

FULL PLANNING APPLICATION

**BONVILSTON MARKET GARDEN, LAND SOUTH OF THE
A48, BONVILSTON, VALE OF GLAMORGAN**

**DEVELOPMENT OF AGRICULTURAL STORAGE UNITS AND
PROVISION OF POLYTUNNELS AND ASSOCIATED WORKS**

PLANNING STATEMENT

Updated March 2023

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared in support of a planning application, submitted on behalf of Bonvilston Edge Ltd in relation to the following development proposal, located at Land South of the A48, Bonvilston:

'DEVELOPMENT OF AGRICULTURAL STORAGE UNITS AND PROVISION OF POLYTUNNELS AND ASSOCIATED WORKS'

- 1.2 This Planning 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.
- 1.3 Approval of the Planning Proposal will support the BonvilstonEdge 3 year Business Plan to develop and grow a Horticulture business in the Vale of Glamorgan.
- 1.4 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** sets out an overview of the pre-application enquiry response;
 - **Section 4** provides details of the development proposals and design objectives;
 - **Section 5** outlines the relevant planning policy framework in relation to the site and the development;
 - **Section 6** analyses the key planning considerations arising from the proposed development (considering the planning policy context);
 - **Section 7** sets out our conclusions.
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2.0 SITE AND SURROUNDINGS

The Site

- 2.1 The wider site comprises an area of approximately 3.1 ha and consists of one agricultural parcel of land, just south of the A48. However, the development area is approximately 0.384ha (outlined in red). The site is situated to the South-East of the settlement of Bonvilston, in The Vale of Glamorgan – a linear rural village with scattered development, focused along the A48. The below aerial photograph shows the site within a wider context.



Site Context Aerial Image (site location in blue, development area in red)

- 2.2 As is evident from the above aerial image, the site is surrounded by agricultural land on the eastern, southern and western boundaries. There is an assemblance cottages situated at the north-eastern corner and an area of green space to the north-west. There is also a wastewater treatment centre adjacent to the site, at the south-eastern boundary. A row of trees and hedgerows line the northern and western edges of the site, but this is the only significant vegetation present. Beyond the north of the site lies the A48, which links Cardiff in the east to Cowbridge and Bridgend in the west.
- 2.3 The site is currently used for agricultural purposes, with crops and vegetation being grown at the site - there are currently apple and pear trees planted at the northern boundary, along with other crops planted to-date. Shrubs and Ornamental Trees have also been planted to attract bees and insects to pollinate the crops and enhance the environment. This is evidenced below in the images of the sites current use:
- 2.4 There is a 3 year business plan for the BonvistoneEdge Horticulture Business which is to grow and deliver locally grown Fruit and Vegetables within the Vale of Glamorgan. Approval of the Planning Application will support the growth plans which will be enabled via storage capacity, the ability to

maintain machinery and equipment on site and storage of farm machinery which will help to increase productivity from greater automation. Whilst the Polytunnels will increase the growing season from 6 to 11 months of the year and enable a greater range of fruit and vegetables.



Existing agricultural use on site

Access

- 2.5 Access to the site is currently gained from a narrow track that is in the north-eastern corner of the site, on the southern side of the A48 – this access can be seen in the image below.



Existing access from the A48

- 2.6 The access point off the A48 is wide and is currently shared by both the Sheepcourt cottages and the Welsh Water wastewater treatment centre. It is therefore considered that the access for the site is appropriate for various vehicles.

Sustainability and Connectivity

- 2.7 The site is located within the village of Bonvilston, with the majority of the properties in the local area comprising of residential dwellings. Despite this there are a number of services and facilities located in relatively close distance to the site, including – albeit not necessarily to – the following:
- The Red Lion Public House – 350 m;
 - Saint Mary's Church – 600 m;
 - Old Village Shop Café – 750 m;
 - St. Nicholas Church in Wales Primary School – 2 km; and
 - The facilities (such as supermarkets, restaurants and a petrol station) at Culverhouse Cross is located circa 5 km to the east of the site.
- 2.8 Access to public transport from the site is sufficient with the nearest bus stop located approximately 50m from the site, located at the access road to the site. The 'X2' service runs from this stop with destinations including Porthcawl, Bridgend and Cardiff. This service runs 7 days a week with buses running between 15 and 30 mins.

Planning History

Site Planning History

- 2.9 An online planning history search of the site has been undertaken using the Vale of Glamorgan's website. This planning history search notes that no planning applications have been submitted.

Surrounding Area Planning History

- 2.10 An online planning history search of the surrounding area has been undertaken using the Vale of Glamorgan's website. There are several other recent and relevant planning applications in the surrounding area, which are set out below (in chronological order, starting with the oldest date).
- 2.11 Please note this review is not exhaustive and would require further and more detailed assessment with the LPA.

LPA Ref.	Location	Proposal Description	Decision	Decision Date
Applications in local surrounding area				
2008/01361/FUL	Land to the rear of Tudor Lodge, Bonvilston	Proposed stable block and hay store	Approved	29 April 2009
2012/00658/FUL	Redlands Court Farm, Five Mile Lane, Bonvilston	Erection of agricultural building for machinery equipment with ancillary stables and fodder storage	Withdrawn	5 September 2012
2014/00031/FUL	Tudor Lodge, Bonvilston, Cardiff	Erection of external sheep shed for water and feed storage	Approved	4 March 2014
2014/00430/FUL	Tudor Lodge, A48, Bonvilston	Change of use from agricultural store to domestic vehicle storage on ground floor with office/study space to roof space, plus dormers, roof extension and exterior alterations	Refused	5 September 2014
2014/00994/FUL	Tudor Lodge, Bonvilston	New stable/agricultural block	Approved	13 February 2015
2015/01089/FUL	Field South of Bonvilston Reading Room, Bonvilston	Proposed agricultural shed	Refused	10 November 2015
2020/00063/PRE	Land East of Sheepcourt Cottages, Bonvilston	Proposed residential development (rural exception site) comprising of circa 15 No. affordable (social rented) homes, served by a new vehicular access, car parking, garden/amenity areas, landscaping, refuse and cycle storage, and ancillary development.	N/A	N/A

