

FULL PLANNING APPLICATION

**COEDARHYDYGLYN ESTATE, DOGHILL FARM, FIVE MILE
LANE, CF62 3AS**

**PROPOSED SCHEME OF LANDSCAPING, INCLUDING
RETENTION OF FILL ON THE SITE (COMPRISING
CLEAN, NATURALLY OCCURING INDIGENOUS
MATERIAL) ASSOCIATED WITH THE FIVE MILE LANE
IMPROVEMENTS (REF.2016/00305/RG3)**

PLANNING, DESIGN AND ACCESS STATEMENT

JANUARY 2024



Geraint John Planning

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1.0 INTRODUCTION

Background

- 1.1 This Planning, Design and Access Statement has been prepared in support of a planning application, submitted on behalf of Alun Griffiths Contractors Ltd, in relation to the following development proposals at the site:

'Proposed scheme of landscaping, including retention of fill on the site (comprising clean, naturally occurring indigenous material) associated with the Five Mile Lane Improvements (ref. 2016/00305/RG3)'

Information Submitted in Support of the Application

- 1.2 The following information has been prepared in support of the planning application following comprehensive dialogue with the Local Planning Authority regarding the level and nature of assessment work required to accompany the application:

- Application forms – Geraint John Planning;
- PAC Report – Geraint John Planning;
- Planning, Design and Access Statement – Geraint John Planning:
 - Appendix A – National Planning Policies;
 - Appendix B – Local Planning Policies;
- Plans and Drawings:
 - Site Location Plan;
 - Proposed Block Plan;
 - Existing Cut and Fill Plan;
 - Existing Volume Report;
- Site Investigation Report - EcoVigour;
 - Analytical Test Report

Purpose and Structure of this Statement

- 1.3 This Statement outlines the context within which the application is made and provides a detailed examination of the main planning considerations raised by the proposals. The Statement also sets out reasoned justification in support of the proposed development. The statement is structured as follows:

- **Section 2** provides a description of the characteristics of the site and surrounding area, and details regarding the planning history associated with the site;
- **Section 3** provides details of the development proposals,
- **Section 4** outlines the relevant planning policy framework in relation to the site and the development;
- **Section 5** analyses the design and access of the proposed development (against the key objectives of TAN 12: Design);
- **Section 6** analyses the key material considerations arising from the proposed development (in light of the planning policy context and discussions with the Local Authority);
- **Section 7** sets out our conclusions.

2.0 SITE AND SURROUNDINGS

2.1 A comprehensive site analysis has been undertaken in order to inform the proposals. The characteristics of the locality were considered including the relevant planning history of and to the site, the planning policy context, and the existing built form within the site and surroundings.

Site, Location and Characteristics

2.2 The site is a roughly rectangular parcel of land, located adjacent to Five Mile Lane, which comprises approximately 4.75 hectares. An aerial view of the site and extract of the Site Location Plan is provided below:

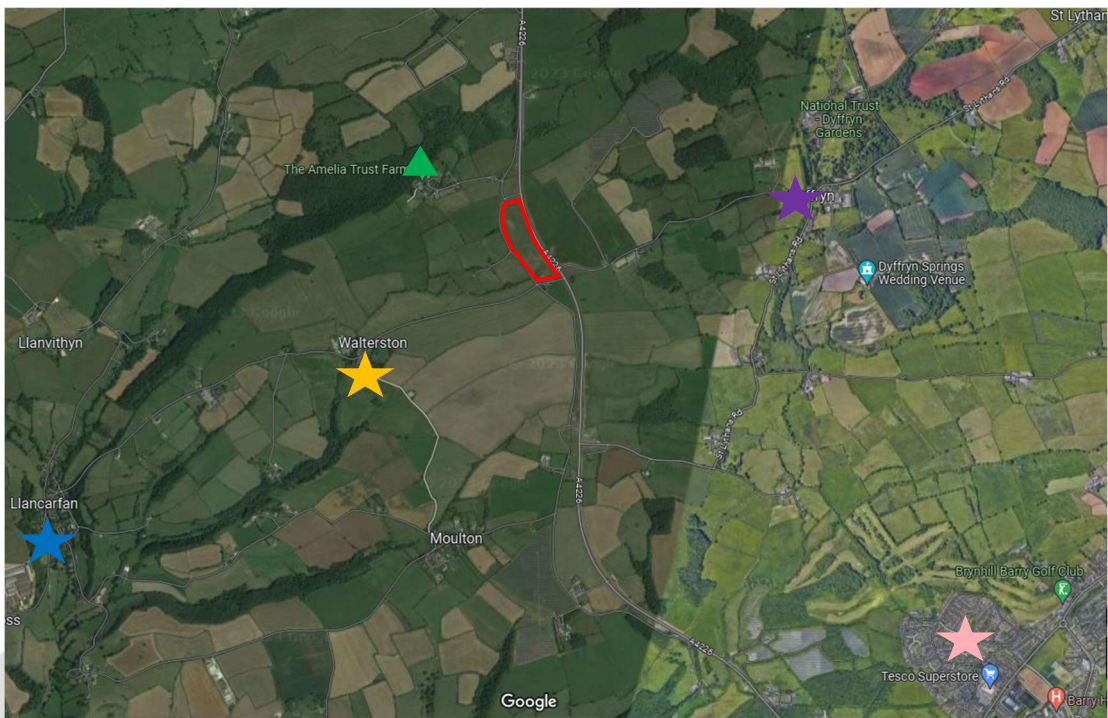


Site Location (with approximate site boundary in red)









Extract of Site Location Plan

- 2.3 The site comprises an agricultural field forming part of Doghill Farm and is located adjacent to Five Mile Lane and A4226, between the old and new highway alignments.
- 2.4 The plot slopes north to south, and also west to east from the original Five Mile Lane towards the embankment of the new carriageway. Surplus excavated material was used to fill to level the profile of the land so that it formed a more natural / useable profile into the new highway embankment.
- 2.5 The site boundaries are formed by hedgerows to the south and west, with fencing bounding the site to the east and north. Beyond the roads surrounding the site lies agricultural land on all sides.
- 2.6 Access is provided to the site via an existing road (Five Mile Lane), which connects the land to the A4226. This road provides travel to the A48 in the north and links the site to Barry in the south.



