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PLANNING

**LAND AT COLEG GLYNLLIFON, LLANDWROG
DESIGN, ACCESS AND PLANNING STATEMENT
GRŴP LLANDRILLO-MENAI
JULY 2022
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**DRAFT FOR PRE-APPLICATION
CONSULTATION**

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Design, Access and Planning Statement



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1. Introduction

- 1.1 This Design, Access and Planning Statement accompanies an application by Grŵp Llandrillo-Menai, for full planning permission for demolition of existing dairy farm building and cow shed, removal of two existing slurry tanks, erection of a new livestock shed and milking parlour, construction of a silage clamp and dry manure store, internal access road together with associated works on land at Coleg Glynllifon, Llandwrog.
- 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. The proposed development exceeds the floorspace threshold.
- 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), which was adopted in July 2017.

2. The site and context

Overview

- 2.1 The application site lies on land forming part of the existing farmstead at Coleg Glynllifon extending north of the farm yard and to the east of the Pentre Addysg Glynllifon (PAG) building at Glynllifon Estate, which is owned by Gwynedd Council but leased long term to Grwp Llandrillo-Menai.
- 2.2 Glynllifon Estate is located 0.5km south-east of the community of Llandwrog and is approximately 8km south of Caernarfon. The area is rural in character with small villages and settlements dispersed amongst agricultural land and farmsteads. Groeslon lies to the north-east and Penygroes lies to the south-east. Glynllifon Country Park is accessed from the west via the A499, through the west lodge.
- 2.3 The location of the application site in the wider context of Glynllifon is identified in Figure 2.1 and the extent of the application site is identified in Figure 2.2.

Figure 2.1 Aerial image identifying the location of the application site in the context of the surrounding area

