

CADNANT

PLANNING

**BRYN CELLI DDU, LLANDDANIEL
DESIGN, ACCESS AND PLANNING STATEMENT
GRASS CONVERTERS LIMITED
DECEMBER 2023
2023.125**

Conwy | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB

Chester | 1 Aldford House, Bell Meadow Business Park, Pulford, Chester, CH4 9EP

Design, Access and Planning Statement



Status of report:	Issue for PAC	V1.0	December 2023
Author:	Sarinah Farooq MPlan		
Checker:	Sioned Edwards MRTPI		
Reviewer:	Sioned Edwards MRTPI		
Approved by:	Sioned Edwards MRTPI		
Document control:	CAD.02		

© The contents of this document must not be copied or reproduced in whole or in part without the written consent of Cadnant Planning Ltd. All plans are reproduced from the Ordnance Survey Map with the permission of the Controller HMSO, Crown Copyright Reserved, Licence No. 100020449



Cadnant Planning are accredited by and work to ISO 9001:2015 standard (The British Assessment Bureau)

Contents

1. Introduction.....	1
2. The site and context	2
3. The proposed development.....	5
4. Policy context.....	7
5. Main considerations.....	14
6. Other design considerations	19
7. Accessibility	21
8. Conclusion.....	23

1. Introduction

- 1.1 This Design, Access and Planning Statement accompanies an application by Grass Converters Limited for full planning permission for the erection of an agricultural shed at Bryn Celli Ddu, Llanddaniel, Llanfairpwllgwyngyll, LL61 6EQ.
- 1.2 Following the enactment of the Planning (Wales) Act 2015 (the Act) the requirement for pre-application consultation on major development schemes was implemented. This includes the provision of buildings over a 1,000sqm. Therefore, as the floor space created by this application exceeds 1,000 square metres, this triggers the need to undertake a Pre-Application Consultation.
- 1.3 The requirement to carry out pre-application consultation falls under Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by the 2016 Order. Guidance on carrying out the pre-application consultation requirements within the Act has been provided by the Welsh Government set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'.
- 1.4 This Design, Access and Planning Statement is issued as part of a suite of documents for Pre-Application Consultation prior to the submission of a formal planning application.
- 1.5 As required by the Town and Country Planning (Development Management Procedure) (Wales) Order (Amendment) 2016 the statement aims to address the following matters;
- Explain the design principles and concepts that have been applied to the development;
 - Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - Explain the policy or approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and
 - Explain how any specific issues which might affect access to the development have been addressed.
- 1.6 The adopted development plan consists of the Anglesey and Gwynedd Joint Local Development Plan (JLDP) 2011 – 2026 which was adopted on 31 July 2017.

2. The site and context

- 2.1 The site is located at the existing Bryn Celli Ddu farming enterprise within the Paget family Estate. The site lies within the existing farmyard at the property, comprising of an existing area of concrete hardstanding, which is currently used as an external loading, feeding and resting area for livestock.
- 2.2 The site is surrounded by other agricultural buildings and features, including an existing slurry lagoon to the north, and agricultural sheds to the south-west. The farmyard itself is surrounded by agricultural fields to the north, south, east and west. Further east of the farmyard is the Afon Braint.
- 2.3 The site is accessible off a private access track, leading off from the country lane to the south of the site, which connects to the A4080 to the south-east. The private access track also serves a holiday-let cottage known as Solstice Barn, located to the south-east of the application site. The holiday-let is also owned and managed by the Estate.
- 2.4 Figure 2.1 identifies the application site within the context of its surroundings.

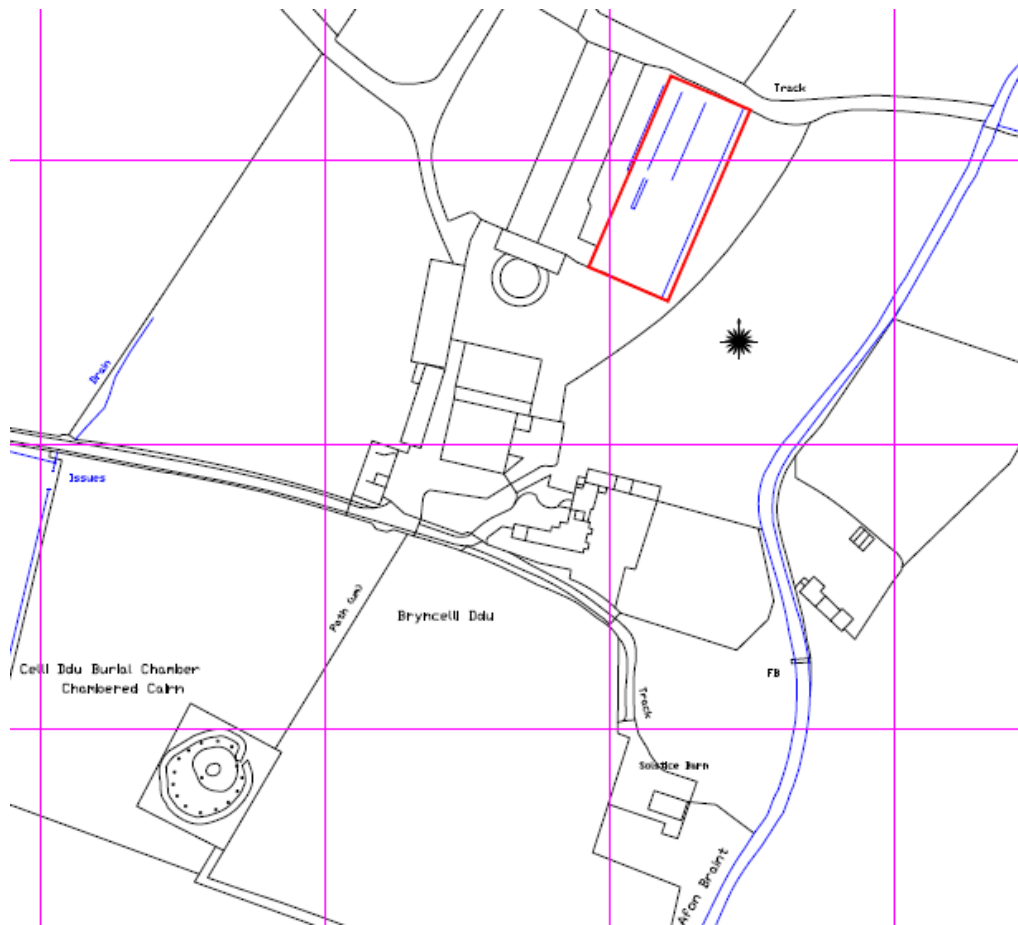
Figure 2.1 Aerial view of the application site in the context of its surroundings (Google Maps)