3.0 PRE-APPLICATION ENQUIRY RESPONSE

- 3.1 A pre-application enquiry was submitted to the Vale of Glamorgan Council, which sought advice relating to the development of the application site for the 'Development of agricultural storage units, polytunnels and associated works'.
- 3.2 The initial advice provided in a written response to the original proposal at pre-application stage was received on the 17th of August 2022, and can be summarised as follows:

Principle of development

- *The key issues are whether the proposal is acceptable in this countryside location, in accordance with Policy MD1 (Location of New Development) of the Local Development Plan, and whether the proposal has an acceptable landscape impact, in accordance with Policy MG17 (Special Landscape Areas) of the Local Development Plan.*
- *As an agricultural use no planning permission would be required for the current growing activities. However, planning application is likely to be required for buildings, structures and surfacing works on the site in conjunction with these activities.*
- *Given the existing rural enterprise, there is not likely to be an objection to the principle of erecting the buildings and poly tunnels proposed on the site, subject to appropriate information being provided with the application to justify why they are required to support the business and information demonstrating that there is a sound business plan for this new enterprise going forward.*

Landscape and visual impact

- *It was advised that the workshop, storage unit and agricultural shed buildings should appear as simple utilitarian agricultural structures and should not appear as domesticated buildings, to ensure that their appearance is appropriate within the landscape.*
- *It was conveyed that the use of timber windows, timber doors (including glazed doors), timber cladding and overhanging felt roofs on the storage unit and workshop may be inappropriate in this setting and give these buildings too much the appearance of domestic sheds. I would suggest that the design of these is simplified and that the use of an appropriate metal cladding on these buildings, may be more suitable.*
- *The proposal for a shipping container potentially raises concerns regarding appearance in the landscape as this would not normally be expected to be found in this setting. However, this may be acceptable when viewed in the context of other proposed buildings, depending on its siting. It may also be possible to clad such a structure to improve its appearance.*
- *It may also be appropriate to consider rationalising the number of buildings proposed into a single unit, although in doing so the height of the building would need to be kept relatively low to avoid adverse landscape impacts.*
- *The use of rainwater harvesting, and photovoltaics is supported in principle in order to improve the sustainability of the development. However, care will be needed in the appearance of these systems, so they again do not result in the buildings appearing too domesticated.*
- *The level of hardstanding around the buildings should also be kept to a minimum.*

Trees/Ecology

- *It is noted that no trees are proposed to be removed and it is important that any trees covered by a Tree Preservation Order on the site are not impacted by the proposal.*

Highways & Access

- *At present these tracks are largely informal, consisting of compacted soil created by use. Any proposal for more permanent surfacing will need to be justified in terms of need, but it is considered that a rolled crushed stone surface may be appropriate.*
 - *It is accepted that there is an existing access, and the site is already in use.*
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Layout

- *It is unclear if the shipping container is proposed instead of the shed or as well as it.*

Agriculture

- *The development is proposed on agricultural land with a predicted agricultural land classification of grade 2 (good quality agricultural land), which is considered to be within the definition of the "best and most versatile" agricultural land. Policy MD1 (Location of New Development) of the Local Development Plan seeks to protect such land from unacceptable impacts.*

Minerals

- *Although the proposal is within an area safeguarded for its mineral resources, it is not considered that the proposal is of a scale or nature that would have an adverse impact on the availability of such mineral resources, in accordance with Policy MG22 (Development in Minerals Safeguarding Areas) of the Local Development Plan.*

Response to Pre-Application Enquiry

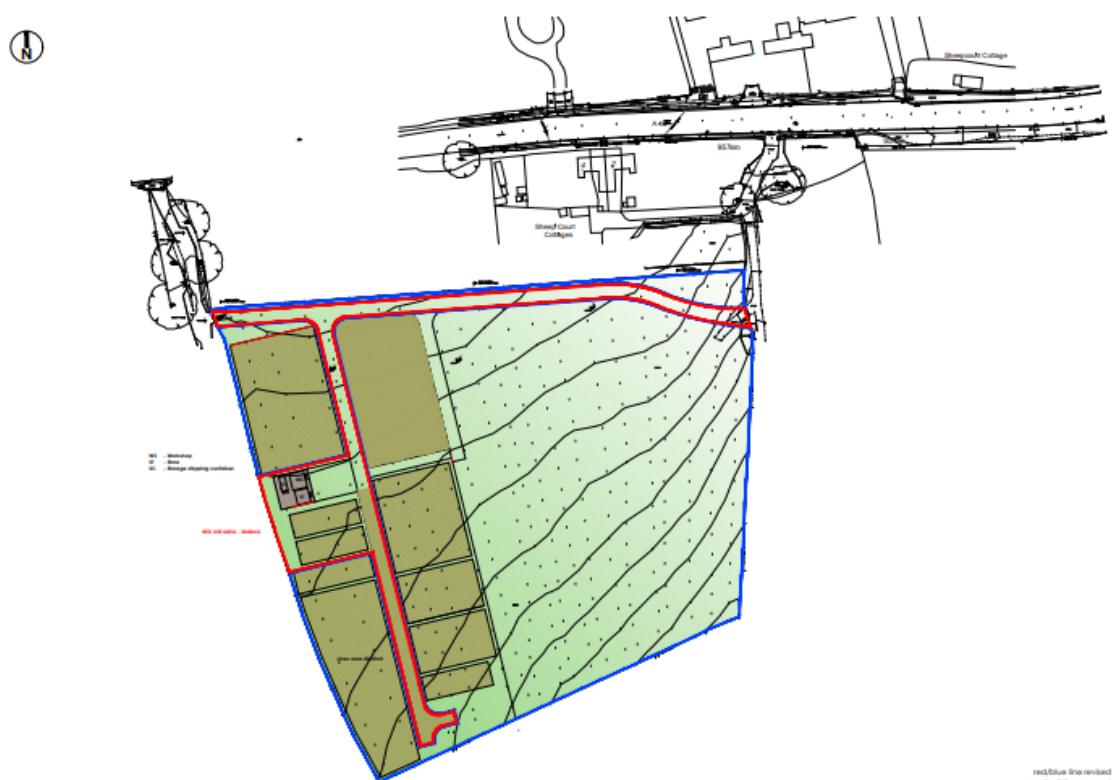
- 3.3 In response to the pre-application response, a number of comprehensive positive design 'tweaks' and comments have been made in relation to the scheme, in addition to the commission of supporting technical input to overcome any issues, and to produce a policy compliant, sensitively designed scheme. The following improvements and comments include, albeit are not limited to:
- Updating of existing of document to confirm that the Shipping Container will be clad.
 - Updating of existing plans to portray the shipping container which will be used to store agricultural equipment.
 - The three structures proposed will be separate to reduce the need for walkways and separate access points, consequently minimising the footprint of the development.
 - The agricultural shed depicted by 'SC' on the plans is the shipping container.
 - The shipping container will be used for storing equipment and the store in front of it will be used for seeds and produce.
 - Access appraisal/technical note prepared by Acstro demonstrating the potential of reductions in vehicle movements on site and subsequent benefits.
 - The proposed development will have a small footprint in terms of its landscape impact the intended use of agricultural purposes should be acceptable.
 - The proposed colour scheme of the design will help ensure the proposal remains agricultural in appearance and avoids a 'domestic' image. This involves the shipping container, workshop and seed/produce store being painted green to minimise their visual footprint.
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4.0 DEVELOPMENT PROPOSALS

