

DESIGN AND ACCESS STATEMENT

Proposed Siting of 34 No. lodges, Reception Building, together with the
Formation of Associated Access & Access Road & Parking Areas,
Landscaping, and Other Associated Works
at
Dafarn Newydd, Llangefni

Prepared on behalf of
Anglesey Lodge and Caravan Park Ltd

Agents Ref: - 1118/12/17



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DESIGN AND ACCESS STATEMENT

LAND KNOWN AS DAFARN NEWYDD, LLANGEFNI: PROPOSED SITING OF 34 NO. LODGES, RECEPTION BUILDING, TOGETHER WITH THE FORMATION OF ASSOCIATED ACCESS & ACCESS ROAD & PARKING AREAS, LANDSCAPING, AND OTHER ASSOCIATED WORKS

1.0 INTRODUCTION

- 1.1 The purpose of this Design & Access Statement is to examine the proposal within its planning context and to demonstrate that it is a development that will make a positive contribution, in terms of its accessibility and design, to the local area.
- 1.2 The proposal has been designed with the national and local policy context in mind and with due accord paid to all policies relevant to the proposed use.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is situated in a rural location directly to the north of Penmynydd Road and a short distance to the east of the newly built Llangefni Link Road.
- 2.2 The site is a substantial open field that is set within well-defined boundaries effectively on the edge of the built form of Llangefni.
- 2.3 The site is defined on its Frontage/southern edge by a substantial hedgerow, which screens and separates the site from Penmynydd Road which directly adjoins the boundary. An existing substantial pull-in/layby is also set on this boundary and provides access into the site. Opposite, is another substantial hedgerow that further separates the site from the agricultural land to the south, with the eastern most extent of industrial estate a short distance beyond.
- 2.4 The western edge of the site is defined by a substantial band of large mature trees and other vegetation that offers a high degree of screening and visual containment to the site and separates it from the adjoining agricultural land (subject to a consent connected to the development associated with Coleg Menai) and a 'pond' that appears to form part of the link road drainage system. The Llangefni Link Road is set a short distance beyond with the main bulk of Llangefni town set behind that.
- 2.5 A mature hedgerow also forms the northern edge of the site, with this also offering a good degree of visual containment to the boundary and separating the site from the open agricultural land beyond.
- 2.6 Finally, the eastern boundary is also formed by a hedgerow and trees, which separate and visually contain the site from the adjoining field. Approximately 220m to the east is Dafarn Newydd, which is sizeable a dwelling, together with its associated workshop building, yard, and holiday letting units.
- 2.7 From the above it can clearly be seen that the site is set in a well contained location that is on the edge of the built form of Llangefni and well placed in respect of the local highway network.

3.0 CHARACTER

- 3.1 When assessing *the design of the proposal*, the first step is to assess its context. It is clear that the site is set on a transition point between the urban centre of Llangefni and the surrounding rural landscape (which also features a number of man-made elements). The site itself is quite well contained visually as it is set amongst well established and tall hedgerows & trees which offer screening to its boundaries.
- 3.2 The proposed development has been designed to have a low-lying form in terms of the structures proposed, and also will involve a suitable set of changes to land-form (with the only major change being the excavation of the surface water pond) and a well landscaped and open layout that would give the site a natural and attractive feel. As a result, it is considered that the development proposed would be suited to its setting in a rural area.
- 3.3 Although the precise type of lodges to be used in the scheme have not been specified at this stage, indicative plans of the type and standard of unit to be used have been supplied as part of the submission. These demonstrate that they will have a high quality & attractive design with an appropriate palette of materials, finishes, and design features. This approach would result in the lodges having an attractive appearance which will ensure that they form suitable additions to the site.¹
- 3.4 Similarly, the proposed reception will be of an identical design to the single bedroom lodges, and thus would have an attractive and low-key appearance with suitable cladding proposed that will have a muted colour palette, and a low form and scale proposed. This would provide the required office provision and associated staff facilities to run the site.
- 3.5 The above points are demonstrated by the plans and visualisations provided as part of the application.
- 3.6 Indeed, the visual amenities of the site and its effect upon the *wider landscape* have been a key point in the design of the scheme. Early in the design process the Applicant engaged Land Studio Landscape Architects who have provided extensive input and guidance on the design of the scheme which has influenced the layout, form, and general design of the proposal. This advice was sought in order to ensure that the proposal would form a suitable and attractive addition to the landscape of the locality that would be appropriate to the site and setting.
- 3.7 The resulting Landscape & Visual Impact Assessment and accompanying Landscaping scheme detail has been submitted as part of this application. The LVIA assesses the character of the locality and of the proposal and considers whether the proposal is acceptable in this location. That report should be read in full but it is felt the following points drawn from the conclusions adequately summarise the LVIA for the purposes of this report:-