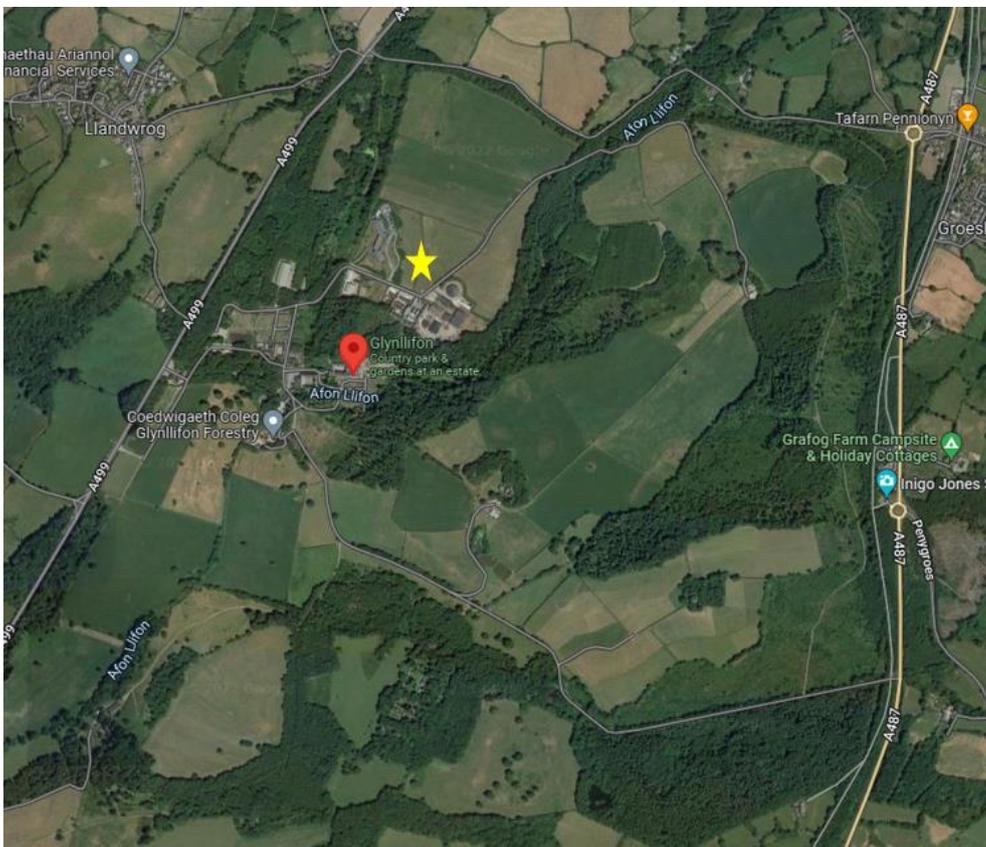


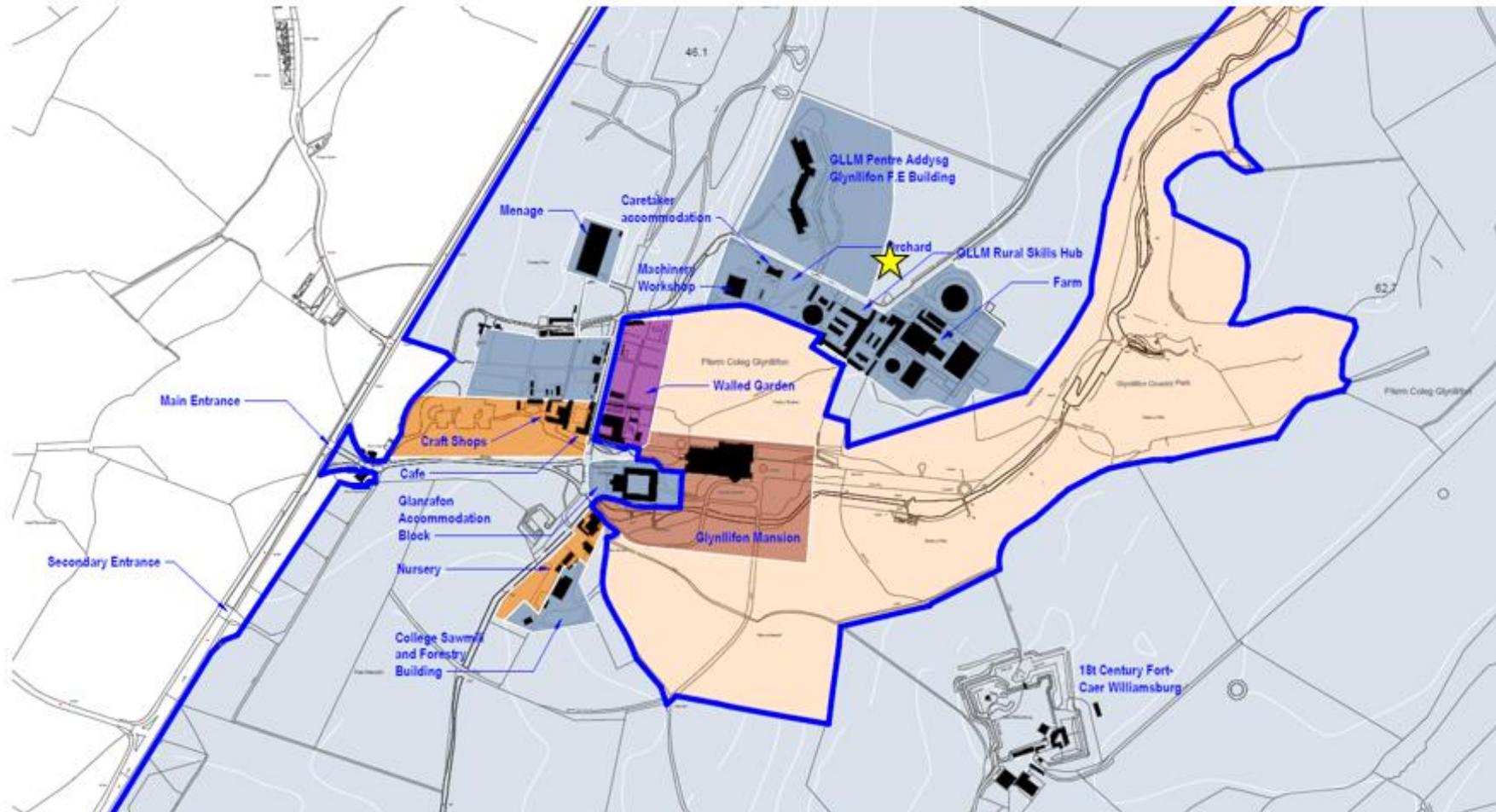
Figure 2.2 Aerial image identifying the extent of the application site (indicative only)



2.4 The plan provided in Figure 2.3 identifies the extent of the land within the applicant's control in blue, the application site with a yellow star and other land uses within the estate. Figure 2.4 provides a closer extract to the main part of the estate.