- 4.1 The application seeks the approval of Full Planning Permission for the following development:

'Development Of Agricultural Storage Units And Provision Of Polytunnels And Associated Works.'

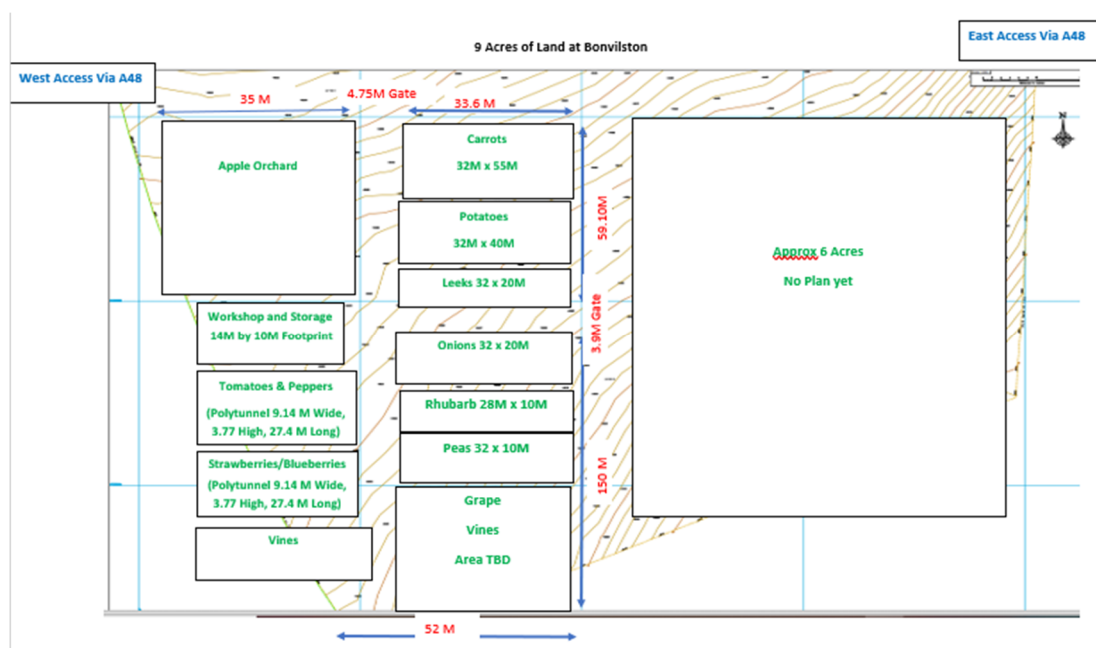
- 4.2 The development proposals seek to provide an agricultural workshop / storage unit combined along with the erection of a polytunnel for growing crops.
- 4.3 This in association with the applicant's rural enterprise; 'Bonvilston Market Garden'; whereby produce (fruit and vegetables) are grown for sale, by means of delivery / collection for local businesses and/or residents.
- 4.4 An extract of the proposed site plan is provided below:



- 4.5 The proposed site layout demonstrates how the proposals are concentrated to the west of the site – making up just 0.384ha of the site. An access path is shown, and this is to be a mown path clearly delineating general routes of travel.
- 4.6 The 'built form' in the form of the shed / storage unit would be sited on the western boundary, central to the polytunnels for ease of access / maintenance of the user.

Growing plans for produce

- 4.7 There are several varieties of produce to be grown on site as part of the applicant's agricultural business. These are outlined in the diagram below, but it should be noted that this is an approximate plan intended to show the expected type of fruit and vegetables on site, rather than a scaled and accurate site layout.



Fruit and vegetable plans

- 4.8 Access will be as per the existing arrangement to this field, from the North-East via the A48, to be from the north and then down the side of the site.

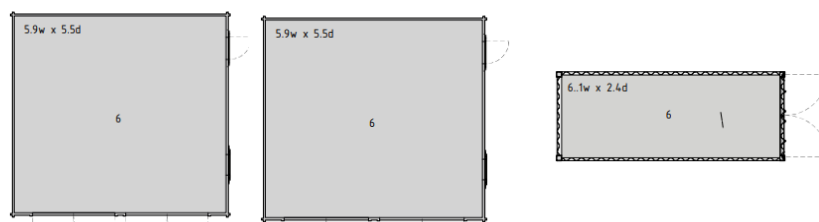
Workshop, agricultural shed, and store

- 4.9 The proposed development involves the erection of a workshop, storage for seeds/produce, and a shipping container to securely store agricultural tools and equipment and 2 no. polytunnels. As can be seen below, these buildings are to be situated near the eastern boundary of the site.