Site Context

Key					
	Site Boundary		Amelia Trust Farm		Walterston Hamlet
	Dyffryn Village		Llancarfan Village		Barry

Site Surroundings and Sustainability

- 2.7 The site is located within close proximity to the hamlet of Walterston and the Amelia Trust Farm. It is also located approximately 1 mile west of Dyffryn, 2 miles Northeast of Llancarfan Village and 2.5 miles northwest of Barry. This is illustrated on the site context map above.
- 2.8 There are also some residential properties in the surrounding area, which can be seen in the site location map above most predominantly a large private home directly off to the West of 5 Mile Lane, and a lodge to the south.

- 2.9 In terms of public transport provision, the nearest bus stop to the site is the Sycamore Cross, situated just east of Bonvilston, where the X2 Cymru Clipper service between Porthcawl and Cardiff runs every 30 minutes.

Access

- 2.10 As outlined briefly above, access to the site is provided via Five Mile Lane which leads off the A4226. The access comprises hardstanding and is secured by a gate.



Access from Five Mile Lane

Planning History

- 2.11 In assessing the site for development, a planning history search for the site has been undertaken using the planning application search register on the Council's website. There have been several planning applications on the site which are listed in the table below. Please note that this list is not exhaustive and does not include all application types (for example, discharge of condition or EIA screening / scoping).

LPA Ref	Address	Application	Decision	Date
2013/00584/SC1	Whitton Mawr	Proposed solar farm	Approved	31 st July 2013
2016/00305/RG3	Land adjacent A4226, Five Mile Lane, Barry	Proposal is for on line improvements to the existing A4226 between Waycock Cross Roundabout in Barry and the lay-by to the north of the Welsh Hawking Centre and an off line new road provision to the east of the existing A4226 which will reconnect with the existing A4226 just to the south of Blackland Farm	Approved	16 th December 2016
2016/00305/1/NMA	Land adjacent A4226, Five Mile Lane, Barry	Variation of Conditions 3 and 18 to amend timescale for submission of details. Planning Permission ref. 2016/01305/RG3 : Proposal is for on line improvements to the existing A4226 between Waycock Cross Roundabout in Barry and the lay-by to the north of the Welsh Hawking Centre and an off line new road provision to the east of the existing	Approved	22 nd May 2018

		A4226 which will reconnect with the existing A4226 just to the south of Blackland Farm at Land adjacent A4226 Five Mile Lane, Barry		
2016/00305/2/NMA	Land adjacent A4226, Five Mile Lane, Barry	Non Material Amendment to vary Condition 17 of planning permission 2016/00305/RG3 at Land adjacent A4226, Five Mile Lane, Barry	Approved	14 November 2018

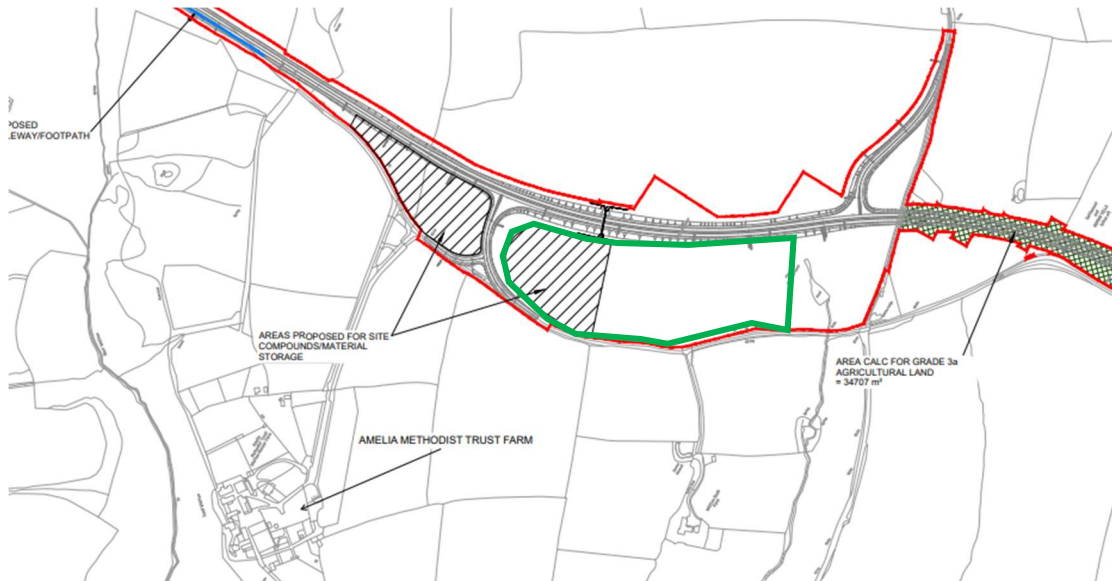
Current Condition of Site

- 2.12 The most pertinent application ref. 2016/00305/RG3, for the highway improvements known as the 'Five Mile Lane Improvements Project'. An extract is provided below showing the location of the works in respect of the site.



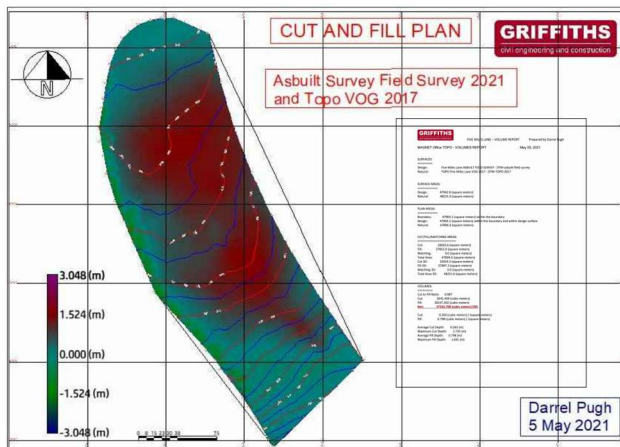
Extract of new Road Alignment Plan (approximate site location shown in red)

- 2.13 The site subject to this application was used as a construction compound and for the storage of any excavated materials during the construction of the project. This is confirmed on the plan overleaf, taken from the Planning, Design and Access Statement:



Extract of detailed works plan (approximate site location shown in green)

2.14 As a result of the materials being left on the site, it left an uneven terrain which can be seen in the cut and fill plan below:



Cut and Fill as a result of application ref. 2016/00305/RG3

2.15 This application is made part retrospectively, to retain the above condition of the site and it is then proposed landscaping works take place to level the site and improve the topsoil.