¹ It is proposed that the approval of the detailed design of the units to be used on the site could be controlled through a suitably worded pre-commencement condition. This would allow the LPA appropriate control over the design and standard of the proposed units whilst also allowing the Applicant a reasonable degree of flexibility in securing a suitable manufacturer. This is a standard approach for schemes of this type that has been adopted by this LPA, and other Authority's nationally.

“Landscape Effects

11.5.1. *The impact to the landscape character overall as a result of the proposed development would be a slight adverse effect on the landscape character of the site and negligible on the local character area. The assessment recognises that the site is not within any landscape designations and effects will be limited to a relatively small and well screened area of the West Central Anglesey NCA and local character areas such as Open Rolling Lowland and Open Lowland Valley.*

11.5.2. *The assessment also recognises that the proposal could offer the opportunity to improve the setting and biodiversity of the local area experienced by receptors using the adjacent road network and nearby local footpaths. Please refer to Section 11 Mitigation for more details.*

11.5.3. *The landscape proposal looks to retain and improve the existing landscape features, specifically the woodland edge and hedgerows which form valuable setting and screening along the B5420 and the New Link Road to the south and west of the site.*

12. Visual Effects

12.1.1. *The impact to the visual amenity of the area as a result of the proposed development overall is Negligible. The main impact to views is extremely limited and includes views from the distant residential properties along the unclassified road to the north and glimpse views for users of local public footpaths during winter months.*

12.1.2. *The site benefits from significant hedgerow and tree planting along its boundaries, which if maintained and supplemented as detailed in Land Studio’s Landscape Proposal will provide screening and retain the scenic quality along the B4520 corridor.*

12.1.3. *The sensitive location of the reception building concealed within the south western corner of the site, in conjunction with its woodland backdrop will screen the majority of views. Although other areas of the site may still be visible from some aspects, this will eventually be further mitigated with the establishment of the native tree and hedgerow planting, helping to minimise its overall scale.*

12.1.4. *This assessment concludes that the combined proposals would have an overall Negligible effect on landscape and visual receptors, it recognises that through the proposed landscape design, beneficial effects can be achieved which can offset the minimal impacts of the proposed development on the existing site.”*

3.8 The proposal also includes detail of a proposed **landscaping scheme** for the development that will assist in accommodating the development in its context, and in particular addressing the very modest impacts identified in the LVIA. The overall result being to ensure that it respects its setting and that views into the site are well screened.

3.9 Overall, it is clear that the proposal responds well to its context and would ‘sit well’ within it, in terms of the development’s scale, form, character, and appearance, and the scheme’s setting in a well landscaped site. As a result, the proposal will comply with **section 6.3 and para’s 6.3.5-6.3.10 of PPW**,

and TAN12, and policies PCYFF2, PCYFF3, PCYFF4, TWR3, PS19, and AMG3, as it will successfully integrate into its setting within the landscape, both due to the well-screened nature of the setting and low-key nature of the proposal, and the steps taken to retain existing boundary features and supplement those with new planting, with the result that it will respect the landscape within which it is set and will form an unobtrusive addition to it.