Design, Access and Planning Statement

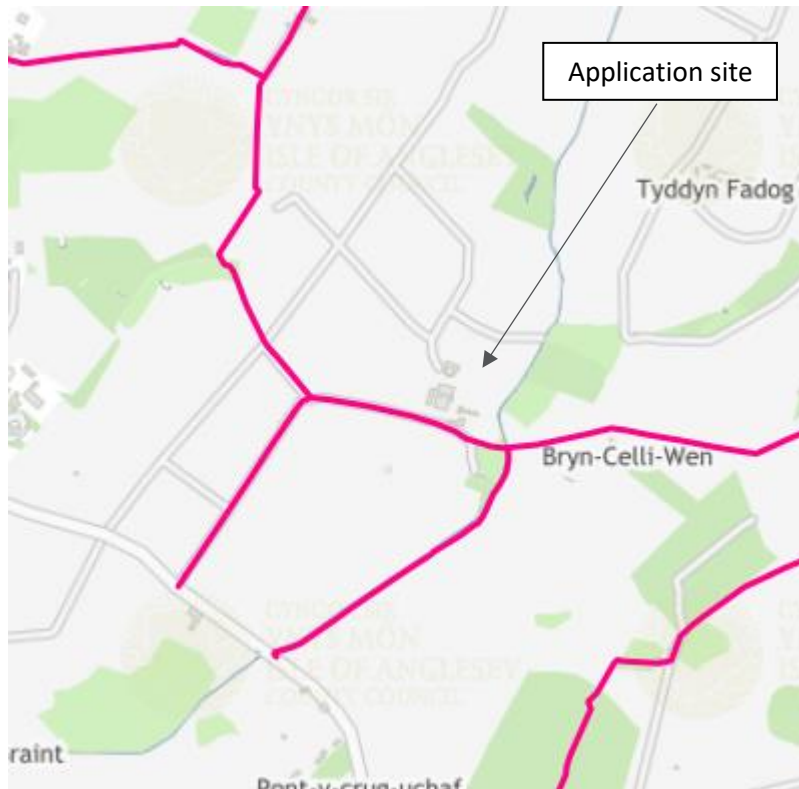
- 2.5 There are a number of Scheduled Ancient Monuments in close proximity to the site; these are Bryn Celli Ddu Burial Chamber, Bryn Celli Ddu Standing Stone and Tyddyn-Bach Standing Stone. The monument nearest to the site is Bryn Celli Ddu Burial Chamber, located approximately 230 metres away, to the south-west of the site.
- 2.6 Figure 2.2 provides an extract of the Location Plan, showing the close proximity of Bryn Celli Ddu Burial Chamber to the application site.

Figure 2.2 Extract of Location Plan demonstrating the location of Bryn Celli Ddu Burial Chamber in relation to the application site (outlined in red)



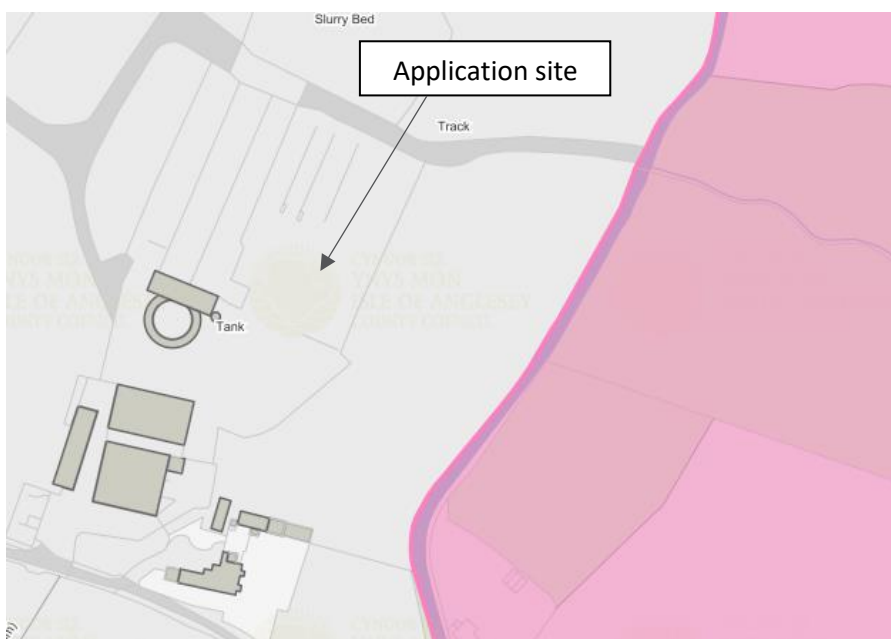
- 2.7 There is also a Public Right of Way (PRoW) network in close proximity to the site, as shown in figure 2.3. The PRoW runs along the private access track from which the application site is accessible.