3.0 DEVELOPMENT PROPOSALS

3.1 This application seeks approval for the following:

'Proposed scheme of landscaping, including retention of fill on the site (comprising clean, naturally occurring indigenous material) associated with the Five Mile Lane Improvements (ref. 2016/00305/RG3)'

3.2 The proposed landscaping scheme intends to bring the site back to a more natural and useable profile, enabling it to be reinstated to agricultural use. The finishing works include minor levelling of the site, as well as cultivating and fertilising / seeding of the topsoil. No additional material will be imported to the site, existing material contained within the field will be utilised with minimal change envisaged.

3.3 Localised cut and fill is proposed, to level the profile of the land across the site. This will be achieved using a bulldozer with indigenous materials, and will result in the existing ground profile being raised by of no more than 250-300mm.

3.4 As part of the landscaping scheme, the planning application seeks the retention of fill on the site. As set out in the Planning History section of this Statement, the site was leased from the landowner for the storage of excavated materials during the construction of the new highway scheme. On completion of the works a volume of excavated materials remained in the plot. Surplus excavated material was used as a fill so that the land tied into the new highway embankment.

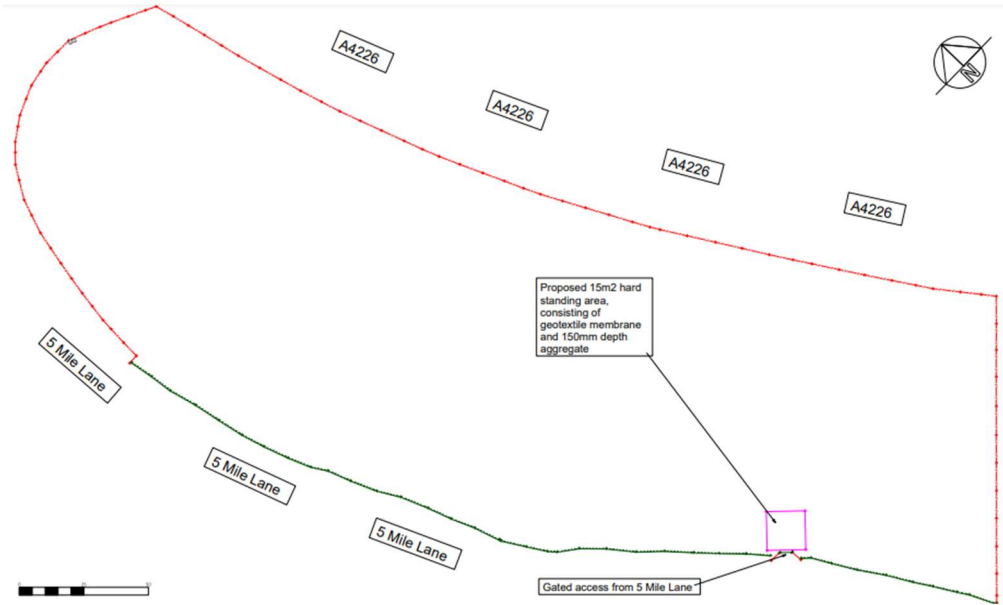
3.5 Existing materials were used to profile the site, which have been subject to sample testing as detailed in the submitted site investigation report: Investigation into Depth and Quality of Placed Fill by EcoVigour. This has drawn the following conclusions:

'From investigations undertaken it appears that there is a layer of placed fill across the eastern section of the site, which tapers towards the southern and western boundaries and the gas main crossing the site in an east – west direction across the northern section of the site.

All materials in all trial pits appear to be clean naturally occurring, indigenous materials, with minimal anthropogenic materials. Brick / tile fragments could be from previous surface drainage across the site.

The results of laboratory analysis, did not identify any indicators of contamination.'

3.6 As can be seen from the submitted site plan (as extracted below), it is proposed to provide a hardstanding area adjacent to the site access. This is 15 sqm in size and consists of geotextile membrane and 150mm depth aggregate. The area will serve as a temporary car park / compound for the duration of the works.



Extract of site plan

4.0 PLANNING POLICY CONTEXT

- 4.1 This section of the Statement provides a summary of the relevant planning policy framework in relation to the Site and the proposed development.
- 4.2 The key planning policy documents of relevance to the determination of the application are outlined below. A detailed assessment of the accordance of the proposed development with these policies is provided in Section 6 of the Statement (Material Considerations).

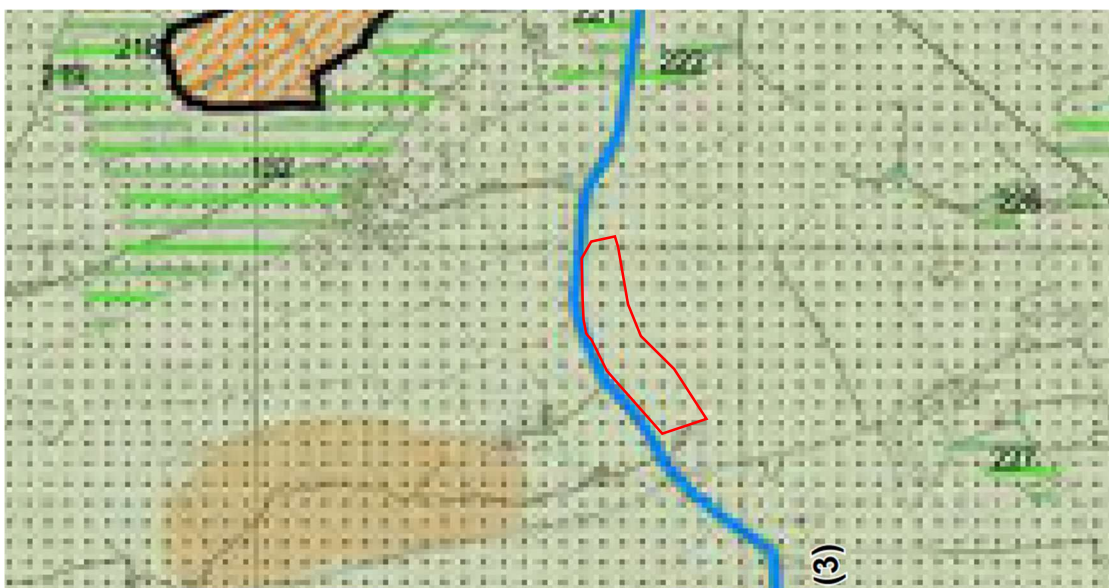
National Planning Policy

- 4.3 All National Planning Policies and Technical Advice Notes (TANs) prepared at the national (Welsh Government) level which are of relevance to the determination of the application, can be found in Appendix A. This includes both Planning Policy Wales (PPW) 11th Edition and Future Wales: The National Plan 2040.