Storage Shipping Container, Store and Workshop

- 4.10 The agricultural buildings proposed are intended to be used in association with the applicant's rural enterprise and therefore necessary for the management of agricultural activity on site.
- 4.11 The proposed workshop is intended to be used for the central maintenance of agricultural equipment that is used on the site, whilst the storage unit is intended to keep this equipment in a secure location. The purpose of siting these modest units on site is to reduce the number of movements to / from the site for this operation to continue.
- 4.12 Extracts of the proposed design for these buildings are included below:

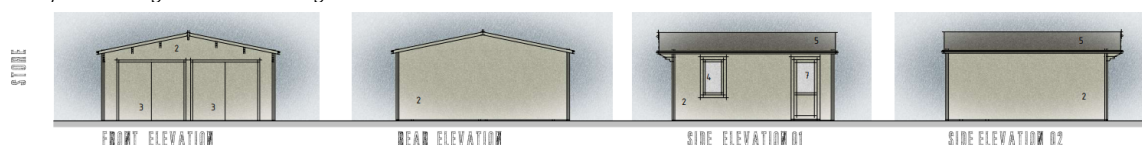


Workshop Floor Plan

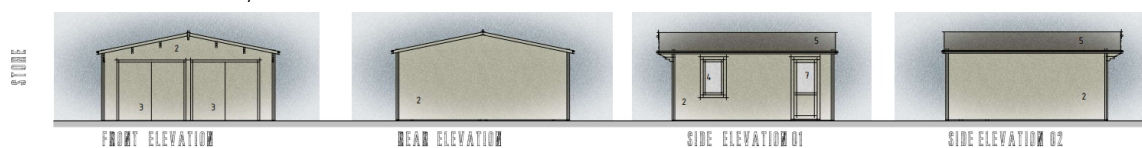
Storage Floor Plan

Shipping Container Floor Plan

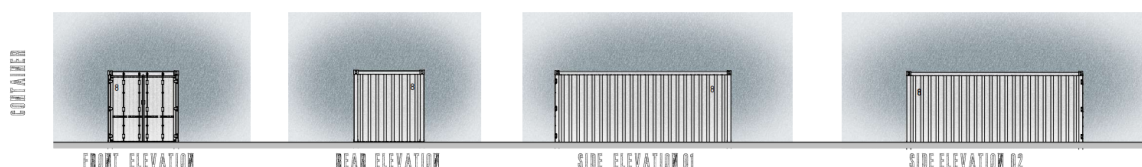
Floor plans for agricultural buildings



Elevations for the workshop



Elevations for the store



Elevations for the storage shipping container

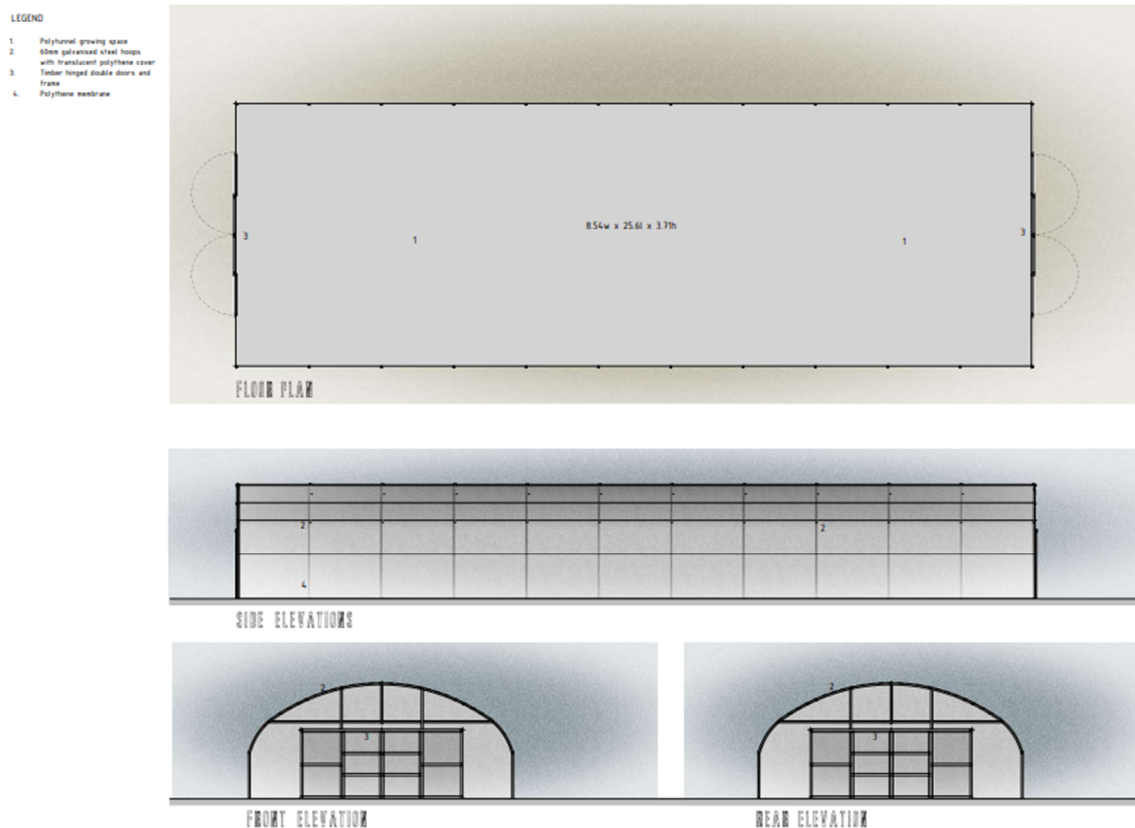
The Storage Container will be clad in wood, the buildings are to be painted Sage Green.

Stone Chippings will be applied to the area around the buildings.

Polytunnels

The proposed polytunnels are anticipated to be 8.54(w) x 25.61(l) x 3.77(h) metres and will be made with timber hinged double doors and frames – with a translucent polythene cover.

4.13 An extract of the proposed plans and elevations has been included overleaf:



Proposed Polytunnel - Plans & Elevations

- 4.14 As previously discussed, these will be used as a growing space for, but not limited to, tomatoes, peppers, strawberries, and blueberries. The inclusion of polytunnels at the site will allow for crops to be grown effectively, as well as extending the growing season from 6 months to 11 months.
- 4.15 This proposal focusses on the western portion of the site to enable the applicant to trial crops and assess what grows well, and sells well too. The plan for the eastern 4 acres will depend on the success of the first phase of the project both in planning and implementation / crop take.