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Figure 2.4 Closer extract of the main Glynllifon estate



Historic context

- 2.5 Glynllifon Estate came into the Wynn family when Thomas Wynn, the first Lord Newborough married Frances Glynn, who had inherited the estate from her father. In 1948, Glynllifon mansion and park were sold by the fifth Lord Newborough to a timber merchant from Merionethshire. It was then sold to Caernarfonshire County Council and in 1954 became an Agricultural College.
- 2.6 Gwynedd Council ran the site up until 1993 when the College became independent. At this point Gwynedd Council handed over all the land and buildings to the college, with the exception of the buildings and land used for the Glynllifon Park.
- 2.7 The college moved out of Glynllifon mansion in 2003 having relocated teaching and residential functions into an old stable block to the south-west of the mansion, known as Glanrafon, which continues to be the college's main building on the site.
- 2.8 The Glynllifon campus of Coleg Meirion Dwyfor is located within the grounds of the Glynllifon Estate. Set over 750 acres of mixed agricultural land, the Coleg Glynllifon campus represents a unique resource providing a stimulating learning environment for young people and a comprehensive programme of courses to service the needs of the local land-based economy. Facilities include an innovation farm, educational facilities which teach over 600 learners every year and an established centre for enterprise, which delivers over 200 land-based industry short courses annually.
- 2.9 The estate has significant historical context with all traditional buildings and structures within the estate being listed, many of which have been adapted for use by the college, and a large section of the estate being designated as a Conservation Area.
- 2.10 Glynllifon Mansion House is a grade I listed building as it is a fine traditional example of a country house that is the focal building within an unusually complete example of a 19th Century estate and a major servicing landscaped park. The mansion is located approximately 500m to the north-west of the application site and does not form part of the college campus.
- 2.11 The buildings, structures, parkland and grounds of the estate are identified in Cadw's Register of Landscapes of Outstanding Historic Interest in Wales. Much of the estate has also been designated a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC) due to it being one of the most important bat roosts in Britain.

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2.12 The application site incorporates ten listed buildings. It is also in close proximity to a further listed building, is immediately adjacent to a scheduled monument, is partly within the Glynllifon Conservation Area, is within the Glynllifon registered historic park and garden (Grade I), and is partly within the identified area for the garden and pleasure grounds. The listed buildings within the application site are as follows, and all are Grade II listed:

- Two parallel farmyard ranges to the north-east corner of Glynllifon College Farm;
- Cartshed and attached range on south-east side of upper farmyard at Glynllifon College Farm;
- Former farm office at Glynllifon College Farm;
- Pair of haybarns in centre of upper farmyard at Glynllifon College Farm;
- Dovecote and attached range to left at south-east of farmyards at Glynllifon College Farm;
- Former cowhouse to south-west side of upper farmyard at Glynllifon College Farm;
- Tall barn between upper and lower farmyards at Glynllifon College Farm;
- Northern range to lower farmyard, including attached cross range to east at Glynllifon College Farm;
- Parallel farm ranges and linked arched entrance into lower farmyard at Glynllifon College Farm; and
- L-shaped range of farm buildings, including walled enclosure to south at Glynllifon College Farm.

2.13 The scheduled monument is immediately adjacent to the application site boundary on the western side, and is a standing stone thought to date back to the Bronze Age. The listed building that is outside of the application site is situated to the south-west and is described as a fountain pool including iron pipe in Coed y Terrace Wood, south-west of the farm (Grade II). There are also curtilage structures within the application site.