Local Policy Context

Vale of Glamorgan County Council Local Development Plan

- 4.4 The current adopted Development Plan is The Vale of Glamorgan County Council Local Development Plan (LDP), adopted on 28th June 2017 which covers the timeframe 2011-2026.
- 4.5 An extract from the LDP Proposals Map is provided below:



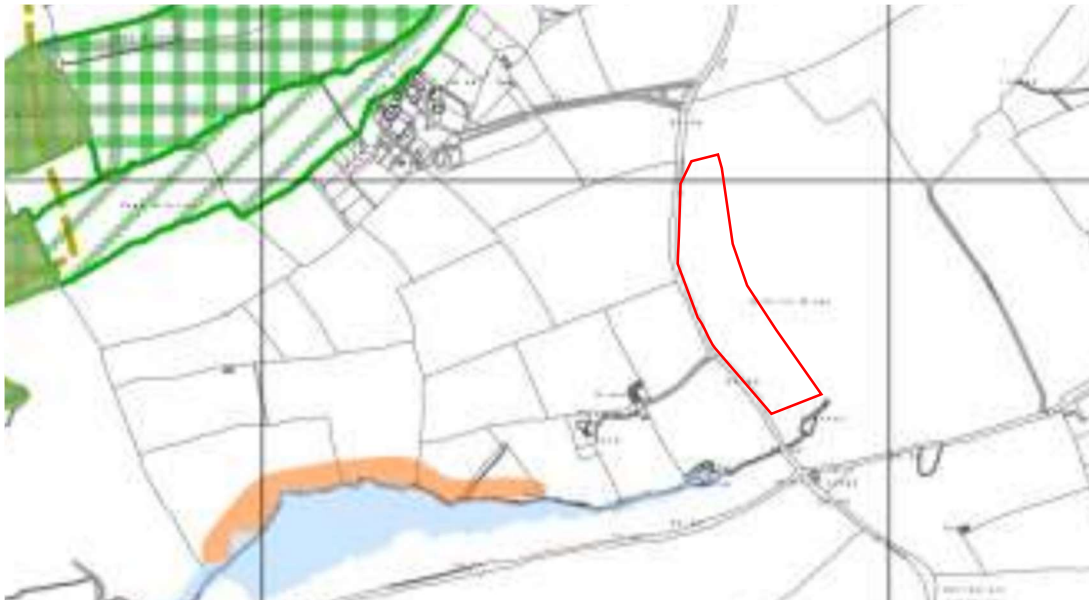
LDP Proposals Map (Location of site shown approximately in red)

Key			
	Transport - Highways		Sites of Importance for Nature Conservation
	Potential Solar Energy Areas		Mineral Safeguarding – Sand 2
	Special Landscape Area		Mineral Safeguarding Limestone 2






4.6 In summary, the LDP Proposals Map shows the site is:

- Located outside of the settlement boundary;
- Located within a Special Landscape Area; and
- Within a Mineral Safeguarding Limestone 2 area.

4.7 An extract of the LDP Constraints Map is provided below:



LDP Constraints Map (Location of site shown approximately in Red)

Key			
	Acient and Semi Natural Woodland		Flood Zone B of Development Advice Map
	Flood Zone C2 of Development Advice Map		Sites of Special Scientific Intrest
	Plantation on Semi Natural Woodland Site		

4.8 In summary, the LDP Proposals and Constraints Maps shows the site is:

- Located outside of the settlement boundary;
- Located within a Special Landscape Area;
- Within a Mineral Safeguarding Limestone 2 area;
- Adjacent to a Transport - Highways improvement scheme; and
- Not subject to any physical constraints.

4.9 In light of the above, it is considered that the relevant policies to the site and proposals are as follows:

- Policy SP1 – Delivering the Strategy;
- Policy SP7 – Transportation;
- Policy SP9 – Minerals;
- Policy MG17 – Special Landscape Areas;

- Policy MG22 – Development in Minerals Safeguarding Areas;
- Policy MD1 – Location of New Development;
- Policy MD2 – Design of New Development;
- Policy MD7 – Environmental Protection; and
- Policy MD9 – Promoting Biodiversity.

4.10 Full extracts of the policy wording are included in Appendix B.

Supplementary Planning Guidance

4.11 The key Supplementary Planning Guidance (SPG) which are of relevance to the proposals are summarised below:

- Economic Development, Employment Land and Premises (2022) (Draft);
- Biodiversity and Development (2018);
- Minerals Safeguarding (2018); and
- Design in the Landscape (2006)

5.0 DESIGN AND ACCESS ANALYSIS

5.1 Design is defined within Planning Policy Wales (PPW 11) section 3.3 as:

'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, 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 surrounding area.'

5.2 TAN 12 highlights that:

'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.'

5.3 Moreover, TAN 12 promotes key objectives of good design under the following headings:

- Access
 - Ensuring ease of access for all
- Character
 - Sustaining or enhancing local character
 - Promoting legible development
 - Promoting a successful relationship between public and private space
 - Promoting quality choice and variety
 - Promoting inclusive design
- Community Safety
 - Ensuring attractive, safe public spaces
 - Security through natural surveillance
- Environmental Sustainability
 - Achieving efficient use and protection of natural resources
 - Enhancing biodiversity
 - Designing for change
- Movement
 - Promoting sustainable means of travel

5.4 The way in which each key objective has been considered and addressed in the design of the scheme is outlined below.

Access

5.5 The site already benefits from an established infrastructure with road access to the wider area and links to the main roads of the A4226 and A4232 between Cardiff in the east, and Barry in the south. This linkage has been produced through the now completed Five Mile Lane Improvements.