Figure 2.3 PRow network (shown by pink lines) surrounding application site



2.8 The site lies outside of any development boundary, within the open countryside. It also lies outside of, but in close proximity to the Special Landscape Area (SLA), as shown in figure 2.4 below.

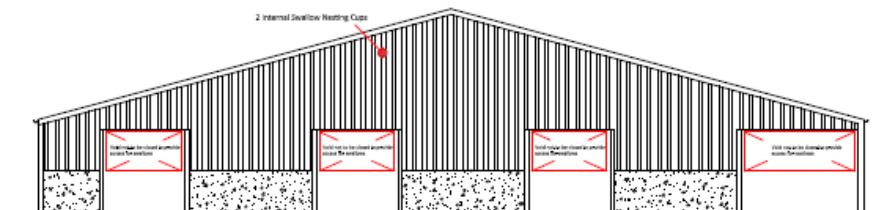
Figure 2.4 Location of the application site in relation to the SLA (shown in shaded pink)



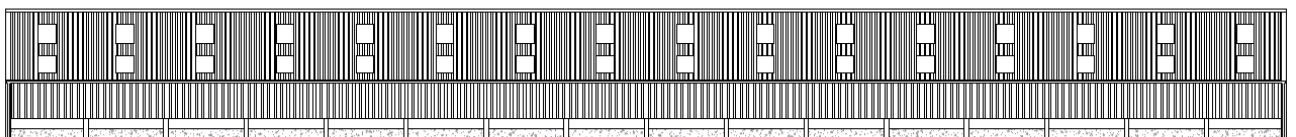
3. The proposed development

- 3.1 The proposed development is for the erection of an agricultural shed intended to house livestock.
- 3.2 Currently, the farming enterprise holds 1,499 cattle for milking. The herd is currently split, with 530 animals being reared off the farm at a separate location. These animals have been born at Bryn Celli Ddu, and it is the applicant's intention to return these animals to the farm for milking when they come to age.
- 3.3 Therefore, the proposed new agricultural shed would help to accommodate the additional livestock at Bryn Celli Ddu, as well as provide additional space for the existing livestock at the farm.
- 3.4 The site currently serves as an external loading, feeding and resting area for existing livestock on at the farm. The proposed shed would therefore retain the existing use of the site, providing a formal shelter for the livestock.
- 3.5 The shed proposed would measure approximately 2,216 square metres in area. The building would incorporate a pitched roof, with an approximate ridge height of 7.4 metres, and approximate eaves height of 3.3 metres.
- 3.6 Figure 3.1 provides an extract of the north and west elevation plans for the proposed shed.

Figure 3.1 Extract of Proposed Plans showing north and west elevations



North Elevation

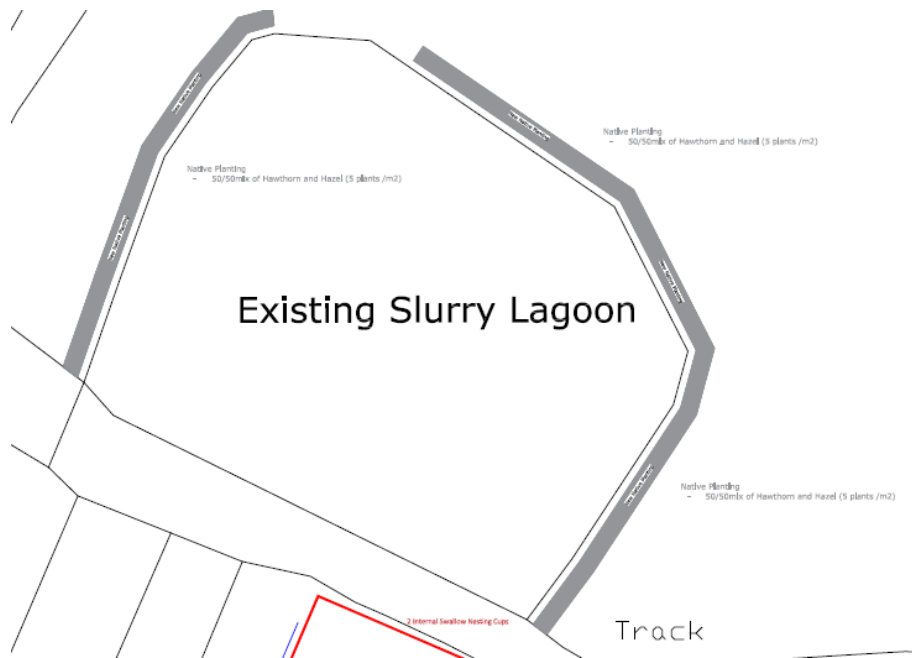


West Elevation

Design, Access and Planning Statement

- 3.7 The materials proposed to be utilised on the external elevations of the building would be as follows:
- Roof cladding: Profile 6 cement sheets;
 - Side and Gable cladding: 6" x 1" treated timber boarding; and
 - Walls: Concrete pre-cast panels.
- 3.8 The proposal would also incorporate soft landscaping by way of native planting along the boundary of the existing slurry lagoon to the north of the site, as demonstrated by the extract of the Landscaping and Ecology plan in figure 3.2.