5.0 PLANNING POLICY CONTEXT

- 5.1 A review of the planning policy context associated with the site and proposed development (at the national and local level) is provided within this section of the Planning Statement.
- 5.2 The key planning policies of relevance to the determination of the application are outlined below. A detailed assessment of how the proposed development accords with these policies is provided in Section 5 (Material Considerations) of this Statement.

National Planning Policy

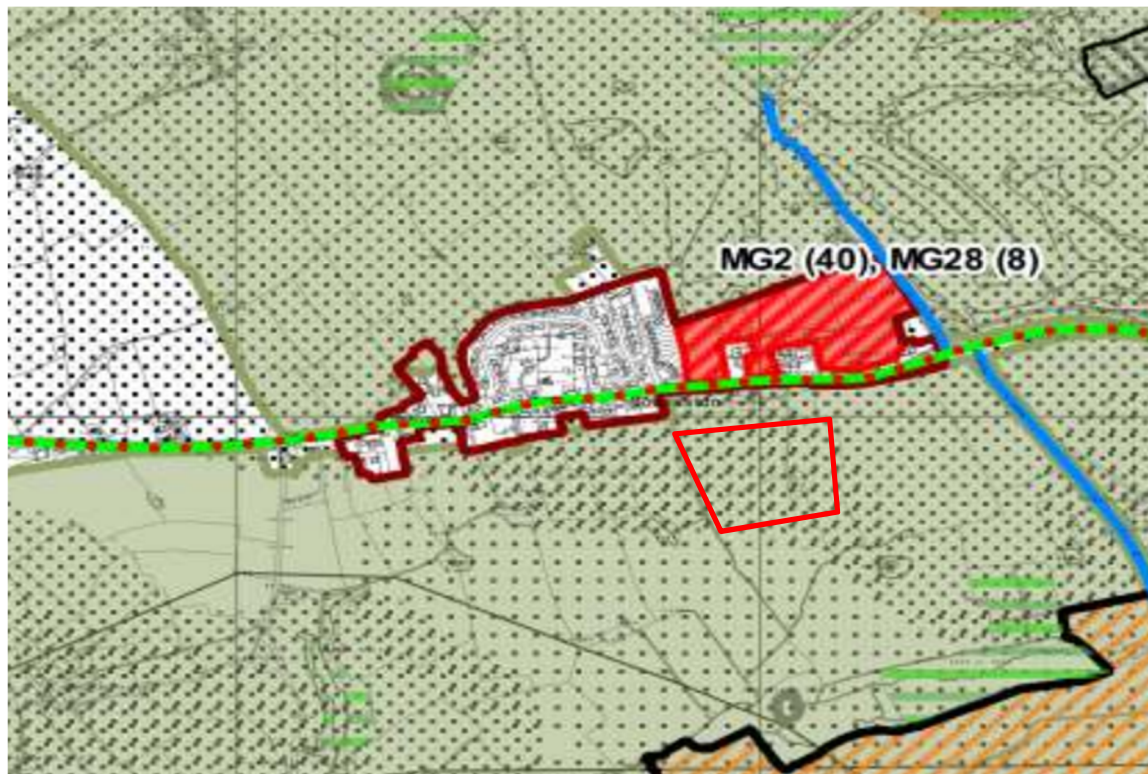
- 5.3 All National Planning Policies and Technical Advice Notes (TANs) prepared at the national (Welsh Government) level which are of relevance to the determination of the application, can be found in Appendix 1. This includes both Planning Policy Wales (PPW) 11th Edition and Future Wales: The National Plan 2040.
- 5.4 The following policy and guidance documents prepared at the national level are of relevance to the determination of the application.

Local Planning Policy

Vale of Glamorgan Local Development Plan (2017)

- 5.5 The current adopted Development Plan is the Vale of Glamorgan Local Development Plan (LDP), adopted 28th June 2017. This is presently use for the determination of planning applications and deals with the use and conservation of land and buildings within the plan period 2011 – 2026.
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5.6 An extract from the LDP Proposals Map is provided below:



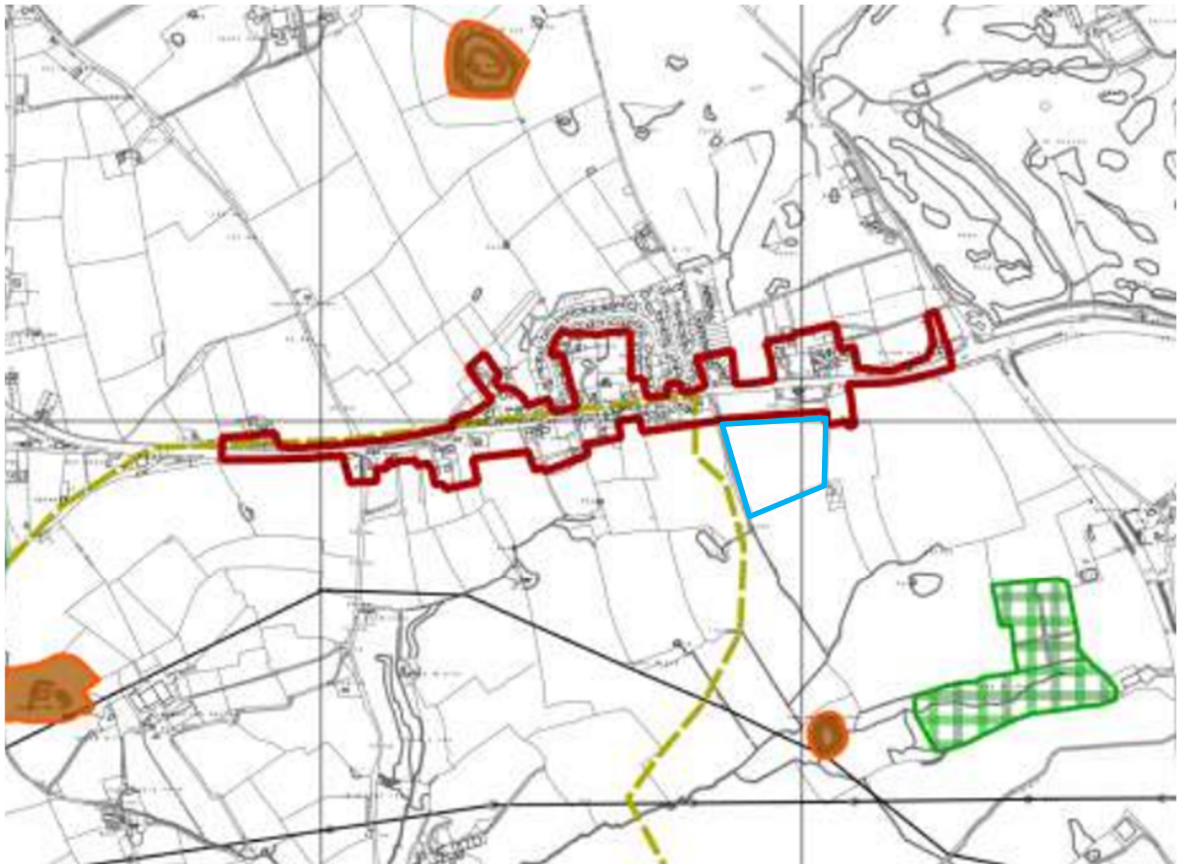
Extract of the Vale of Glamorgan's LDP Proposals Map (Location of site shown approximately in red)