5.6 Existing access to the site can be achieved from Five Mile Lane, which has good visibility to the north and south. A designated compound / parking area for vehicles is to be provided on the area of existing hardstanding at the site access, which is proposed to be formed of textile membrane and 150mm aggregate.

Character

- 5.7 The site is located within the rural Vale, and is characterised by agricultural land uses. The proposals do not involve any built form, and instead seek to reprofile the land to a more natural and useable profile.
- 5.8 As the proposal only seeks to use indigenous materials the character of setting of the site will remain consistent with the surrounding area to a greater extent than it is currently after the implications of the Five Mile Lane improvements.
- 5.9 A small area of hardstanding is proposed, which will be located adjacent to the existing access. Additionally, all existing natural boundaries will be retained in order to ensure that the site continues to assimilate into the surroundings.
- 5.10 Overall, in light of the above, it is not considered that the proposals will harm the character of the wider landscape but rather improve it.

Community Safety

- 5.11 The nature of the proposal is not considered to raise any security issues that would have any adverse effects to the surrounding community. The site benefits from an existing established hedgerow boundary and gated access.
- 5.12 There are also no known issues of crime or antisocial behaviour associated with the site or its surroundings, that the proposal would exacerbate as a result of its implementation. There are also no other known issues of community safety, crime prevention or material relating to the fear of crime that could realistically relate to this development proposal.

Environmental Sustainability

- 5.13 The proposals seeks to minimise any environmental impact by retaining the existing material on the site, as opposed to its removal which would result in disturbance to the land and additional works.
- 5.14 The site investigation works undertaken confirm that the fill material on the site is clean naturally occurring, indigenous materials, with minimal anthropogenic materials. As such, there are not considered to be any concerns or issues regarding contamination.
- 5.15 Furthermore, the works will ensure that the land is reprofiled in a natural way which means it can be reused and purposed in future.

Movement

- 5.16 As mentioned above, the site is located on Five Mile Lane, located approximately 1 mile west of Dyffryn, 2 miles Northeast of Llancafarn Village and 2.5 miles northwest of Barry. As set out above, the site is located within an area largely characterised by agricultural land uses.
- 5.17 Whilst the site is located some distance from public transport services as a result, it is not considered that this represents a constraint given the nature of the proposals. The works will require a small number of vehicle movements (for example, by trucks and machinery) in order for the finishing works to be completed, which can utilise the established and adequate highways infrastructure.

6.0 MATERIAL CONSIDERATIONS

6.1 The key material planning considerations arising from the proposed development (in light of the planning policy context and the pre-application enquiry outlined within the preceding sections of the Statement, and having regard to the proposed development) are considered to be as follows:

- Principle of Development;
- Landscape Impact;
- Highways, Access and Parking;
- Ecology;
- Amenity;
- Contamination;
- Mineral Safeguarding;
- Heritage and Archaeology;
- Flood Risk; and
- Other Material Considerations – Coal Mining and Public Rights of Way.

6.2 These issues are discussed in full and appraised further below:

Principle of Development

6.3 The proposals comprise the retention of felle on the site, which was associated with the Five Mile Lane Improvements. Additionally, final finishing works are proposed to bring the site back to a useable and natural profile.

6.4 There are not any specific policy provisions, at national or local level, that relate to the principle of such a development. Accordingly, the acceptability of the development must be weighed up in respect of the various material considerations. These are discussed in further turn below, and clearly demonstrate that the principle of overall development is acceptable.

Landscape Impact

6.5 The site is located within an area largely characterised by open, agricultural land. The area is identified as a Special Landscape Area. Policy MG17 sets out that within Special Landscape Areas, *'development proposals will be permitted where it is demonstrated they would cause no unacceptable harm to the important landscape character of the area.'*

6.6 The proposals do not involve any built form, only the reprofiling of the land using indigenous material to a more natural and useable profile with the highway embankment. The proposed final finishing works mean that the site will be reinstated such that the character and landscape of the site is maintained, and the use returned to agriculture.

6.7 Given this, there will be no adverse impacts on the wider landscape, including the Special Landscape Area, complying with policy MG17.

Highways, Access and Parking

6.8 As stated previously the site benefits from nearby established infrastructure with road access to the wider area and links to the main roads A4226 and A4232 between Cardiff in the east, and Barry in the south.

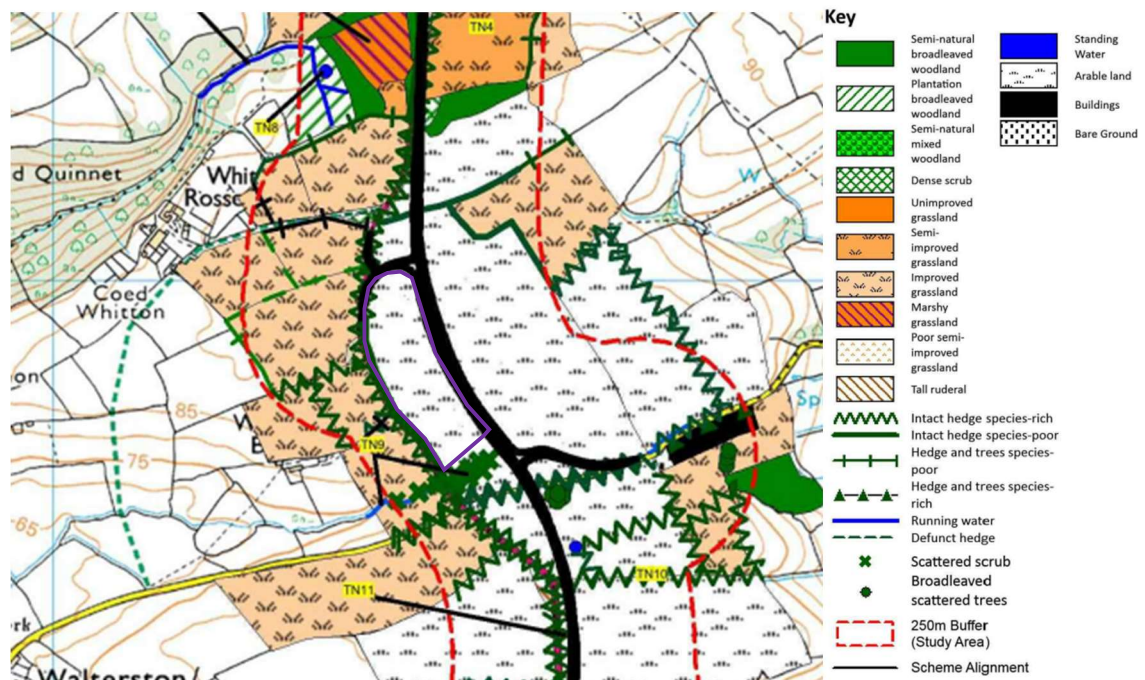
6.9 The site benefits from existing access, which can be made to the site from Five Mile Lane. The access is gated and provides suitable access to the site. A proposed 15 sqm hardstanding area is proposed adjacent to the site access, which will provide parking for vehicles for the duration

of the works. This area will be formed from geotextile membrane and 150mm depth aggregate, therefore representing a temporary solution.