The application site

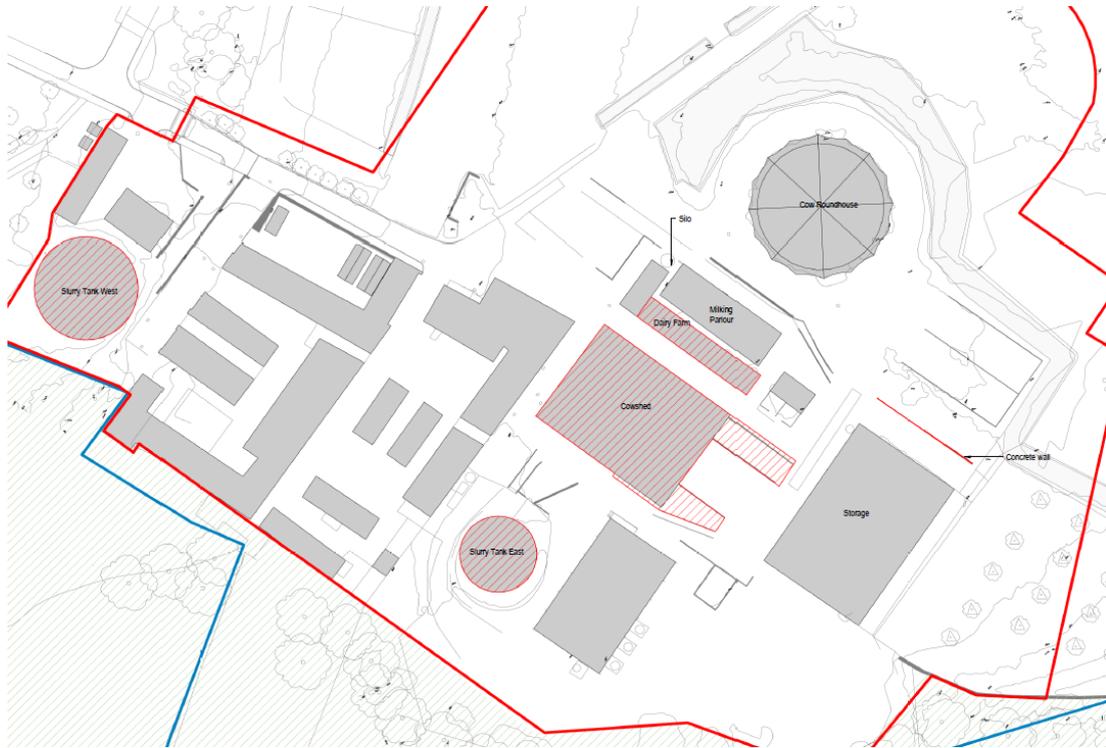
2.14 The application site comprises of part of the main farm yard at Coleg Glynllifon which includes a range of traditional and more modern agricultural buildings. Some of these buildings (identified in Figure 2.5) are proposed to be demolished as part of the proposed development. These include the dairy farm building, cowshed, slurry tank (west) and slurry tank (east). The buildings to be demolished are identified on a plan in Figure 2.6.

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Figure 2.5 Existing buildings to be demolished



Figure 2.6 Extract of plan identifying buildings and structures to be demolished/removed



- 2.15 The application site also extends to the north of the existing farmyard to include greenfield land which is currently used for grazing.
- 2.16 Access to the application site is via an existing internal access track which is accessible from the main entrance to the college campus to the south. Access would also be available along an existing access track to the north, providing internal access to other parts of the applicant's land.

3. The proposed development

- 3.1 The proposed development, comprising of a dairy farm building, rotary milking parlour, dry manure store and silage clamp, forms part of a series of new projects at Coleg Glynllifon by Grwp Llandrillo-Menai, as it seeks to build on its recent successes and consolidate its position at the cutting-edge of agricultural learning and the rural economy.
- 3.2 The proposal relates to the development of a multi-million pound dairy production facility at Coleg Glynllifon, which would promote animal welfare, sustainability and green growth. The proposal would comprise demolition of some existing buildings and removal of two slurry tanks from the site and the erection of a new dairy farm building with underground slurry storage, rotary milking parlour, dry manure store and silage clamp, together with associated works.
- 3.3 Grwp Llandrillo Menai's aspiration is to develop a new facility that promotes efficiency, sustainability and exemplary standards of animal welfare. In order of priority this would include:
- To increase the efficiency of the dairy housing to accommodate up to 220 cows;
 - High welfare cow cubicles to promote a high level of animal welfare;
 - Automated LED lighting control system;
 - Environmental control curtain to respond to changing weather conditions;
 - Covered open ridge ventilation configuration;
 - Rainwater capture and re-use system.
- 3.4 The new dairy development will enable the Glynllifon herd to show good practice in slurry and water management. The project will create an underground storage facility with reduced labour and low carbon slurry management equipment. It is proposed to install self-drive robotic scrapers to remove slurry from the housing to designated slatted floor areas within the buildings.
- 3.5 As a priority for the project, the proposal would create a facility that demonstrates best practice in slurry and water management to include:
- Underground slurry tank with six months storage capacity for 220 cows;
 - Roofing on the silage pit to capture and reuse rainwater (estimated at 1 million litres a year);
 - Concrete indoor feeding area to reduce wastage.

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- 3.6 In addition to providing an economic boost to the north Wales economy, the proposal represents a significant investment in the educational future of Grwp Llandrillo-Menai's students. The new projects will provide a range of modern facilities to help nurture greater learning, entrepreneurship, innovation, knowledge transfer and enterprise development.