Figure 3.2 Extract of proposed Landscaping and Ecology plan, showing the location of additional planting proposed



- 3.9 The application is for the erection of an agricultural shed only. No changes are proposed to the existing access into the site; access would be as existing from the private access track to the south of the site, which connects to the main road network further south.

4. Policy context

4.1 National and local planning policy guidance considered relevant to the principle of this development is set out in this section.

National planning policy and guidance

4.2 The proposal relates to a development related to agriculture and relevant national planning policy is set out in:

- Planning Policy Wales (PPW) Edition 11, (2021);
- Technical Advice Note (TAN) 5: ‘Nature Conservation and Planning’ (2009);
- Technical Advice Note (TAN) 6: ‘Planning for sustainable rural communities’ (2010);
- Technical Advice Note (TAN) 12 ‘Design’ (2016);
- Technical Advice Note (TAN) 18 ‘Transport’ (2007);
- Technical Advice Note (TAN) 24: ‘The Historic Environment’ (2017); and
- Building Better Places – The Planning System Delivering Resilient and Brighter Futures (2020).

4.3 Relevant national planning policies are listed in table 4.1.

Table 4.1 Summary of national planning policy and guidance

Policy	Summary of policy
PPW – Chapter 2: People and Places: Achieving Well-being Through Placemaking	<p>Paragraph 2.27 advises that “<i>Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contributions against all the well-being goals.</i>”</p> <p>Paragraph 2.28 goes on to advise that the key factors in an assessment relate to social considerations, economic considerations, cultural considerations and environmental considerations.</p>
PPW – Chapter 3: Strategic and Spatial Choices	<p>Section 3 relates to design and Placemaking In Action where it considers Good Design Making Better Places. Paragraph 3.3 advises that “<i>Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social,</i></p>

Design, Access and Planning Statement

	<p>economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area.”</p> <p>Paragraph 3.4 goes on to state that “Design is an inclusive process, which can raise public aspirations, reinforce civic pride and create a sense of place and help shape its future. For those proposing new development, early engagement can help to secure public acceptance of new development. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales. These objectives can be categorised into five key aspects of good design”.</p> <p>PPW states that the planning system must consider the impacts of new development on existing communities, and maximise health protection and well-being and safeguard amenity.</p>
<p>PPW – Chapter 5: Productive and Enterprising Places</p>	<p>Section 5.6 relates to the rural economy and states that: The rural economy must develop a wide base if it is to be adaptable and resilient to the challenges it faces now and in the future. Events such as the climate emergency, the coronavirus pandemic and exiting the European Union all bring economic and societal uncertainty, and the ability to respond flexibly to these issues will be key to the future success of rural areas.</p> <p>Paragraph 5.6.8 goes on to advise that <i>“Planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation.”</i></p>
<p>TAN 5 Nature Conservation and Planning</p>	<p>Technical Advice Note 5 ‘Nature Conservation and Planning’ provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.</p> <p>Paragraph 1.6.1 states that <i>“Biodiversity conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife. Past changes have contributed to the loss of integrity of habitat networks through land-take, fragmentation, severance, disturbance, hydrological changes and other adverse impacts. But development can also present significant opportunities to enhance wildlife habitats and the enjoyment and understanding of the natural heritage.”</i></p>
<p>TAN 6 Planning for Sustainable Rural Communities</p>	<p>Planning for sustainable rural communities: 2.1.1 ...The overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable... 3.1.1 Strong rural economies are essential to support sustainable and vibrant rural communities. A strong rural economy can also help to promote</p>

Design, Access and Planning Statement

	<p>social inclusion and provide the financial resources necessary to support local services and maintain attractive and diverse natural environments and landscapes.</p> <p>Confirms that the Welsh Government’s objective is to secure a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the environment, animal health and welfare, adapting to climate change and mitigating its impacts, while contributing to the vitality and prosperity of our rural communities. It further acknowledges that the planning system can play an important role in supporting the future sustainability of agriculture.</p>
<p>TAN 12 Design</p>	<p>The Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment which is fit for purpose and delivers environmental sustainability, economic development and social inclusion, at every scale throughout Wales. Paragraph 5.5.1 of TAN 12 identifies that an understanding of landscape and townscape quality, including its historic character, is fundamental to the design process.</p> <p>The relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings.</p> <p>Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and provides buildings and environments that are convenient and enjoyable to use for everyone.</p> <p>Paragraph 5.5.1 of TAN 12 states: <i>“The distinctive settlement patterns which characterise much of Wales have evolved in part in response to the country’s diverse landscape and topography. The way in which development relates to its urban or rural landscape or seascape context is critical to its success. Because of this, an understanding of landscape quality, including its historic character, is fundamental to the design process.”</i></p> <p>Paragraph 5.8.1 states <i>“The special qualities of the rural landscape and coastline of Wales should be recognised. The qualities should be enhanced through conservation of the character of the countryside and by achieving quality in new development.”</i></p> <p>Paragraph 5.8.2 states <i>“Policies and guidance should take account of the need to steer activity to avoid negative impact on distinctive rural landscapes and the best agricultural land and to conserve and enhance diversity of species and habitats. Managing change by means of a landscaping strategy based on a thorough landscape assessment is one means of safeguarding a rural sense of place. This should analyse key issues and put forward guidelines for design themes, palettes of materials, and briefs for specific sites”.</i></p>