- 6.10 In light of the above, there are not considered to be any issues associated with access or parking. The proposals therefore comply with LDP Policy MD2.

Ecology

- 6.11 The site is not located within any statutory nature conservation designations. Furthermore, the proposals do not involve any removal or works to the boundary hedgerows, which are the most likely to contain any protected species. Detailed ecological assessments were undertaken as part of the planning application for the Five Mile Improvements (2016/00305/RG3). The Phase One Habitat Survey Plan (TACP) extracted below, shows that the site comprises arable land.



Phase 1 Habitat Plan – application ref. 2016/00305.RG3 (location of site outlined in purple)

- 6.12 The proposals involve the retention of the existing fill on the site, resulting from the Five Mile Land Improvement works, in addition to final finishing works to bring the site to a more natural and useable profile. The retention of the indigenous material on the site is considered favourable from an ecological perspective, compared to its removal - not least as it has been in situ for some time.
- 6.13 The proposed landscaping and planting works will also provide a betterment on the existing situation, and as such, the proposals are unlikely to have any adverse impacts on biodiversity or ecology, in accordance with policy MD9.

Amenity

- 6.14 The site is located in a rural area surrounded by agricultural land uses. There are no residential dwellings adjacent to the site, although there are two in the vicinity – located to the south and west of the site. Additionally, the Amelia Trust Farm is located some 300-400m to the northwest of the site.

- 6.15 The proposals, by their very nature, will not result in any detrimental impacts on the amenity of these occupiers in terms of loss of privacy or overlooking. Furthermore, the final finishing works are unlikely to give rise to any unacceptable levels of noise or disturbance as they are minimal in nature.

Contamination

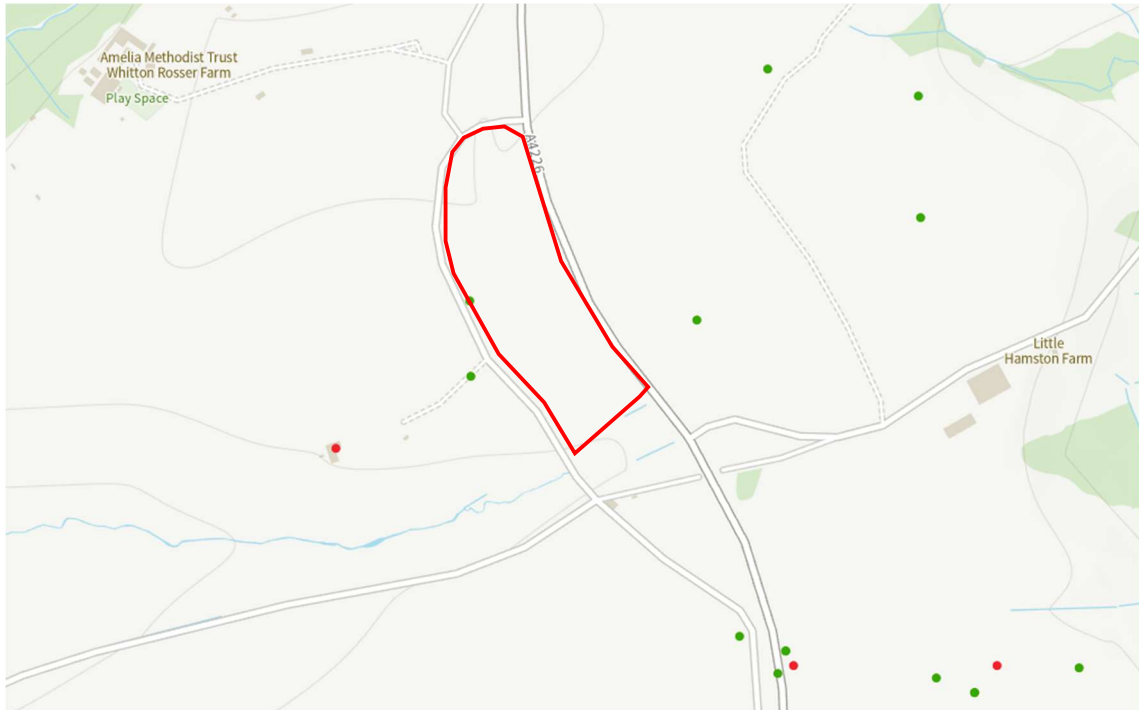
- 6.16 The fill on site has been subject to sample testing, as outlined in the submitted site investigation report. The testing has concluded that the material is not contaminated: *'The results of laboratory analysis, did not identify any indicators of contamination.'* There are not considered to be any issues with regards to contamination as a result.

Mineral Safeguarding

- 6.17 The LDP Proposals map shows that the site is located in a mineral safeguarding area for limestone. The proposals will not sterilise the site for future mineral extraction, as they do not involve any built form / permanent development. Accordingly, the proposals are compliant with policies SP9 and MG22.

