

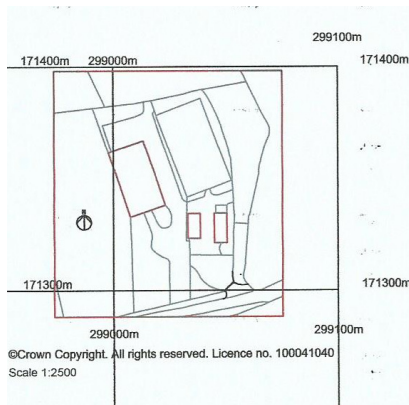
NEW MULTI USE BARN
PEN Y BRYN BOTTOM FARM
LLANMAES

DESIGN & ACCESS STATEMENT

1.0 INTRODUCTION

This statement has been prepared in the light of Planning Policy Wales Technical Advice Note 12: Design, which indicates that the Statement should explain;

1. The design principals and design concept.
2. How the design is reflected in the developments location, layout, density, scale, detailed design and landscape.
3. How the design relates to its site and its wider context.
4. How the development will meet Unitary Development Plans, Design Policies and supplementary Planning Guidance requirements.



LOCATION PLAN



Views from South

- 1.1 It is proposed to construct a multipurpose farm building on this this 80 acre farm firstly to incorporate the existing three stable block, additional new stables and storage for haylage, straw and equipment.
- 1.2 The existing three stable block was erected in 1999 and the wooden hay store erected in 2003 (ref 03/0093/FUL). Both existing buildings are in a good state of repair and the hay storage barn (03/0093/FUL) will be dismantled and re-erected in location A on Plan (PA)1001 to serve as a quarantine facility for both sheep and horses and also to store waste materials such as haylage wrapping.

2.0 PHYSICAL CONTEXT OF THE SITE/BUILDING & SITE ANALYSIS

The site lies close to St Mary Church village but actually lies in Llandow. It is not in a conservation area but in the Upper Thaw special landscape area.

The area is open agricultural land primarily used for mixed farming.

4.0 PLANNING POLICY CONTEXT

In designing the scheme the Vale of Glamorgan Unitary Development Plan (UDG) 1996-2011 has been considered under the following policies.

1.0 Unitary Development Plan

ENV 1 – The building is essential for the agricultural use of the land.

ENV 2 – Though this is only Grade 2 agricultural land. The building will erected only on the previously developed area. The reused wooden building will be rerected within the boundary of the overall developed area, which incorporates the main agricultural barn (ref 2006/01190/FUL)

ENV 4 – The development will not adversely affect the SLA as it will tidy up and consolidate the existing development.

ENV 9

- (i) No loss of agricultural land
- (ii) Consolidates the existing development.
- (iii) No nuisance.
- (iv) No affect on bridleways or open space.

ENV 10 – As it is a consolidating development it tidies up the existing layout of the site.

ENV 11 – Does not affect features of importance.

ENV 12-15 – Not relevant.

ENV 16 – No protected species affected by development.

ENV 20 – Not in conservation area.

ENV 27 – Not a new development, however it complements the existing barn.

ENV 28 – Whole development on the level.

ENV 29 – No affect on environmental quality.

2.0 Local Development Plan.

There is no allocation for the site in the LDP. Though it is understood that negotiations are taking place for an allocation on the neighbouring Darren Farm field immediately to the south-west.

3.0 SPG

The building is unobtrusive so complying with DG9 of Design in the Landscape

4.0 Conservation Area & Article 4 Direction.

The site is not in a conservation area.

5.0 DESIGN PARAMETERS

APPRAISAL/CONTEXT ANALYSIS

5.1 The proposed building is a standard portal framed agricultural building typical of that used throughout the country for this type of project.

5.2 It will be built on the site of an existing stables yard and does not involve the loss of any agricultural land.

6.0 DESIGN PRINCIPALS

ACCESS

6.1 Entry to the site is by the existing road running between St Mary Church – The Herberts Cross roads and Llanmihangel.

CHARACTER

6.2 The building is a standard agricultural shed similar to that already constructed on the site.

COMMUNITY SAFETY

6.3 This is a rural site away from the village and with a road access only lightly used by walkers, horse riders and local traffic. There is obviously no street lighting.

ENVIRONMENTAL SUSTAINABILITY

6.4 In order to meet the minimum sustainable buildings standard, required in regards to the construction, as an overall strategy, the design, layout and orientation of the proposed development seeks to:

- Promote the efficient use of resources;
- Minimise the use of non-renewable resources;
- Maximise energy efficiency;
- Reduce greenhouse gas emissions; and
- Minimise the generation of waste and pollution

Generally the alterations will use recycled materials whenever possible. These will be in accordance with ISO 14021 and the aim is to have a minimum of 50% in the BRE Good Practice range. All will be responsibly sourced

MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

6.5 The site is within 3 miles of Cowbridge, which has the closest agricultural market.

The roads are all adopted and of sufficient width for animal haulage vehicles.

6.6 The site is flat and already served by concrete and hardstanding.

6.7 The building is on the level with the ground so giving access for all.

14.0 CONCLUSION

13.1 Under these circumstances, it is considered that the proposals are an acceptable form of development having regard to the advice contained both in Planning Policy Wales and the policies of the Vale of Glamorgan Unitary Development Plan.

13.2 Further the development will have no effect on the special landscape area.

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