Use, layout and access

- 3.7 Two of the existing agricultural buildings, the cow shed and dairy farm building, along with the existing two slurry tanks (located in the east and west of the site), are proposed to be demolished/removed from site.
- 3.8 The proposal would include the erection of the main dairy farm shed which includes 224 cow pens internally on either side of the shed with a central feed passage running along the length of the shed. A collecting yard would be provided along the eastern side of the dairy farm building. The building would have a slatted floor with a central slurry tank beneath the building.
- 3.9 A milking parlour would be positioned to the east of the main dairy farm building in an 'L' shaped layout around the existing round house cow shed located nearby.
- 3.10 The proposals also include the erection of a shed to accommodate a rotary milking parlour with a collecting yard, return passage and associated facilities.
- 3.11 A new silage clamp is proposed to be constructed, next to the existing silage clamp on site and a new dry manure store is also proposed. A tank to collect the parlour washings and silage effluent from clamps would also be sited within the farmyard.
- 3.12 The internal access road would be formalised through the farm yard as part of this development, with access coming in from the west, and access continuing to be provided to other parts of the estate to the north.

Amount and scale

- 3.13 The dairy farm shed would measure 70.5m x 47.5m, providing a floorspace of 3,306sqm with a height of 9.1m to the ridge and 4.5m to the eaves. The rotary parlour shed would measure 20.5m x 50m, providing a floorspace of 1,000sqm, with a height of 6.9m to the ridge and 4m to the eaves.

Appearance

3.14 The dairy farm building and milking parlour would reflect that of modern purpose-built agricultural buildings, but also incorporate traditional materials such as stone to reflect the historic setting of the site.

3.15 The materials proposed to be used include:

Dairy farm building

- Roof: profiled steel roof with rooflights and ridge light;
- Walls: Yorkshire boarding with concrete panels below. Stone cladding to the central part of the front of the building;
- Doors: sliding metal doors and materials of other doors to be confirmed;
- Windows: specification of windows to be confirmed.

Milking parlour

- Roof: profiled steel roof with rooflights;
- Walls: Yorkshire boarding with concrete panels below;
- Doors: timber doors and materials of other doors to be confirmed.

Dry manure store

- Roof: profiled steel roof;
- Walls: Yorkshire boarding with concrete panels below.

Landscaping

3.16 Native hedge and tree planting is proposed along the western, northern and eastern boundaries of the application site. Two drainage detention basins are proposed, and these would be landscaped with wetland wildflower grass, which would be cut once a year in late September/early October.

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 the use of the site as part of Coleg Glynllifon, which is an agricultural and land based college 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) 20: ‘Planning and the Welsh Language’; and
- Technical Advice Note (TAN) 24: ‘The Historic Environment’ (2017).

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 “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,</p>

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	<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>PPW – Chapter 4: Strategic and Spatial Choices</p>	<p>Paragraph 3.50 states that <i>“A broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. Planning authorities should adopt policies to locate major generators of travel demand, such as housing, employment, retailing, leisure and recreation, and community facilities (including libraries, schools, doctor’s surgeries and hospitals), within existing urban areas or areas which are, or can be, easily reached by walking or cycling, and are well served by public transport.”</i></p> <p>Paragraph 3.6 advises that <i>“Development proposals must address the issues of inclusivity and accessibility for all. This includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children. There will often be wider benefits to be gained through the sensitive consideration of such provision, for example, whilst the presence of visual cues will be invaluable in assisting those with hearing loss to engage in a noisy environment, a navigable environment will benefit all. Good design can also encourage people to meet and interact with each other, helping to address issues surrounding loneliness. Good design must also involve the provision of measures that help to reduce the inequality of access to essential services, education and employment experienced by people without access to a car.</i></p>

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		<p><i>Design measures and features should enable easy access to services by walking, cycling and public transport”.</i></p>
TAN 5 Nature Conservation and Planning		<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>
TAN 6 Planning for Sustainable Rural Communities		<p>Planning for sustainable rural communities:</p> <p>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...</p> <p>3.1.1 Strong rural economies are essential to support sustainable and vibrant rural communities. A strong rural economy can also help to promote 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>
TAN 12 Design		<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</p>

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	<p>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>
<p>TAN 18 Transport</p>	<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> <p>TAN 18 also considers people with disabilities and identifies that it is important to consider their needs in terms of parking, ensuring that adequate numbers of suitably designed parking spaces are provided in appropriate locations. It also expands on the importance of accessibility in future developments.</p> <p>TAN 18 provides guidance on providing good accessibility with objectives such as; <i>‘ensuring 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;’</i> and <i>‘ensuring that new development and major alterations to existing developments include appropriate provision for pedestrians (including those with special access and mobility requirements), cycling, public transport, and traffic management and parking/servicing;’</i></p>