- 3.10 The landscape assessment and design approach has been informed by the advice given in the response to the pre-application enquiry, and it is considered that the scheme addresses the points raised by the Authority's Landscape Advisor.
- 3.11 The economic character of the area is fairly typical of urban parts of the County, with larger employers present in the locality in and a higher level of commercial and industrial employers, along with a base of agricultural employment. The proposal would have a substantial beneficial impact upon the economy area by providing considerable visitor spend in the locality as well as direct employment at the site (see Planning Support Statement for greater detail).
- 3.1 The social character of the area is also typical of Anglesey with higher levels of Welsh use than elsewhere in the region, along with pockets of tourist accommodation and second homes in the wider locality. It is clear from the CLS that the scheme will have a modest impact and is likely to be beneficial in providing employment opportunities that can be met by the local population, thus increasing the self-containment of the local economy and assisting in retaining the population. In addition, there will be benefits for local services, facilities, and other employers through the spending created by the site and visitors, which will help to support their offer to local residents which is vital to maintaining a vital and viable community. There is some risk around possibly attracting non-Welsh speakers to work at the site, and from non-Welsh speaking visitors being present in the community, but these can be mitigated, with an overall low risk.
- 3.2 As the scheme will have minimal potential risks only modest mitigation is required. This would include:-
1. ***A Welsh language signage scheme*** - Easily conditioned as part of any approval, which must include Welsh alongside English with Welsh given priority/higher positioning on signage.
 1. ***Use of a Welsh Language Name for the development*** - To retain the visibility of the Welsh Language.
 2. ***A Welsh Language Policy/Plan for the site*** - Such a document has not been produced at this stage as this is premature, however this can be conditioned as part of any approval. This should include targets and requirements to hire Welsh Language speakers, to give the language an equal status in the workplace, and to promote the use of Welsh within the business and to visitors.
 3. ***Marketing and visitor material must highlight Welsh Language and Culture*** - All marketing and visitor information will highlight the history and heritage of the area, and indeed it intended that this will be a key 'feature' of the site that will assist in attracting visitors. This

material will assist in raising awareness of visitors to the site of the local historic and cultural characteristics of the area, including the Welsh language, and so will assist in improving awareness and sensitivity of the culture and language of the area to visitors. This would be a beneficial impact from the proposal

4. All literature provided will be bilingual.

3.3 The above limited set of measures would be sufficient to mitigate the risks/impacts identified and ensure that the scheme results only in positive impacts for the Welsh Language and its use in this community. These measures are easily imposed through a suitable suite of conditions upon any planning permission.

3.4 As such the proposal will comply with the **objectives of para's 3.25-3.29 of PPW, and within policy PCYFF2 of the JLDP**, as the scheme will result in benefits for the local community through employment and support of local services, and the modest possible impacts identified can be mitigated through the proposed measures.

4.0 COMMUNITY SAFETY

4.1 The site is set in a relatively safe location in respect of the risk of crime, and there will be no material impact upon community safety as a result of this modest proposal as the development is not of a type to increase risk, the proposed units will have good standard of security, and the development would benefit from both passive surveillance and active surveillance.

5.0 ENVIRONMENTAL SUSTAINABILITY

5.1 In terms of the sustainability of the proposal it will take advantage of some of the latest environmentally friendly products available in the form of heating and electrical design, and materials, and will meet the building regulation requirements in their entirety. High levels of insulation will be considered in the detailed design of the units, and low energy electrical fittings and high efficiency heating system will also be considered. Thus, the units have the potential to be eminently sustainable.

5.2 The Applicant has also sought advice from Ecological Consultants, Cambrian Ecology, who have provided input into the layout and design of the proposal with a view to retaining features of value where present and to provide mitigation features where required. A Preliminary Ecological Assessment of the entire landholding has been produced and has been submitted with the application.

5.3 The report should be read in full, but it is considered that the following key points provide an overview of the report and its conclusions:-

- 1. Protected & priority species** - The site was surveyed for protected species with none found. There is potential for nesting birds to be present within the site, as well hedgehogs, and the hedgerows have potential value as flight paths for bats with the mature trees providing possible bat roosts. The report therefore recommends a mitigation strategy to ensure that bats are not harmed during construction, and that any lighting scheme is suitably controlled. Similarly, measures are

set out to avoid impacts upon hedgehogs and nesting birds during construction;

2. **Habitat on site** - The site is primarily comprised of improved grassland with some marshy grassland and scrub in places, with mature trees and hedgerows in place around the site. It also abuts watercourses, with these having minimal aquatic vegetation due to grazing pressure. The hedgerows and trees/woodland that abut the site are of key value in this case. The loss of improved grassland is not considered to be of concern, and the hedgerows and trees/wooded areas adjacent to the site will be retained (see later in this section for detail of the approach to trees). Precautionary measures are also required to ensure that watercourses do not provide a transmission vector for a siltation or pollution incident during construction;
3. **Designated habitats & records of species within area** - The site is set within 1km of two wildlife sites and a restored ancient woodland nearby. No direct impacts upon these are predicted;
4. **Mitigation and enhancement** - Mitigation and enhancement for loss of grassland within the site would be provided as part of the scheme through the new planting proposed as part of the landscaping arrangements. The existing hedgerows, watercourses, and woodland within the site will also be managed as per the recommendations to allow their value to increase. The possible impacts from the minimal amount of tree and hedgerow removal required as part of the scheme can also be addressed through survey work and timing of activity to avoid impacts. Precautionary steps will also be required to avoid any possible impacts upon watercourses during construction;

