the site's north and west, including a number of other commercial premises, some of which are illustrated below.



Photograph 3



Photograph 4



Photograph 5



Photograph 6

2.2.3 Despite the variation of both occupant and building design, as the above photographs show, those of more recent construction (including those by the Applicant) share a common material palette.

2.2.4 In the wider sense, to the south of the Witherbush Industrial Estate then lies the County Town of Haverfordwest, which contains a range of community facilities and local services. The Town is also served by a rail station and various bus services.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

2.3.1 As a result of the above and the application site's planning history, the following design principles and parameters have influenced the design subject of this planning application:

- **Design** – To draw on that of the existing buildings owned by the Applicant.
- **Scale** – To be fit for purpose, but not represent a form of overdevelopment.
- **Drainage** – To include a sustainable means of disposal for surface water.
- **Access** – To utilise the existing means of access serving the application property.

3.0 THE PROPOSED DEVELOPMENT

3.1 The proposal is for full planning permission for a new cold storage unit with associated engineering and drainage works, which are to provide both circulation and operational space for the unit proposed as part of this application, but also then for that of a future unit for which a further planning application in the future will be made. The following therefore provides details of the various elements of the current application proposal and should be read in conjunction with the accompanying drawings.

Layout

3.2 The proposal consists of two elements – new cold storage unit and associated engineering and drainage works to accommodate it and a future proposed unit. Taking into account the scale of the associated elements, the overall layout of the scheme has sought to respect and reflect the existing contours of not only the site, but also of adjoining land. As a result, the proposed building will be located along the western edge of the application site, whilst the circulation and operational areas with their associated drainage and engineering works then located to its east. The new access serving the site will then come from the north, linking up with the existing cold storage depot site.

Scale

3.3 The scale of the proposed unit has been determined by the immediate need of the Applicant (Puffin Produce Ltd) to secure additional substantial cold storage for its produce immediately after the point of harvest. Due to a current lack of provision in the locality and indeed Wales, the nearest available storage option would be in Hereford. To utilise such an option however, would result in a significant economic and environmental cost and so the Applicant has identified that a more local and sustainable alternative must be secured, which has brought about this application. This has then dictated the scale of the proposed unit - 1,765.3 m².

- 3.4 The remainder of the application site is to then make provision for the accommodation for a further cold storage building, being economical to undertake such engineering and drainage works now as part of the construction of the aforementioned unit. With the success and ever increasing growth of the Applicant's operations (resulting in an additional 60 jobs in the last 3 years alone), it is inevitable that further cold storage facilities will be required and we understand that this expected growth has been factored into the Authority's strategic plan for a Food Park at the general location in question.

Design

- 3.5 Externally and internally the proposed cold storage unit will match those existing units to the north west, including the proposed associated cooling units, which are similar to those illustrated in Photograph 7.



Photograph 7

- 3.6 All plant and machinery to be installed will continue to satisfy the requirements of the Authority with respect to noise and operational aspects, to ensure that no detriment is incurred on any adjoining or nearby property as a result of their activity.

Landscaping

- 3.7 As the accompanying drawings show, the proposal will include some regrading of the existing site, with any new slopes landscaped in the manner indicated. In addition to this, part of the required re-grading of the site will involve the removal of part of the existing hedgerow running along the site's southern boundary (Hedgerow A).

However, any loss will be compensated for through additional planting within the hedgerow running along the west of the application site (Hedgerow B).

Drainage

- 3.8 The proposals include provision for surface water drainage. This will in summary involve the capture of all surface water from hard surface and building areas, their transfer to a new 'crate' system, with water then eventually being discharged into a nearby watercourse at an acceptable rate.

4.0 PLANNING POLICY

4.1 The adopted development plan for the area within which the application site is positioned is the *Pembrokeshire Local Development Plan* (LDP). As a result, the proposal has been considered against the policies of this document and the following represents a summary assessment of those of most relevance to the proposed development in question.

Policy GN.5 – Employment Allocations

4.2 Policy GN.5 deals with the principle of employment development, relating then to a series of allocations for such purposes as identified on the Development Plan's Proposals Map. The application site in fact forms part of an area designated for such development (B1, B2 or B8 use). As a result, Policy GN.5 outlines that employment uses of the nature proposed by the application are therefore acceptable in principle at this location, providing all other relevant LDP Policy requirements are met.