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TAN 20 Planning and the Welsh Language	TAN 20 advises that consideration of the effects of development on the Welsh language should be considered during the preparation of the development plan, rather than individual language impact assessments. However, there are some exceptions such as on windfall sites.
TAN 24: The Historic Environment	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.
‘Building Better Places – The Planning System Delivering Resilient and Brighter Futures’(July 2020)	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: <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 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
Vision and strategic objectives	The JLDP sets out a Vision which, in summary, is as follows: “By 2026, Anglesey and Gwynedd will be recognized for their vibrant and lively communities that celebrate their unique culture, heritage and environment and for being places where people choose to live, work and visit.”
Safe, healthy, distinctive and vibrant communities	
Strategic Policy PS 1: Welsh language and culture	The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by: 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. 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

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	<p>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>
Economy and regeneration	
<p>Policy PS 13: Providing opportunity for a flourishing economy</p>	<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>
Sustainable living	
<p>PS 5: Sustainable development</p>	<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>
<p>PS 6: Alleviating and adapting to the effects of climate change</p>	<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>

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	<p>1. The energy hierarchy:</p> <ul style="list-style-type: none"> i. Reducing energy demand; ii. Energy efficiency; 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.
Policy PCYFF1: Development Boundaries	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.
PCYFF 2: Development criteria	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. Development should not have an adverse impact on health, safety or amenity of occupiers of adjacent users.
PCYFF 3: Design and place shaping	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.
PCYFF 4 Design and Landscaping	All proposals should integrate into their surroundings. 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.
PCYFF 5 Carbon Management	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. 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.
PCYFF 6: Water conservation	Proposals should incorporate water conservation measures wherever practical and flood minimisation or mitigation measures.
Natural and built environment	
PS19: Conserving and Where Appropriate Enhancing the Natural Environment	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.
Policy AMG5: Local Biodiversity Conservation	Policy AMG5 states that proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area by: <ul style="list-style-type: none"> a. Avoiding significant harmful impacts through the sensitive location of development.

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	<p>b. Considering opportunities to create, improve and manage wildlife habitats and natural landscape including wildlife corridors, stepping stones, trees, hedges, woodlands and watercourses.</p>
<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 1 Conservation Areas, World Heritage Sites and Registered Landscapes, Parks and Gardens</p>	<p>Proposals within or affecting the setting and/ or significant views into and out of Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens shown on the Constraints Map must, where appropriate, have regard to:</p> <ol style="list-style-type: none"> 1. Adopted Conservation Area Character Appraisals, Conservation Area Plans and Delivery Strategies. 2. World Heritage Site Management Plans. 3. The Register of Landscape, Parks and Gardens of Special Historic Interest in Wales. <p>Proposals should be supported by a Heritage Impact Assessment, where appropriate.</p>
<p>Policy AT 3 Locally or regionally significant non-designated heritage assets</p>	<p>Proposals will be required to conserve and seek opportunities to enhance buildings, structures and areas of locally or regionally significant non-designated heritage assets, which create a sense of local character, identity and variation across the Plan area, by:</p> <ol style="list-style-type: none"> 1. The sympathetic re-use of redundant and under-used historic buildings and areas that are consistent with their conservation; 2. Ensuring that all development within the Plan area's historic public realm, including transport and infrastructure work, is sympathetic to the historic environment; 3. Appropriate siting, massing, form, height, scale, detail and use of local materials.
<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>

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	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.
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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 proposed development represents a multi-million pound investment to develop dairy production and infrastructure, which will help promote animal welfare, sustainability and green growth at Coleg Glynllifon.
- 5.4 With decarbonisation and the move to a net zero future at the heart of the Welsh Government’s recently published vision document for the food and drink industry, the project represents a fantastic opportunity for Coleg Glynllifon to be at the vanguard of low-carbon dairy farming. With plans including the use of technologies such as robotics, Artificial Intelligence enabled cameras and automated welfare and environment controls, both students and the wider agricultural industry will be able to make full use of the new facilities to find innovative solutions to future challenges facing the sector.
- 5.5 In addition to providing an economic boost to the north Wales economy, the proposal represents a significant investment in the educational future of Grwp Llandrillo-Menai’s students. The new projects will provide a range of modern facilities to help nurture greater learning, entrepreneurship, innovation, knowledge transfer and enterprise development.
- 5.6 The application site lies in an open countryside location and by its very nature, agricultural development is normally within open countryside, not within settlement boundaries. As the campus of Coleg Glynllifon has been established at Glynllifon for a considerable amount of time, the proposed development would need to continue to be positioned within the college campus. Livestock buildings are generally located away

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from dwellings and consideration of effect on residential amenities is provided later in this section.