Design, Access and Planning Statement

TAN 18 Transport	<p>The main aim of TAN 18 is to ensure that new development is located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion.</p> <p>Paragraph 2.4 of TAN 18 identifies that the inter-relationship between land use planning and transport is complex and varied. The development of land is dependant, in part, upon transport infrastructure and services to function efficiently. By influencing the location, scale, density and mix of land uses and new development, land use planning can help reduce the need to travel and length of journeys, whilst making it easier for people to walk, cycle or use public transport.</p>
TAN 24: The Historic Environment	<p>The purpose of this Technical Advice Note is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications that impact on the historic environment. It provides specific guidance on how the various aspects of the historic environment should be considered during this process.</p>
'Building Better Places – The Planning System Delivering Resilient and Brighter Futures'(July 2020)	<p>Emphasises the importance of where we live and the quality of the environment around us. This provides further emphasis on the 'Placemaking' principles and in particular the eight following issues that need to be resolved:</p> <ul style="list-style-type: none"> • Staying local: creating neighbourhoods • Active travel: exercise and rediscovered transport methods • Revitalising our town centres • Digital places – the lockdown lifeline • Changing working practices: our future need for employment land • Reawakening Wales' tourism and cultural sectors • Green infrastructure, health and well-being and ecological resilience • Improving air quality and soundscapes for better health and well-being.

Local planning policy and guidance

4.4 The adopted development plan consists of the Anglesey and Gwynedd Joint Local Development Plan (JLDP), which was adopted in July 2017. Table 4.2 provides a summary of local planning policy which is of relevance to the proposed development.

Table 4.2 Summary of local planning policy and guidance

Policy	Summary of policy
Strategic Policy PS 1: Welsh language and culture	<p>The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by:</p> <p>The policy requires a Welsh Language Statement, which will protect, promote and enhance the Welsh language, due to the proposed development proving a floor area of over 1,000sqm.</p>

Design, Access and Planning Statement

	<p>The policy goes on to state that it will refuse proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by appropriate planning mechanisms.</p> <p>In addition, the policy requires a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies.</p>
Policy PS 13: Providing opportunity for a flourishing economy	<p>Whilst seeking to protect and enhance the natural and built environment, the Councils will facilitate economic growth in accordance with the spatial strategy of the Plan by:</p> <p>...4. Supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises, extension of existing businesses and diversification by supporting... and... encouraging the provision of sites and premises in appropriate accessible locations consistent with the Plan's Spatial Strategy and in line with Strategic Policies PS5 and PS6</p>
PS 5: Sustainable development	<p>Development will be supported where it is demonstrated that they are consistent with the principles of sustainable development.</p> <p>The following specifically relate to this agricultural development:</p> <p>6. Protect and improve the quality of the natural environment, its landscapes and biodiversity assets, including understanding and appreciating them for the social and economic contribution they make in accordance with Strategic Policy PS 19;</p> <p>7. Reduce the effect on local resources, avoiding pollution and incorporating sustainable building principles in order to contribute to energy conservation and efficiency; using renewable energy; reducing / recycling waste; using materials from sustainable sources; and protecting soil quality;</p> <p>8. Reduce the amount of water used and wasted; reducing the effect on water resources and quality; managing flood risk and maximizing use of sustainable drainage schemes;...</p> <p>Proposals should where appropriate:</p> <p>...10. Promote a varied and responsive local economy that encourages investment and that will support Centres, Villages and rural areas;</p> <p>11. Support the local economy and businesses by providing opportunities for lifelong learning and skills development;</p> <p>...13. Promote high standards of design that make a positive contribution to the local area, accessible places, that can respond to future requirements and that reduce crime, antisocial behaviour and the fear of crime.</p>
PS 6: Alleviating and adapting to the effects of climate change	<p>Proposals will only be permitted where it is demonstrated that they have fully taken into account reducing energy demand, energy efficiency, using low and zero carbon technologies energy where practical and viable, implementing sustainable water management measures, and water efficiency, locating away from flood risk areas and be able to withstand the effects of climate change.</p> <p>In order to alleviate the effects of climate change, proposals will only be permitted where it is demonstrated that they have fully taken account of and responded to the following:</p> <p>1. The energy hierarchy:</p> <p>i. Reducing energy demand;</p>