Vale of Glamorgan Local Development Plan Proposals Map Legend			
Key	Description	Key	Description
	Limestone Category 2		Limestone Category 1
	Special Landscape Area		Housing Allocation with Infrastructure Provision
	Residential Settlement Boundary		Bus Route
	Transport – Walking and Cycling		





5.7 In terms of site designations, to summarise, the site is:

- Located outside of the Defined Settlement Boundary of Bonvilston;
- Located in close proximity to a cycle route and bus route;
- Located within Limestone Category 1 and 2 areas;
- Located within a Special Landscape Area;

- 5.8 Within the LDP, the key constraints at the local level of relevance to the site and proposed development are as indicated by the following extract from the LDP Constraints Map:



Vale of Glamorgan's LDP Constraints Map Extract (approximate site outline in blue)

Vale of Glamorgan Local Development Plan Constraints Map Legend			
Key	Description		
	Landscapes of Outstanding Historic Interest		Ancient and Semi Natural Woodland Site
	Conservation Area		Scheduled Ancient Monuments

- 5.9 In terms of the site's constraints, to summarise, the site is:

- Located in close proximity to a Landscape of Outstanding Historic Interest;
- Not considered to be subject to any other major constraints.

Key Policies

- 5.10 In view of the above, it is considered that the policies of most relevance to the proposed development are as follows:

MD2	Design of New Development	This policy aims to create high quality, healthy, sustainable and locally distinct places, the policy outlines criteria to assess the proposed development against. Development proposals are required to consider the context and character within which the proposal is located, to ensure it contributes positively to the local setting.
MD7	Environmental Protection	Development proposals are required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment.
MD9	Promoting Biodiversity	Sets out the requirement to conserve and where appropriate enhance biodiversity interests.
MD17	Rural Enterprise	This policy provides guidance on the types of rural enterprises that will be permitted. The promotion of economic development which promotes rural enterprise and diversification in the rural Vale is an essential element of the Strategy.
MG22	Development in Mineral Safeguarding Areas	To protect safeguarded mineral resources of sandstone, sand and gravel and limestone.

- 5.11 For ease of reference, the relevant Planning Policies have been reproduced in **Appendix 2**.

Supplementary Planning Guidance

- 5.12 The following Supplementary Planning Guidance (SPG) have also been taken into consideration:

- Design in the Landscape (2011);
 - Biodiversity and Development (2018)
 - Minerals Safeguarding (2018);
 - Trees, Woodlands, Hedgerows and Development; and
 - Planning Obligations (2018);
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6.0 MATERIAL CONSIDERATIONS

6.1 The key planning considerations arising from the proposed development (in light of the nature and form of the proposed development, the planning history, the planning policy context and the pre-application feedback obtained, outlined within the preceding section of the Statement) are considered to be as follows:

- The Principle of Development;
- Design / Visual Amenity;
- Landscape and Visual Impacts;
- Highways;
- Other Material Considerations:
 - Trees / Ecology;
 - Residential Amenity;
 - Heritage / Conservation
 - Flooding; and
 - Public Rights of Way.

6.2 These issues are discussed in further detail below.

The Principle of the Proposed Development

Planning Policy Position

6.3 As set out above, the proposed development comprises an agricultural workshop / storage unit combined along with the erection of a polytunnel for growing crops. This economic and agricultural proposal is overwhelmingly supported by key pertinent planning policies at both national and local level and this is discussed in further detail below.

6.4 Planning Policy Wales (PPW) forms the overarching national planning policy document within Wales and provides an overview of the guidance in Wales relating to developments in rural areas, specifically in the context of the rural economy. PPW sets out in Paragraph 5.6.1 that *'The establishment of new enterprises and the expansion of existing business is crucial to the growth and stability of rural areas'*.

6.5 Policy 4 'Supporting Rural Communities' sets out that the Welsh Government supports sustainable and vibrant rural communities. In particular, the policy outlines that Strategic and Local Development plans *'should consider how age balanced communities can be achieved, where depopulation should be reversed and consider the role of new affordable and market housing, employment opportunities, local services and greater mobility in tackling these challenges.'* As acknowledged above, the proposal will create employment opportunities for the applicant as part of the business scheme and therefore, play a critical role in addressing this identified issue in rural communities across Wales.

6.6 Policy 5 'Supporting the rural economy' also substantially supports the principle of this development in that it outlines *'Development Plans must plan positively to meet the employment needs of rural areas including employment arising from the foundational economy; the agricultural and forestry sector, including proposals for diversification; start-ups and micro businesses.'* Subsequently, it is considered that this proposal will considerably benefit the local community and wider rural countryside of the Vale and the rural economy itself through the promotion of economic activity at this location.

6.7 The Welsh Government document Technical Advice Note 6 (TAN 6): Planning for Sustainable Rural Communities, which provides more specific guidance with regards to the development in rural areas, outlines that *'Planning authorities should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment'*.