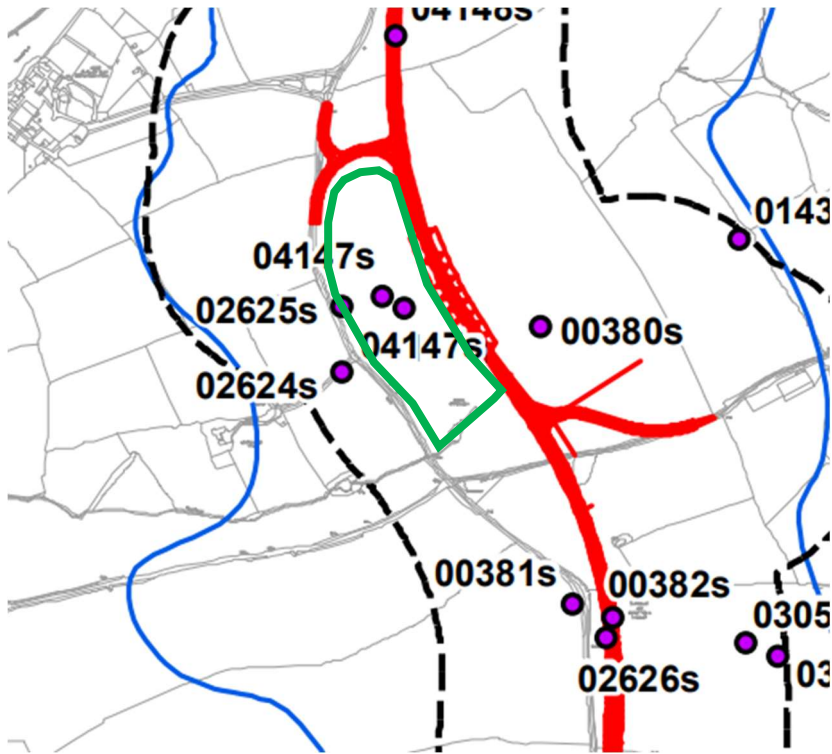
Heritage and Archaeology

- 6.18 The site is not located within a Conservation Area or in proximity of any listed buildings. Historic Wales mapping identifies one HER (Welsh Archaeological Trust) record at the western site boundary – as shown on the extract below. This non-designated heritage asset is identified as a 'POST MEDIEVAL Lime kiln', with reference number: 02625s.



Historic Wales Map (location of site outlined in red)

- 6.19 The feature is located at the site boundary / verge, which will remain unaffected, and there is no evidence of its remains in any case. This is confirmed in the Archaeological Desk-Based Assessment undertaken by Parsons Brinckerhoff, which formed part of the Environment Statement submitted for the Five Mile Lane Improvements application (2016/00305/RG3). In respect of the survival/condition of this heritage feature (02625s), the following is stated: *'The limekilns within the study area (... 02625s ...) are only noted from cartographic evidence which would suggest that any upstanding remains are already lost.'*
- 6.20 Additionally, the Archaeological Desk-Based Assessment identified two further features on the site – two possible 'prehistoric ring ditches', with reference number: 04147s. The location of these is shown on the map extract overleaf. The proposals do not involve any construction works or excavation, only a scheme of landscaping, and therefore there will be no adverse impact on these features.
- 6.21 This was confirmed by the Glamorgan-Gwent Archaeological Trust during the pre-application consultation process who confirmed that it was unlikely that significant archaeological remains will be encountered during the course of the proposal.

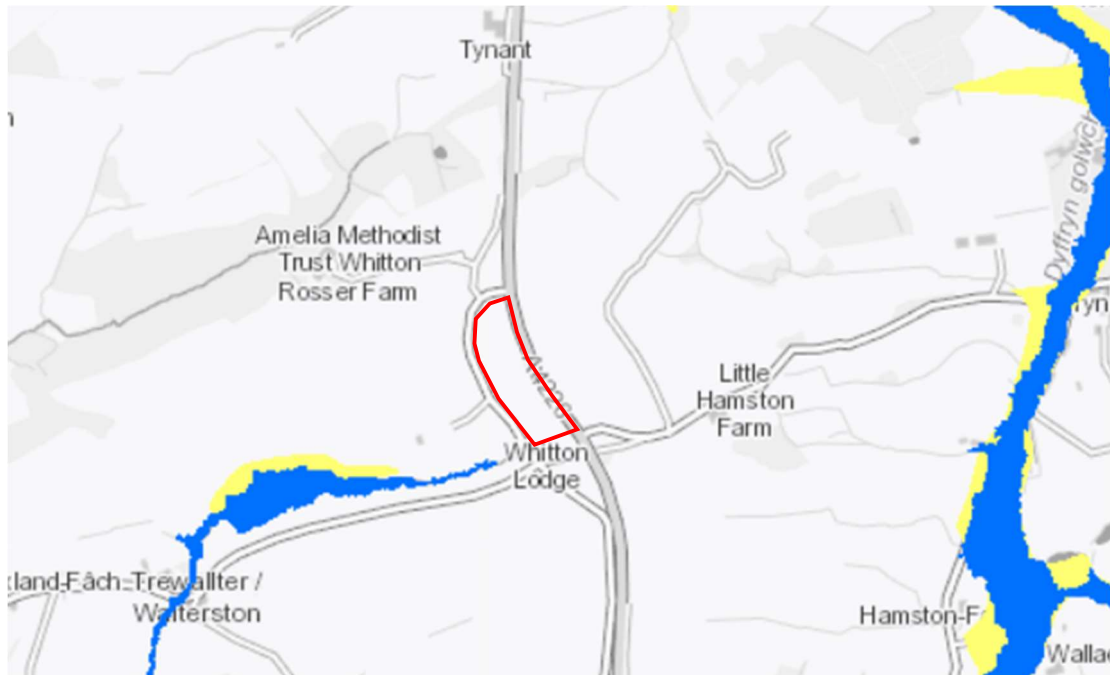


Heritage Asset Location Plan – application ref. 2016/00305.RG3 (location of site outlined in green)

6.22 In light of the above, the proposals are not considered to have potential to have any adverse impact on archaeology or heritage assets.

Flood Risk

6.23 The NRW Development Advice Map and New Flood Map for Planning both show that the site and immediate surrounds are not subject to any flood risk.