Design, Access and Planning Statement

	<p>ii. Energy efficiency;</p> <p>iii. Using low or zero carbon energy technologies wherever practical, viable and consistent with the need to engage and involve communities; protect visual amenities, the natural, built and historic environment and the landscape.</p>
Policy PCYFF1: Development Boundaries	<p>Policy PCYFF1 states that the JLDP identifies Development Boundaries for the Sub-regional Centre, Urban Service Centres, Local Service Centres, Service Villages and Local / Rural / Coastal Villages. Proposals within Development Boundaries will be approved in accordance with the other policies and proposals of this Plan, national planning policies and other material planning considerations. Outside the development boundaries development will be resisted unless it is in accordance with specific policies in this Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.</p>
PCYFF 2: Development criteria	<p>Proposals should be in line with the Plan and national planning policy, make the most efficient use of land, provide appropriate amenity space regard to generation, treatment and disposal of water, where appropriate provision for management and eradication of invasive species.</p> <p>Development should not have an adverse impact on health, safety or amenity of occupiers of adjacent users.</p>
PCYFF 3: Design and place shaping	<p>All proposals will be expected to demonstrate a high-quality design which fully takes into account its context. Innovative and energy efficient design will be particularly encouraged.</p>
PCYFF 4: Design and Landscaping	<p>All proposals should integrate into their surroundings.</p> <p>All proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.</p>
PCYFF 5: Carbon Management	<p>Proposals need to demonstrate how the energy hierarchy in policy PS 6 has been applied and how the contribution from renewable or low carbon energy has been maximised.</p> <p>The plan promotes energy efficient design – development should maximise energy efficiency through design, layout, orientation, and use of other techniques to incorporate energy efficiency methods.</p>
PCYFF 6: Water conservation	<p>Proposals should incorporate water conservation measures wherever practical and flood minimisation or mitigation measures.</p>
PS19: Conserving and Where Appropriate Enhancing the Natural Environment	<p>The Councils will manage development so as to conserve and where appropriate enhance the Plan area's distinctive natural environment, countryside and coastline, and proposals that have a significant adverse effect on them will be refused unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for that site and area in question.</p>
Policy AMG5: Local Biodiversity Conservation	<p>Policy AMG5 states that proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area by:</p> <ol style="list-style-type: none"> a. Avoiding significant harmful impacts through the sensitive location of development. b. Considering opportunities to create, improve and manage wildlife habitats and natural landscape including wildlife corridors, stepping stones, trees, hedges, woodlands and watercourses.

Design, Access and Planning Statement

<p>Policy PS20: Preserving and where appropriate enhancing heritage assets</p>	<p>Policy PS20 sets out that in seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage assets. Proposals that will preserve and where appropriate enhance heritage assets, their setting and significant views into and out of the building/area will be granted.</p>
<p>Policy AT 4 Protection of non-designated archaeological sites and their setting</p>	<p>Proposals which may have a significant adverse impact on sites that are of potential national archaeological importance and their setting, or are of acknowledged local heritage importance, including sites of industrial archaeology that are not scheduled and their settings will:</p> <ol style="list-style-type: none"> 1. Be assessed in terms of the intrinsic importance of the 'site' and the potential extent of harm. 2. Require, where appropriate, either an archaeological assessments and/ or field evaluation by an archaeological body or a professionally qualified archaeologist in order to determine the archaeological impact of the proposed development before the Planning Authority determines the application. <p>A proposal which affects locally important archaeological remains will only be granted if the need for the development overrides the significance of the archaeological remains.</p> <p>Where proposals are acceptable, a condition will be attached to the permission stating that no development should take place until an agreed programme of archaeological work has taken place.</p>

5. Main considerations

Principle of development

- 5.1 National planning policy set out in PPW identifies that one of the priorities for rural areas is to “*secure a thriving diverse local economy where agricultural-related activities are complemented by sustainable tourism and other forms of employment in a working countryside...*”.
- 5.2 With specific regard to economic development, it goes on to state that LPAs “*should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation*”.
- 5.3 The JLDP recognises that agriculture is the main land use across the plan area. Strategic Policy PS 13 of JLDP seeks to support “*economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises*” and through “*extension of existing businesses*”.
- 5.4 The proposed new agricultural shed would help to accommodate the additional and existing livestock farmed at Bryn Celli Ddu.
- 5.5 Currently, there are 1,499 cattle associated with the enterprise at Bryn Celli Ddu. Out of these, 530 animals are currently being reared off the farm, despite being born on the farm itself. The intention is that these will be brought back onto the farm at Bryn Celli Ddu for milking when they come to age.
- 5.6 The proposed shed would provide the necessary space to accommodate these livestock when they return to the site (along with the existing livestock kept on the farm).
- 5.7 Additionally, there has been a recent climb in bovine tuberculosis (TB) on the Isle of Anglesey, which is of a great concern to the rural enterprise. The Welsh Government have described the rise as a “*cause for concern*”, and have advised farmers to put measures in place to help protect their herds.
- 5.8 The shed would provide additional space for the livestock at Bryn Celli Ddu, improving animal welfare and therefore safeguarding the business in a breakout event. The proposal will allow for the enterprise to achieve compliance with the latest advice from

Design, Access and Planning Statement

Welsh Government, providing resilience to the current TB outbreak on the Isle of Anglesey, and ensuring that the long-term economic future of the farming enterprise.