6.8 As well as this, support for the development of the rural economy is provided within TAN23 – Economic Development, which states that established businesses seeking to expand and modernise in rural areas can make an important contribution to the local economy, with economic

development assisting in *'making communities more sustainable, by improving the alignment of housing and jobs, encouraging people to work close to home'*.

- 6.9 It is clear that as well as providing support for agricultural businesses and the rural economy, national guidance stresses that the sustainability of rural developments should also be a key factor for consideration.
- 6.10 In the context of local planning policy, Policy MD1 of the LDP sets out the framework for future development to take place on unallocated sites within the Vale of Glamorgan by directing development to sustainable locations and ensuring the efficient use and reuse of land and buildings and effectively manage important resources.
- 6.11 The amplification text for the Policy states in Paragraph 7.3 that development in rural areas will be carefully managed in order to ensure that *'it contributes positively to the rural economy and the viability and sustainability of rural communities, whilst ensuring the distinctive character of the Vale of Glamorgan is protected'*. The Policy goes on to emphasise the importance of protecting the countryside from unacceptable and unjustified new development.
- 6.12 Of course, the proposed development of an agricultural building is appropriate to the rural location of the site, which comprises a small holding adjacent to the settlement limits of Bonvilston. In line with the amplification text for Policy MD1 quoted above, the proposals will make a positive contribution to the rural economy of the Vale by accommodating the growth of the Bonvilston Market Garden.
- 6.13 As well as the economic benefits of the development, the provision of an additional agricultural storage shed at the site will have significant benefits in terms of sustainability. The agricultural use of the site requires regular maintenance. The proposed development will allow the machinery used in the upkeep of the site to be stored on site, which will result in a significantly lower number of trips being made using heavy vehicles through this area of the rural Vale.
- 6.14 The proposed workshop and seed store have intentionally been designed with the characteristics of the rural Vale and its agricultural buildings in mind. The design of these units is typical of the design of a 'standard' unit which will be finished in a timber clad. Such materials are often found on agricultural buildings within rural areas throughout the Vale and as a result are considered to be suitable to their setting. These units will also provide screening for the shipping container storage behind them, which reduces its visual impact.
- 6.15 The proposed development site consists of an area of previously developed land, with hardstanding forming the existing base for the site of the barn. The unit is appropriately located, being situated in close proximity to the existing agricultural buildings at the site, and as a result is considered to be acceptable in principle.

Conclusion

- 6.16 The site is supported by LDP Policy MD1 and is in accordance with both national and local policy in terms of its location and design, as well as its benefits in terms of sustainability and the rural economy. It should therefore be concluded the principle of the development of this site is sound and should be supported. As demonstrated above, the proposed scheme will provide much needed storage space at Bakehouse Farm to accommodate the growth and future viability of this agricultural holding.

Design / Visual Amenity

- 6.17 The LDP Proposals Map (an extract of which is included within the Planning Policy section of this statement) confirms that the site is located within a Special Landscape Area (SLA) for the Dyffryn Basin & Ridge Slopes SLA in the Vale of Glamorgan have been designated to protect areas of the Vale of Glamorgan that are considered to be important for their geological, natural, visual, historic or cultural significance. Within the SLA, development proposals will be permitted where it is

demonstrated they would cause no unacceptable harm to the important landscape character of the area.

- 6.18 The LDP stresses that the designation of SLAs is not intended to prevent development but *'to ensure that where development is acceptable careful consideration is given to the design elements of the proposal such as the siting, orientation, layout and landscaping'*.
- 6.19 As alluded to above, the proposed buildings have been intentionally designed in order to comply with the characteristics of the rural setting of the agricultural site, as well as the rural character of this area of the Vale of Glamorgan.
- 6.20 Specifically, the workshop and store will be clad in timber, to achieve a rural aesthetic that is sympathetic to the surroundings of the site. The choice of timber will also allow the units to sit naturally within the rural landscape, and form part of the wider area. It is considered that timber is an appropriate choice of cladding to achieve this agrarian outlook, and in keeping with the proposed wider use of the application site. Therefore, the two units will not be an incongruous addition to the local area – as it is deemed their design is appropriate to its setting.
- 6.21 With regards to the storage container, it will be located behind the workshop and store unit, and therefore, will be appropriately screened. Moreover, the container will be painted in green to further enhance its natural appearance within the surrounding rural setting.
- 6.22 Overall, it is considered that the design of the proposed buildings are in keeping and sympathetic to the surrounding landscape, and by association, represent an acceptable form of appearance in the context of the site.

Landscape and Visual Impacts

- 6.23 Policy MG17 'Special Landscape Areas' outlines 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.'*
- 6.24 In terms of the nature of the proposal, it is considered that the design elements of the proposed buildings such as the siting, orientation and layout will be acceptable in that it will ensure that the special qualities and characteristics of the SLA will be protected. The design of the units have ensure that they do not represent an 'intrusion' in the landscape, and instead naturally sit within the surroundings. Overall, it is considered the design of the units represents an attractive development which will improve the visual character and appearance of the site they will sit within.
- 6.25 Therefore, it is considered overall that the development represents a sensitive proposal which will have no unacceptable impact upon the special qualities of the SLA for which the site sits within.
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Highways & Transport

- 6.26 Following the Pre-Application Response, and concerns raised regarding the intensification of the use of the access that serves the site, a Technical Note was produced by Acstro in support of this application.
- 6.27 The TN provides an estimate of the likely traffic generation of the existing and proposed uses of the site, and demonstrates that the development will, in fact, result in a reduction in traffic generation. As such, the development will be beneficial in terms of the reduction in use of the access and therefore, no improvement to the access is necessary.
- 6.28 Overall, it is considered from a technical perspective that the proposals will not cause any highway safety issues, and will actually reduce the existing traffic generation associated with the use of the access to the site. Therefore, it is considered that the proposal is acceptable on highway grounds.