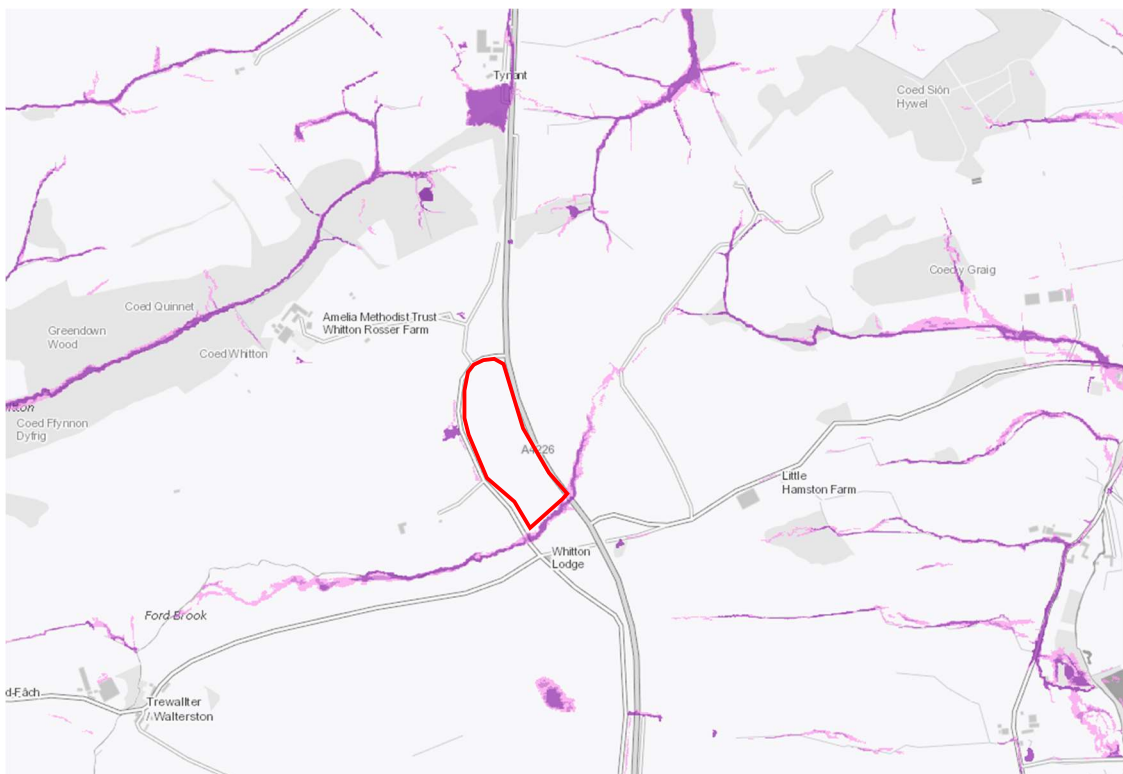


NRW New Flood Map for Planning (location of site outlined in red)



NRW New Flood Map for Planning (location of site outlined in red)

6.24 The Flood Risk Assessment map shows a small area at the southern boundary of the site where there is some surface water flood risk. However, there will be overall little change to the profile of the land in this location, and therefore it is not envisaged that any adverse impacts on surface water would arise as a result. Not least as the site is to remain as greenfield.

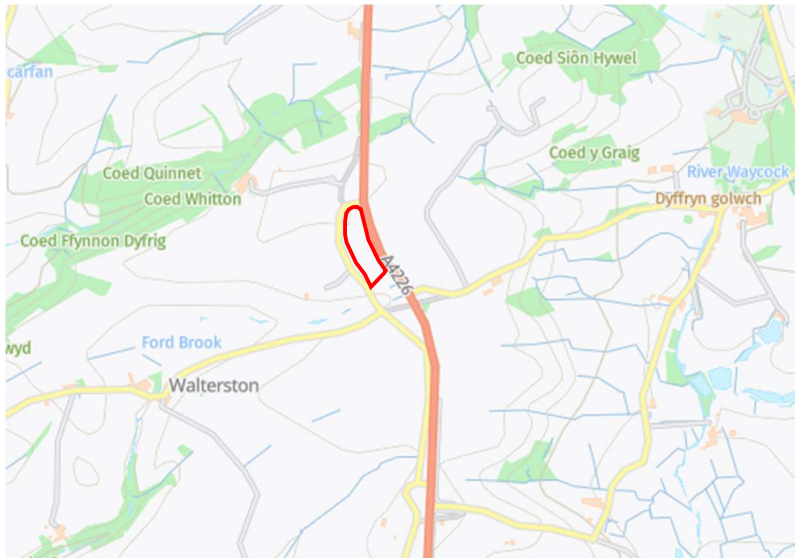


NRW Surface Water Map (location of site highlighted in red)

Other Material Considerations

Coal Mining

- 6.25 The site is located outside of the Coal Authority reporting area, and therefore there are no constraints in this regard.



Extract of Coal Mining Map from the Coal Authority (location of site outlined in red)

- 6.26 Notwithstanding this, the Coal Authority were consulted during the pre-application consultation stage, in which they responded with no comment to make.

Public Rights of Way

- 6.27 The extract below identifies a public footpath close by to the site, however this will not be affected by the proposals.



Extract of VoGC Public Rights of Way map (location of site outlined in red)

8.0 SUMMARY AND CONCLUSIONS

Purpose of this Statement

- 8.1 This Planning, Design and Access Statement outlines the context within which the application is made and provides a detailed examination of the main planning considerations raised by the proposals, together with reasoned justification in support of the proposed development.
- 8.2 The detailed assessments undertaken and provided to inform this planning application are considered to add considerable weight to the merit of this proposal and enable the scheme to be viewed favourably.

Summary of the Key Considerations

- 8.3 In summary, on the basis of a comprehensive review of both the policy and physical context of the application site, the site is considered to be suitable for development and the proposals should be viewed favourably for the following reasons:
- The proposed landscaping scheme will bring the site to a more natural and useable profile, allowing it to be reinstated to agricultural use;
 - The nature of the proposals mean that the character and openness of the landscape will be maintained;
 - Adequate access can be gained to the site, and appropriate parking provision provided for;
 - The proposals are considered to be favourable from an ecological perspective;
 - The proposals will not give rise to any adverse impacts on amenity, not least given that only final finishing works need to take place;
 - There are no flooding issues which could be exacerbated with the proposals; and
 - The site is free from any technical constraint or other issues which cannot be satisfactorily overcome.

Conclusion

- 8.4 Having regard to the above key considerations, it is considered that the proposed development is fundamentally sound in principle and represents an appropriate scheme within a sustainable location. This, coupled with the lack of any technical constraint, provides considerable support for the scheme.
- 8.5 Accordingly, the Applicant respectfully contends that the proposal should be supported by the Local Planning Authority and planning permission ought to be granted.