- 5.9 The site is located outside of any development boundary, within the open countryside. Agricultural development is normally sited within the open countryside and not within settlement boundaries. Livestock buildings are generally located away from residential dwellings so as not to have a negative impact upon residential amenity. This is considered further within the report.
- 5.10 The shed would be erected over an existing area of concrete hardstanding, which is currently used as an external loading, feeding and resting area for the cattle. Therefore, the proposal would not be dissimilar to that of the current operations at the site.
- 5.11 Therefore, the proposed development is considered functional and necessary to support a local rural farming enterprise and would accord with TAN 6 and policy PS13 of the JLDP. The principle of the development is therefore considered to be acceptable.

Design and landscape

- 5.12 JLDP Policy PCYFF 4 requires all proposals to integrate into their surroundings. Furthermore, JLDP Policy PCYFF 3 requires, amongst other matters that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context.
- 5.13 The site is located within the countryside, outside of but in close proximity to the SLA. Notwithstanding this, the site is located within an existing farmyard, in close proximity to other farm buildings and features, including agricultural sheds to the south-west and a slurry lagoon to the north.
- 5.14 The proposed building would not encroach further into undeveloped land and would be sited on existing hardstanding serving the farmyard. Notwithstanding the scale of the shed, it would not appear dissimilar to that of the existing agricultural buildings serving the farmyard, by way of the proposed materials and design typical to that of an agricultural building. Additionally, due to its siting, the building would form a natural extension to the existing farmyard.
- 5.15 Any views of the development, including those from the PRow that runs to the south of the site, would be within the context of the established farmyard and existing agricultural buildings, and so would not appear incongruous in its siting. Indeed, the existing

Design, Access and Planning Statement

agricultural buildings at the premises would screen views of the proposed shed from the south.

- 5.16 Furthermore, the proposed landscaping to the north along the edge of the existing slurry lagoon would help to conceal views of the shed from the north, breaking up the building line and allowing the development to assimilate harmoniously within its natural setting.
- 5.17 In any case, there are other agricultural holdings within the surrounding area, and thus new agricultural buildings are not a new concept to this rural landscape.

Impact on heritage assets

- 5.18 The site is located in close proximity to Scheduled Ancient Monuments identified within section 2 of this report. The nearest monument to the site is Bryn Celli Ddu Burial Chamber, located approximately 230 metres to the south-west of the site. The proposed shed would be sited over an existing area of concrete hardstanding, and therefore would involve minimal disturbance to the land beneath.
- 5.19 Both Gwynedd Archaeological Planning Service (GAPS) and Cadw were consulted ahead of the PAC. These consultees provided that due to the distance between the Scheduled Ancient Monuments and the site, as well as the presence of the intervening buildings, the impact on heritage assets would be limited. GAPS confirmed that no further assessment would be required to be submitted as part of a full planning application.
- 5.20 Cadw provided comments requesting the provision of a photomontage of the shed from the Scheduled Ancient Monument, which would help to determine whether or not a formal assessment would be required to support a planning application. As the shed is not yet erected, a plan has been provided with the application, indicating the area of landscape visible by a 1.5 metre tall observer from Bryn Celli Ddu Burial Chamber. The plan has been submitted with this application, and an extract is provided in figure 5.1.
- 5.21 The plan demonstrates that the proposed shed would lie within an area that would not be visible from the Scheduled Ancient Monument, and therefore no impact is expected from the development in this respect.

Figure 5.1 Extract of plan demonstrating the area visible from Bryn Celli Ddu (shown shaded in red)



5.22 Copies of the emails from GAPS and Cadw with their comments are provided in Appendix A of this report.

Impact upon residential amenity

5.23 The application site lies within the Paget family Estate, in a rural area, with limited residential properties nearby.

5.24 There is a holiday-let unit known as Solstice Cottage located to the south-east of the site, approximately 175 metres away. The holiday-let unit is owned and managed by the Estate.

5.25 Due to the existing presence of existing agricultural sheds and features at the application site, the proposed development is not expected to lead to a change to the existing situation and affect the residential amenity of occupants at this neighbouring property. In any case, the property is not used as a permanent residential dwelling.

Design, Access and Planning Statement

5.26 Additionally, due to intervening landscape features, it is not considered that the proposal would have any impact upon other residential dwellings within the area. These are located a minimum of 400 metres away from the site.

Ecology

5.27 The application is for the erection of a farm building within an existing farmyard, and would not encroach into any undeveloped green field. Therefore, it is not considered that the proposal would have any adverse impact upon biodiversity in this respect.

5.28 Nonetheless, biodiversity enhancement measures are included within the proposals by way of the erection of four internal swallow nesting cups, two located on each gable end of the building proposed. Biodiversity enhancement would also be provided by way of the proposed native planting along the boundaries of the existing slurry lagoon to the north.

Welsh language

5.29 The Welsh language plays an important role in the social, cultural and economic life of the Plan area's residents and visitors. Where development is proposed, consideration must be given to the enhancement and protection of the language and culture. Strategic Policy PS1 'The Welsh Language and Culture' (PS1) sets out the context for the assessment of the potential impact of proposals upon the language and culture.

5.30 All proposals, irrespective of type, size or location, will be expected to comply with criterion 4 and 5 of PS1 which is the requirement of a bilingual signage scheme to deal with all operational signage in the public domain. It is expected that existing Welsh names are retained and appropriate Welsh names are used for new developments.