5.4 It is submitted that the report demonstrates that the development of the site is acceptable due to its very limited value, and indeed that improvements can be achieved from the site's current condition. The proposed mitigation & enhancement measures are achievable and included in the design of the proposal, and could be secured by way of a suitable suite of conditions upon any permission. As such the proposal complies with the guidance set out in **section 6.4 of PPW and TAN5, and with policies PCYFF2, PCYFF3, PCYFF4, PS19, & AMG5 of the JLDP.**

5.5 Again, the proposal responds to the advice given by the Authority's Ecological Advisor in the pre-application enquiry, which was generally favourable, with the recommendations of the ecological report carried through into the landscape design of the scheme.

6.0 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT, & ACCESSIBILITY

6.1 The proposal has been carefully designed to facilitate its use by a variety of residents, from those with young children, to the elderly or mobility-impaired persons. The cabins will be single level structures that will be designed and laid out to be reasonably accessible and adaptable, with all accommodation provided at a single level and with the majority to have a ramped/step free entrance.

- 6.2 The outside areas will be suitably surfaced and designed to facilitate their use by all users, with care taken to avoid any uneven surfaces or sudden changes in level to allow for their use by all.
- 6.3 The proposal would provide adequate circulation space within the development (inside and around the proposal), and would have good links to the local area.
- 6.4 Adequate off-road parking space will be provided to meet the requirements of the development.
- 6.5 Access to the proposal is simple and straightforward allowing those with mobility impairments, the elderly, or those with young children simple and quick access to the proposed units without unnecessary barriers or difficulty.

Disability

- 6.6 As mentioned above, the proposal has been laid out to provide suitable clear access routes within the site to allow for movement within it by all potential users. Turning to the cabins & reception building these will be single level structures that will be designed and laid out to be reasonably accessible and adaptable, with all accommodation provided at a single level and with the majority if not all of the cabins to have a ramped/step free entrance.

External Movement

Highway and Pedestrian Access

- 6.7 In respect of ***vehicular access***, the proposed development will be served by an existing access from the site onto Lon Penmynydd/Penmynydd Road, which will be improved to serve the proposal. This road provides direct access into Llangefni and onto the wider strategic road network for the Island.
- 6.8 As per the detail set out earlier in this report, SCP were engaged to prepare a Transport Statement for the proposal. The report provides a comprehensive assessment of the proposal as it examines:- the locality and the proposal from a highway safety perspective, parking & access arrangements, the accessibility of the site via non-car modes of transport, and the volume traffic that would be generated by the proposal & its impact upon the highway serving it.
- 6.9 The report has been submitted as part of the application and should be read in full, but it is considered that the following summary is helpful in providing an overview of the site and proposal, and the key conclusions in the Transport Statement:-

- 5. ***Existing conditions*** - Section 3 of the report provides detail of the existing conditions at and around the site, noting the its location off Penmynydd Road and close to the centre of Llangefni (at only 1.5km from the town centre). Details of a speed survey are also shared, which shows that 85th percentile speeds are 49.7mph in a westbound direction, and 50.1mph eastbound. There are also no accidents within the last 5 years in the proximity of the site;