Other Material Considerations

Trees / Ecology

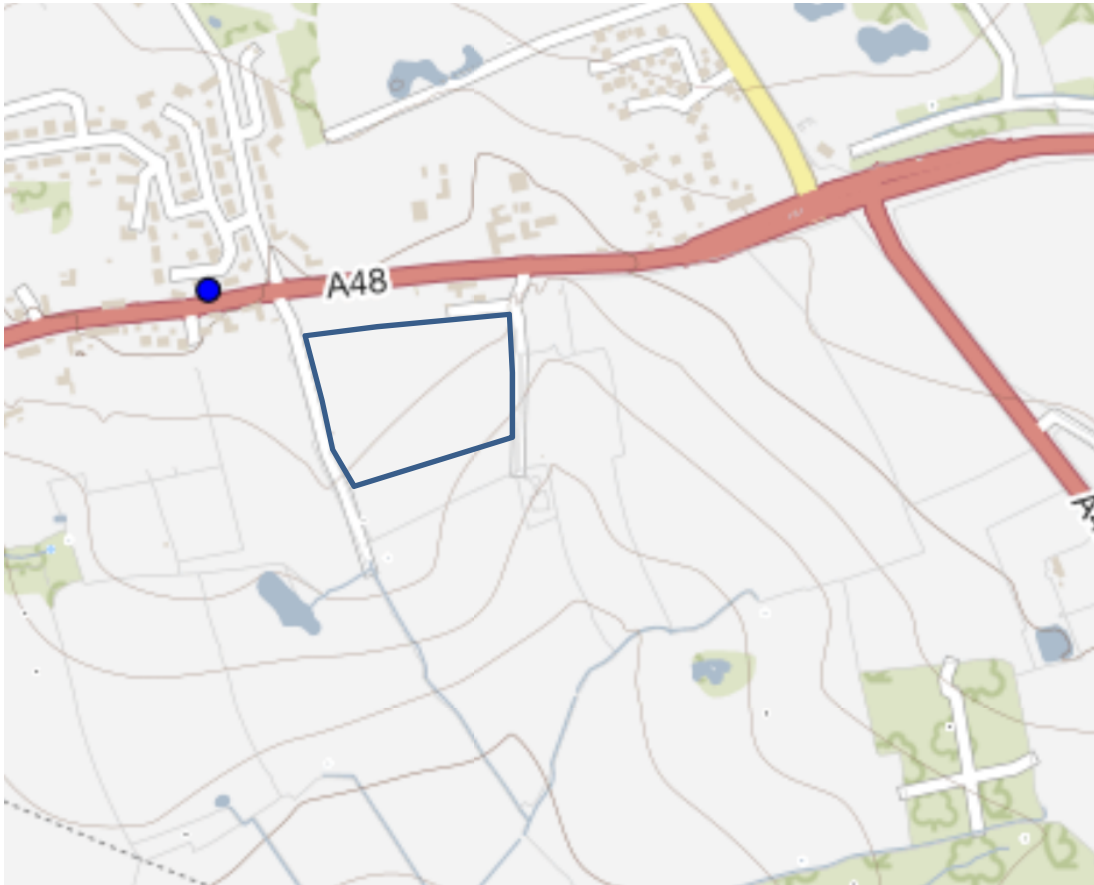
- 6.29 The location of the proposed building and polytunnels will be on agricultural land. There will be no tree removal, and there is considered to be minimal potential for the proposals to impact on local ecology, while the proposed unit will be situated a significant distance from the nearest trees, including their root protection zone. Moreover, given the proposed planting of specimens, it is considered there would be a net gain in biodiversity terms.

Residential Amenity

- 6.30 The siting and orientation of the proposed development has been designed so as to ensure that there is little to no impact on the residential amenity of residential occupiers to the north of the site. The proposal also intends to provide a visual landscape buffer on the northern portion of the development. This parcel of land and the existing built form here will provide a visual buffer between the proposed unit, use and any neighbouring properties. Given this it is considered unlikely that the proposals will have any detrimental impact on residential amenity.
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Heritage / Conservation

- 6.31 The extract taken from the Historic Wales mapping system demonstrates that there are no records of significant historic artefacts within the site. The Historic Wales extract indicates that there are a number of historic assets within the village of Penllyn, as well as a number of Welsh Archaeological Trusts' Historic Environment Records and National Monuments Record for Wales.



Historic Wales Map Extract

- 6.32 As noted above there is a record to the north-west of the site, however, given the distance involved between this and the site and its use as agricultural land, the erection of a modest building at the site is unlikely to cause detrimental impact to the heritage asset in the area, and as a result the proposals are considered to be acceptable in this regard.

Public Rights of Way

- 6.33 The Vale of Glamorgan Council's online mapping system demonstrates there aren't any Public Rights of Way which will be directly impacted by the development of the site. As such the site is not considered to be constrained in this respect. There is a public right of way running east to west to the north of the site, albeit there will be no need to close or re-route this path for any period of time as a result of the proposals.

7.0 SUMMARY AND CONCLUSIONS

Purpose of this Statement

- 7.1 This Planning 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.
- 7.2 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 Key Considerations

- 7.3 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 proposals would result in significant benefits to the rural economy by supporting an establishing rural enterprise;
 - The proposed development is compliant with Policy MD1 and MG17 of the LDP, relating to the location of development and its impact on Special Landscape Areas;
 - The proposals are consistent with the guidance provided in national policy (Planning Policy Wales and TAN6) relating to the development of the rural economy;
 - The site is suitable and available for development;
 - The proposals would provide significant benefits in terms of sustainability, by reducing the number of trips between the applicant's current residence;
 - The proposed development is acceptable in terms of its visual impact, with the design and siting of the building having been carefully considered in order to minimise its impact;
 - The site is not subject to any constraints with regards to flood risk, heritage or in any other regard; and
 - The proposed scheme incorporates a design appropriate to its rural setting, which seeks to retain the agrarian character of the site.

Conclusion

- 7.4 Having regard to the above material considerations, it is considered that the proposed development is fundamentally sound in principle and represents an appropriate scheme in the Vale of Glamorgan. This, coupled with the lack of any technical constraints, and the provision of much needed employment space / rural enterprise opportunity on a deliverable site, provides considerable support for the scheme proposals.
- 7.5 Accordingly, it is therefore considered that the proposed development which seeks to provide an agricultural development is acceptable, and we would respectfully request that the application be approved.
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