5.31 Policy PS1 does not require agricultural development to be subject to a Welsh language impact assessment, however, the application must demonstrate how consideration has been given to the Welsh language.

5.32 The proposal comprises the erection of an agricultural shed, which would help to ensure the long-term economic future of the farming enterprise, thereby supporting an existing, local rural business.

6. Other design considerations

Materials

- 6.1 The proposed shed would be constructed from the following materials:
- Roof cladding: Profile 6 cement sheets;
 - Side and Gable cladding: 6" x 1" treated timber boarding; and
 - Walls: Concrete pre-cast panels.
- 6.2 These are considered to reflect that of a modern agricultural building and match those provided on the existing agricultural shed to the south-west of the site, enabling the proposed building to integrate into its rural surroundings.

Environmental sustainability

- 6.3 In terms of environmental sustainability, consideration has been given to the effect of the proposed development on the environment. The proposal would provide additional space for the livestock at the farm, improving animal welfare conditions in line with the latest advice from the Welsh Government.
- 6.4 The scheme proposed would also improve the existing drainage on site, which currently comprises of an existing area of concrete hardstanding, with no means of collection of rainwater.
- 6.5 It is proposed that all roof water run-off would be collected by a new independent surface water system, separate from the existing drainage system on the site. The surface water would be harvested and re-used within the farmstead, for uses such as watering the livestock, washing down machinery, diluting slurry, cleaning, etc. Water harvested would be utilised daily on the farm, with any remaining water released over the yard/shed floor for cleaning on dry days, and re-hydration of the slurry lagoon to the north for spreading.
- 6.6 All drainage proposed would be subject to the approval of the SuDS (Sustainable Drainage System) Approving Body (SAB), whom ensure that the development is designed and built in accordance with the National Standards for Sustainable Drainage published by Welsh Ministers.

Community safety

- 6.7 The proposed development has been designed with the safety and well-being of future users being a key consideration as well as the need to protect and enhance the safety of the surrounding community. It is not considered that the proposed development will have any detrimental effect on community safety or on the amenity of the residents of nearby residential properties.

7. Accessibility

Planning policy

- 7.1 The relevant national policies and guidance relating to accessibility are set out within:
- Planning Policy Wales, Edition 11, (2021); and
 - Technical Advice Note 18 'Transport' (2007).
- 7.2 The relevant planning policies within the adopted JLDP are as follows:
- Strategic policy PS4 'sustainable transport, development and accessibility'; and
 - Policy TRA 4 'Managing Transport Impacts'

Movement to, from and within the development

- 7.3 The access to the site is through the existing agricultural farmstead, which is accessible off an existing access track, sited off the country road located off the A4080. This is the existing access into the site, and agricultural vehicles have utilised this access historically; therefore it is considered that the access is suited to serve the site.
- 7.4 The nature of the development would be for the provision of an additional agricultural shed for existing livestock. Given the nature of the activities proposed, it is not considered to result in any significant additional usage of the access into and out of the site.
- 7.5 The proposal of the development is such that it would not have any impact on vehicle manoeuvres within the site, allowing them to continue to exit the property forward-facing.
- 7.6 Therefore, the proposal would not result in any adverse impacts upon highway safety.

Sustainability

- 7.7 PPW supports sustainable means of transport, including walking, cycling and public transport, over travelling by private car. TAN 18 encourages development to take place in areas which would reduce car dependency and increase social inclusion.
- 7.8 At a local level, Policy STR/1 encourages sustainable transport and minimising the need to travel by car.

Design, Access and Planning Statement

- 7.9 The shed is located alongside other existing agricultural buildings and features within the farmstead, on an existing area of hardstanding. Due to its location, the site is easily accessible via foot from the main farmstead, and thus the development does not facilitate the need to travel via private vehicle.

Parking

- 7.10 Given the nature of the application, it is not considered that the application would result in the requirement for additional parking.

8. Conclusion

- 8.1 The proposal which forms the subject of this application relates to the erection of an agricultural shed, with associated soft landscaping at Bryn Celli Ddu, Llanddaniel.
- 8.2 The proposal will enable the farming business to provide the necessary accommodation for livestock, providing necessary accommodation for the returning milking herd and allowing for better animal welfare conditions in line Welsh Government advice.
- 8.3 The principle of the proposal is considered acceptable taking account of its location on an existing farmstead in open countryside, complying with the objectives of national and local planning policy to secure a sustainable future the established rural enterprise.
- 8.4 Consideration has also been given to potential landscape and visual effects from the development. The design and materials of the shed would be entirely typical of a modern agricultural building, forming a natural extension to the existing farmyard at Bryn Celli Ddu, and to this extent it would not appear out of place in the landscape, or have any adverse impact upon heritage assets.
- 8.5 Consideration has also been given to potential effects on the amenity of residential dwellings and the development is not expected to give rise to additional harmful impacts in this respect.
- 8.6 As demonstrated throughout this report, we consider the proposal to be in accordance with the adopted policies in in the JLDP, as well as the overarching principles of the PPW. Therefore, we consider the proposed development acceptable in its submitted form.

CADNANT

PLANNING

Conwy | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB
| 01492 581800

Chester | 1 Aldford House, Bell Meadow Business Park, Pulford, Chester CH4 9EP
| 01244 621007

www.cadnantplanning.co.uk

APPENDIX A

Email correspondence from GAPS and Cadw in relation to heritage assets