Policy GN.1 – General Development Policy

4.3 Policy GN.1 then represents the overarching development control policy that all forms of proposed development must adhere to. Its requirements consist of a series of criteria, with those of relevance to the application proposal having been given full consideration as part of the preparation of this application.

4.4 The details submitted for consideration as part of this current planning application therefore demonstrate that the proposal is compatible with the context and setting of the application building, site and surrounding area. Furthermore, the scale and form of the proposal is also comparable and reflective of that of existing examples found to the north west of the application site, as well as the wider surrounding area.

4.5 In terms of impacts, based on the nature of the application site and the position of the proposed development, it is not considered that the proposal will result in any detrimental impact on any national or local nature conservation or environmental interests, nor the amenity of adjoining properties and their associated users. In

addition, through appropriate measures for the disposal of surface water, the proposal will not have any detrimental impact on water quality or its associated environment.

- 4.6 From an accessibility perspective, the application site benefits from the use of an existing means of access onto and from the public highway network that has no detrimental impact on existing or future users. With the application site then also being within walking distance of a public transport corridor, the proposal therefore adheres to all relevant requirements of Policy GN.1 and local planning policy as a whole.

5.0 ACCESSIBILITY

5.1 ACCESSIBILITY

5.1.1 The application proposal poses no problems in complying with Part M Approved Document (AD) where relevant. As a result the entrances of the proposed building will be able to meet the requirements of AD Part M.

5.1 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

5.2.1 The application site forms part of the larger Withybush Industrial Estate, which consists of a series of access and distributor roads running through it. The Estate is also well served by pedestrian walkways, which then connect to the system serving the main urban area to the south. In addition, we understand that the site is also within walking distance of a bus route, enabling the proposed development to promote non-car modes of transport for off-site trips.

5.2.2 In the immediate sense, the application will be accessed directly off the existing depot to the north east owned by the Applicant. All movement from the external areas adjoining the entrances serving the proposed building will be on a level basis, ensuring an inclusive form of development, as required by Part M of AD.

5.2.3 It is proposed that all hard surfaces will be regularly inspected for defects and managed accordingly.

6.0 CHARACTER

Landscape Design

- 6.1.1 Although the application site has a currently undeveloped form and appearance, it is nevertheless allocated for employment related development as part of the adopted LDP.
- 6.1.2 The approach with regards to landscape design has therefore been to strike a balance with its existing form, whilst ensuring that this does not jeopardise the site's delivery as an employment site and making a contribution towards the strategic economic objectives of the LDP. The proposal therefore includes elements of both soft and hard landscaping, as well as proposals for strengthening existing boundary treatments.

Scale

- 6.1.3 As detailed previously, the scale of the proposal has been steered by the existing form of development found in the surrounding area, as well as the immediate and future needs of the Applicant.

Number

- 6.1.4 The proposal is to increase the available on-site cold storage.

Layout of Development

- 6.1.5 As detailed previously, the layout of the proposal has been steered by existing site attributes, as well as the immediate and future storage needs of the Applicant.

Appearance

- 6.1.6 As detailed in earlier Sections of this DAS, the application proposal is for a building that will utilise matching materials and design style to that of the existing building. The proposed cooler plant and machinery will then match those other existing units found on the property.

7.0 COMMUNITY SAFETY

- 7.1 The proposal does not include any public spaces and so no assessment of their community safety level has been undertaken.

8.0 ENVIRONMENTAL SUSTAINABILITY

Landscaping/Townscape Setting

- 8.1 As detailed above, the proposal will be harmonious with other adjoining commercial developments.

Biodiversity and Local Environment

- 8.2 No change is proposed to the biodiversity and local environment of the site.

Energy Efficiency/Carbon Reduction

- 8.3 During the construction stages it is proposed that the following measures are taken into consideration to maximise energy efficiency and carbon reduction of the proposed development itself and during its construction:

- Use local suppliers and labour wherever possible
- Use recycled products wherever possible e.g. reclaimed slate
- Energy efficient internal and external lighting units will be installed.

Sustainable Materials

- 8.4 We understand that recycled or reclaimed products will be used in the construction of the proposal wherever possible

Water

- 8.5 We understand that there will be no change to the existing water supply serving the site.

Waste Management

- 8.6 We understand that the application building has access to recycling facilities.
- 8.7 We understand that no foul water connection from the application building will be required.