- 5.7 For the reasons set out above, the principle of the proposed agricultural livestock building and silage clamp is considered to be acceptable under the above-mentioned policies.

Design and landscape

- 5.8 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.
- 5.9 The proposed dairy farm building would be the largest of the farm buildings in this part of Coleg Glynllifon, however, it is proposed to be positioned on the edge of an existing farm yard, and would be seen in the context of the overall buildings on site. Native hedge and tree planting is proposed along the western, northern and eastern boundaries of the application site, which would provide a landscaped boundary around the proposed dairy farm, milking parlour, and silage clamp buildings and structures.
- 5.10 The materials to be used would reflect those expect of rural agricultural buildings, providing a high quality appearance with stone cladding on the front gable of the main dairy farm building.

Ecology

- 5.11 The application is accompanied by an Ecological Survey Report which includes a Phase I Habitat Survey, Preliminary Ecological Appraisal (PEA) and preliminary bat survey.
- 5.12 Remote bat monitoring of woodland edges and hedges has been undertaken to establish the use of any of these features by lesser horseshoe bats. This species is a 'feature' of the adjacent Glynllifon Special Area of Conservation, (SAC) and is heavily reliant on linear landscape features such as hedges as a navigational aid. These remote monitoring surveys recorded lesser horseshoe bat activity at all four monitoring locations.

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- 5.13 As the final location of the proposed development had not been confirmed when the bat monitoring was undertaken, further surveys are ongoing during the 2022 season.
- 5.14 The Phase 1 Habitat survey concluded that the only habitats that will be impacted are improved grassland and hedges. There is however the potential for these hedges to be used as flight paths by the lesser horseshoe bats from the adjacent SAC and this will need to be established prior to this application being determined.
- 5.15 There is also the potential for any pollution incident of the Afon Llifon which lies outside the proposed development boundary to extend the 'zone of influence' of the proposed development far outside the site boundary. Rigorous measures will be expected to be in place to prevent this from occurring.
- 5.16 No protected species were recorded during the Extended Phase 1 Habitat Survey but there is the potential for nesting birds to be present at the appropriate time of year. Nesting swallows were recorded in two of the barns proposed for demolition during the building survey. Some precautionary measures have therefore been recommended in the Ecological Survey Report.
- 5.17 Glynllifon SSSI and SAC lies on the southern and eastern boundaries of the application site and are designated for their population of lesser horseshoe bats.

Effect on historic environment

- 5.18 The buildings, structures, parkland and grounds of the estate are identified in Cadw's Register of Landscapes of Outstanding Historic Interest in Wales.
- 5.19 The application site incorporates ten listed buildings. It is also in close proximity to a further listed building, is immediately adjacent to a scheduled monument, is partly within the Glynllifon Conservation Area, is within the Glynllifon registered historic park and garden (Grade I), and is partly within the identified area for the garden and pleasure grounds. The listed buildings within the application site are as follows, and all are Grade II listed:
- Two parallel farmyard ranges to the north-east corner of Glynllifon College Farm;
 - Cartshed and attached range on south-east side of upper farmyard at Glynllifon College Farm;
 - Former farm office at Glynllifon College Farm;
 - Pair of haybarns in centre of upper farmyard at Glynllifon College Farm;

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- Dovecote and attached range to left at south-east of farmyards at Glynllifon College Farm;
- Former cowhouse to south-west side of upper farmyard at Glynllifon College Farm;
- Tall barn between upper and lower farmyards at Glynllifon College Farm;
- Northern range to lower farmyard, including attached cross range to east at Glynllifon College Farm;
- Parallel farm ranges and linked arched entrance into lower farmyard at Glynllifon College Farm; and
- L-shaped range of farm buildings, including walled enclosure to south at Glynllifon College Farm;

5.20 The scheduled monument is immediately adjacent to the application site boundary on the western side, and is a standing stone thought to date back to the Bronze Age. The listed building that is outside of the application site is situated to the south-west and is described as a fountain pool including iron pipe in Coed y Terrace Wood, south-west of the farm (Grade II). There are also curtilage structures within the application site.

