



Design and Access Statement

Proposed Perfect Draught Building and Associated Works

Budweiser Brewing Company, Magor Brewery, Newport Road, Magor

Introduction

This Design and Access Statement is provided in support of a planning application for development within the InBev Brewery, Magor, Caldicot, NP26 3RA. description of development is:

“Erection of a new building comprising 10,015 sq m of manufacturing, laboratory and office accommodation (Use Classes B1 and B2) with ancillary canteen facilities; reconfiguration of internal site road, HGV parking and external storage areas; erection of 8 bright beer tanks and associated building (116 sq m); and associated works.”

The InBev Brewery is a large working brewery; the proposals herewith will contribute to the site's continued development which is a major employer within the local community contributing greatly to the local economy and employment.

The proposed new building and works will help the brewery expand its production by introducing a new production line for perfect draught beers kegs (i.e. small / party kegs).

The planning statement prepared by Gerald Eve LLP and provided as part of this planning application submission sets out details of the planning policies relevant to this planning application from the Monmouthshire County Council Adopted Local Development Plan (2014).

Proposals & Character

Development proposals consist of a new two storey production building located on the eastern side of the brewery site, along with the erection of 8 new bright beers tanks and associated building and site reconfiguration works relating to internal site roads, external storage and landscaping.

The existing site predominantly comprises hardstanding and is used for vehicle storage and general site circulation. A small area of grass and trees will be affected by the new proposals to make way for additional hardstanding.

The proposed development would be of an industrial character consistent with the wider brewery site. The size of the building at two storeys in height is considered to be modest and in keeping with adjacent buildings on site. The use of external materials will be consistent with materials across the brewery, such as metal cladding.

Area of external storage are also in keeping with the brewery's general appearance.

The design of the development is considered to be wholly consistent with the layout and appearance of the wider brewery complex and will not result in any incongruous features. The proposed lighting will not harm amenity in the local vicinity, nor will it have an impact on road safety.

Access and Movement

Vehicular and pedestrian access to the site is currently via the controlled Main Gate House off Magor Road to the north of site with a further secure entrance located to the south of the site linking on to the A4810 public highway.

An internal roadway network and pedestrian links provide access to all areas of the site.

The proposal includes an area of additional circulation for vehicles, both for those accessing the proposed building and for those circulating the site's eastern boundary road to other parts of the site. The development will also include the requisite designated pedestrian footways to satisfy the brewery's health and safety protocols.

No access to the development is provided for members of the public, and the site operates a strict security policy for all visitors.

All access arrangements will operate in accordance with the brewery's on-site health and safety policies.

Sustainability

AB InBev introduced its own sustainability goals in March 2018, which aim for holistic environmental and social impact, and will drive transformational change across the business' entire value chain. The company's leadership team designed the goals with the next 100 years in mind, understanding that bold action built on measurable results is the key to resilience and lasting positive impact.

The sustainability goals include the following targets by 2025:

- 100% of purchased electricity will be from renewable sources
- 100% of products will be in packaging that is returnable or made from majority recycled content.

The building will be constructed in line with current building regulations whilst incorporating the benefits of renewable energy. The production line will also clean and re-use returned mini-kegs, minimising waste across the product line.

Community Safety

The proposed development lies well within the existing secure operations of the brewery and as such there is no public access to the grounds or buildings. All access for visitors is via the secure Main Gate House, which is manned at all times, to the north of the site.

The overall site is fully secured with perimeter fencing and internal security.

Response to Planning Policy

The Planning Statement prepared by Gerald Eve provides a response to Planning Policy.

Conclusion

The proposals contained within this application will support the continued development of the site and promote the success of the Magor Brewery.

The proposed production building is entirely within the enclosure of the site with no expected increased impact to the surrounding area.

The proposals are critical for the brewery in which to perform their operations as a key major employer within the local community.