6. **Proposed development** - The report then moves to assess the proposed development in section 4. It notes the improvements that will be made to the access onto the highway, which will provide an entrance that will serve general guest vehicular traffic and will also have an overrun area that will serve HGVs when delivering the lodges (on an infrequent basis). The swept path drawing included within the submission demonstrates that the entrance arrangements will be suitable and useable for articulated HGVs when delivering units. Detail of visibility splays is also provided which are shown to be suitable for vehicles speeds on the Penmynydd Road;
 7. The report also notes that a new 2.5m wide shared cycle and pedestrian route (with a small pinch point on its length) will be provided from the western side of the access to tie into the existing infrastructure on the link road. This will provide a good link into the existing network within the town;
 8. The internal arrangements are also examined and shown to be suitable to serve both guest traffic and also provide suitable access to a communal refuse collection point within the site. Parking is also examined and shown to be suitable with 2-spaces to be provided per unit, along with visitor parking opposite the reception facility, which would be suitable to serve the proposal;
 9. **Accessibility** - The report then moves on (in section 5) to assess the accessibility of the site via non-car modes of transport. The report shows that there are numerous facilities available within a 1-mile walking distance in Llangefni town centre (which would be entirely sufficient to meet all visitors' day-to-day needs) with the pedestrian network between the site and town centre being of a good standard. There are also other facilities just outside of 1 mile distance which are perfectly accessible from the site, and indeed nearby villages are within a reasonable walking distance for a holiday maker;
 10. Numerous villages are set within a 5-mile cycle distance, including Llanfair PG and its railway station, along with a 3 national cycle routes allowing easy access onto longer range routes through the area. Turning to public transport, the town is well served by bus routes allowing easy access to key local settlements across the Island and to Bangor, and also to the railway stations in Bangor and Llanfair PG which allow access to wider region and nation as a whole;
 11. As such it is clear that the site is very well served by non-car modes of transport and so is well placed to accommodate the development;
 12. **Trip generation** - The level of trips generated by the proposal are assessed in section 6 of the report. This shows that the proposal would generate up to 6-way trips during the weekday peak hours, and up to 8 two-way trips in the busiest weekend hour, which equates 1 additional vehicle every c. 8 minutes during peak hours. This is well within the capacity of the highway.
- 6.10 As a result, the report concludes that the proposal is entirely satisfactory and there should be no barrier to its approval on transport grounds.

6.11 The proposal therefore complies with the objectives set out in *para's 3.6, 3.12-3.13, and section 4.1 of PPW, as well as in TAN18, and in policies PS/4, TRA1, TRA4, PS5, PCYFF3 of the JLDP.*

6.12 The report also entirely addresses the points raised by the Highway Authority in their pre-application response (as provided in the pre-app. enquiry response letter).

Sustainable Transport

6.13 Turning to the question of *access via non-car modes of transport, this issue has been addressed above, and examined at length in planning support statement and the Transport Statement and so it is not felt to be necessary or desirable to repeat those points here.* However, in brief it is entirely clear that the proposal is set in an accessible location and therefore will be well placed to allow use of non-car modes of transport by its occupiers and staff.

6.14 The proposal therefore complies with the objectives set out in *para's 3.6, 3.12-3.13, and section 4.1 of PPW, as well as in TAN18, and in policies PS/4, TRA1, TRA4, PS5, PCYFF3 of the JLDP.*

7.0 POLICY

7.1 The requirement for showing compliance with relevant policies as regards a Design and Access Statement are given in The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended.

7.2 The relevant policies in respect of this application are contained within the Joint Anglesey & Gwynedd Local Development Plan. The proposal complies with the general preferences within the plans in terms of the design and accessibility of the proposal. Specifically the proposal will comply with the following policies which relate to design & accessibility:-

- *Policy PS1: Welsh Language and Culture*
- *Policy PS2 & ISA 1: Infrastructure and Developer Contributions & Infrastructure Provision*
- *Policy PS 4: Sustainable Transport, Development and Accessibility*
- *Policy TRA 1: Transport network developments*
- *Policy TRA 4: Managing Transport Impacts*
- *Policy PS 5: Sustainable Development*
- *Policy PS 6: Alleviating and Adapting to The Effects of Climate Change*
- *Policy PCYFF 1: Development Boundaries*
- *Policy PCYFF 2: Development Criteria*
- *Policy PCYFF 3: Design and Place Shaping*
- *Policy PCYFF 4: Design and Landscaping*
- *Policy PCYFF 6: Water Conservation*
- *Strategic Policy PS 14: The Visitor Economy*
- *Policy TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation Strategic*
- *Policy PS 19: Conserving and where Appropriate Enhancing the Natural Environment*
- *AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character*
- *Policy AMG 5: Local Biodiversity Conversation*

- *Policy PS 20: Preserving and where appropriate enhancing heritage assets*
- *Policy AT4: Protection of non-designated archaeological sites and their setting*

7.3 Planning Policy Wales and TAN12 - Design have also been assessed and their advice incorporated into the submitted design.

7.4 *A full assessment of the specific planning issues raised by this application is provided within the Planning Support Statement, with specific information on key topics also provided in other specialist documents submitted as part of the application. Those documents must be read alongside this document.*

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