5.21 The application is accompanied by a Heritage Impact Assessment (HIA) which considers the potential effects of the proposed development on the setting of these historic assets. This states that the proposals will inevitably impact to some degree on the character, appearance and setting of the overall registered historic park and garden, but given the existing agricultural landscape in this location, and the presence of the existing modern farm buildings and structures, they will not unacceptably impact on this area of the overall registered area in terms of the parkland character or the pleasure grounds, given those have already been altered and there is already an agricultural use. It also states that in terms of the listed buildings, the main impact will be in close proximity to the application site, as from a greater distance, the proposed dairy shed will be seen in the context of the existing farm and college complexes, and that the demolition of some of the modern structures will however significantly improve the setting of some of the listed buildings. The HIA concludes that in respect of the historic environment, it is considered that although there will be some negative impacts arising, there will also be positive impacts, and therefore on balance the proposals are considered to be in line with the relevant policies and guidance.

Amenity

5.22 The application site lies within the Glynllifon Estate, in a rural area, with limited residential properties nearby. The closest residential properties are Glynllifon mansion house which lies around 520m to the south-west of the application site and the Lodge off Lon Cefn y Glyn which lies around 520m to the north-west. Due to intervening landscape features, and the existing presence of existing agricultural livestock sheds at the application site, the proposed development is not expected to lead to a change to the existing situation and affect residential amenity. The removal of the slurry tanks and the storage of slurry beneath the dairy farm shed, would present a betterment in terms of the residential amenity of the Glynllifon mansion.

Welsh language

5.23 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.

5.24 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.

5.25 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.

5.26 The proposed development represents a multi-million pound investment to develop dairy production and infrastructure, which will help promote animal welfare, sustainability and green growth at Coleg Glynllifon.

5.27 In addition to providing an economic boost to the north Wales economy, the proposal represents a significant investment in the educational future of Grwp Llandrillo-Menai's students. The new projects will provide a range of modern facilities to help nurture greater learning, entrepreneurship, innovation, knowledge transfer and enterprise development.

5.28 The facility would also provide a valuable facility for the local learners who study at Coleg Glynllifon to have the opportunity to learn through the medium of Welsh.

6. Other design considerations

Materials

6.1 The dairy farm building, milking parlour and dry manure store would reflect that of modern purpose-built agricultural buildings, whilst also incorporating traditional materials such as stone to reflect the historic setting of the site.

6.2 The materials proposed to be used include:

Dairy farm building

- Roof: profiled steel roof with rooflights and ridge light;
- Walls: Yorkshire boarding with concrete panels below. Stone cladding to the central part of the front of the building;
- Doors: sliding metal doors and materials of other doors to be confirmed;
- Windows: specification of windows to be confirmed.

Milking parlour

- Roof: profiled steel roof with rooflights;
- Walls: Yorkshire boarding with concrete panels below;
- Doors: timber doors and materials of other doors to be confirmed.

Dry manure store

- Roof: profiled steel roof;
- Walls: Yorkshire boarding with concrete panels below.

Environmental sustainability

6.3 In terms of environmental sustainability, consideration has been given to the effect of the proposed development on the environment.

6.4 In considering the principles of the energy hierarchy, reducing energy demand and maximising energy efficiency, a reduction in carbon emissions shall be achieved by the proposed livestock shed.

6.5 The application is accompanied by an Energy Statement and Water Conservation Statement which sets out how the proposal has incorporated energy efficiency as well as low carbon and/or renewable energy technologies within the design.

Community safety

- 6.6 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 internal access road would be formalised through the farm yard as part of this development, with access coming in from the west, and access continuing to be provided to other parts of the estate to the north.
- 7.4 Vehicle access into Coleg Glynllifon would remain the same as existing.

Sustainability

- 7.5 Coleg Glynllifon is accessible from the A499 highway linking from the Llanwnda/Caernarfon bypass roundabout to the north and Pwllheli and Abersoch down on Pen Llŷn. There is an existing bus stop near the main entrance into Glynllifon Estate from the A499, which is used by learners travelling to the site by bus.
- 7.6 The proposal would replace existing dairy sheds at Coleg Glynllifon and therefore learners and staff at Grwp Llandrillo Menai already utilise the site and this would continue.

Parking

- 7.7 No additional parking is proposed to serve the development, as it would be providing modern agricultural buildings to replace those which would be removed from the site and would not therefore give rise to the need for additional parking.

CADNANT

PLANNING

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