

PART 2: Your Comments and Suggested Changes. *(Please use one Part 2 section for each comment that you wish to make)*

2a. Which part of the Deposit Plan are you commenting on?	
CPRW 34 Agricultural Buildings	
Policy number <i>(please specify)</i>	Missing policy
Paragraph number <i>(please specify)</i>	
Proposals/ Inset Map <i>(please specify ref no.)</i>	
Constraints Map	
Appendices <i>(please specify)</i>	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	<input type="checkbox"/>	Supporting	<input type="checkbox"/>

34. Agricultural Buildings

34.1 Missing Policy. We cannot identify any specific reference to the construction and replacement of agricultural sheds and barns, comparable to Policy D9 in the GUDP (CYF5 merely refers to reuse and conversion of rural buildings and new build units for business/industrial use with no particular reference to agriculture). We recognise the continued unique importance of farming to the rural economy and its special role in managing the landscape. Farmers need modern agricultural buildings to house livestock, feed and equipment. There are a large number of planning applications for new and replacement agricultural sheds³, but little explicit guidance. These are increasingly large structures which can have significant landscape impacts, especially where they are sited in exposed locations and adopt materials and colours which fail to blend in.

34.2 Weak Planning Control. Our impression is that very little design information is typically required or provided for agricultural sheds and that consents are regularly given without much consideration of need, design, impact or appropriate mitigating conditions. Our main concern is to ensure that required buildings are appropriately scaled for their purpose, so as to minimise their impact on the landscape, through their siting, relationship to other farm buildings, choice of materials and colouring. Generally dark green or dark grey cladding (rather than light colours or bare or painted CI sheet) are most successful in camouflaging these structures. We would also look for a standard approach to fix solar panels on shed roofs wherever practicable, which should be explicitly encouraged through policy.

34.3 Footnote : No .of Agricultural Shed Planning Applications: ³ A rapid analysis of the Gwynedd Planning Applications database indicates there were 191 planning applications for ‘agricultural sheds’ over the last 5 years, equivalent to an average of almost 40/year or about one every 10 days. 54% were in Dwyfor, 40% in Arfon and 6% on Meirionnydd (SNPA excluded).

34.4 Inappropriate Uses. There is also concern about a proliferation of sheds close to settlements which may cause adverse visual residential amenity impact and/or be used in practice for general storage purposes with little connection to farming, even though being presented as ‘agricultural’ buildings. Policies should specifically address this issue to ensure closer scrutiny of genuine need in planning applications.

34.5 Explicit Policy Needed. We appreciate that agricultural buildings might be covered in principle by policies PCYFF2 and 3, but as we comment elsewhere, these are highly broad and generalised policies which we fear will fail to focus attention on particular impact concerns. In contrast, there are explicit policies in the case of some other developments with a potential risk for high visual impact, such as wind turbines and caravan sites.

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).																		
<p>34.6 Agricultural Sheds Summary. An explicit policy is required regarding agricultural sheds comparable to GUDP D9. Farmers need these, but they are large structures being built in increasing numbers in rural areas. Presently planning scrutiny of shed applications appears weak and more attention needs to be given to the siting, colouring and type of materials used.</p>																		
2d. Please detail the changes you wish to see made to the Deposit Plan.																		
2dd. Is the Deposit Plan sound?																		
Yes				<input type="checkbox"/>				No				<input type="checkbox"/>						
2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails? (Please tick below). <i>More details are provided at the back of this form.</i>																		
Procedural				Consistency								Coherence & Effectiveness						
P1	<input type="checkbox"/>	P2	<input type="checkbox"/>	C1	<input type="checkbox"/>	C2	<input type="checkbox"/>	C3	<input type="checkbox"/>	C4	<input type="checkbox"/>	CE 1	<input type="checkbox"/>	CE 2	<input type="checkbox"/>	CE 3	<input type="checkbox"/>	CE 4

HORIZON

NUCLEAR POWER

Joint Local Development Plan Anglesey & Gwynedd (2011-2026) Deposit Plan (2015)

Horizon Nuclear Power – Table of Representations

DCRM Ref Number: HNP-S5-PAC-REP-00036

	JLDP Policy	Para ref	Consultation responses	Specific amendments sought
				<p><u>and their setting in line with national policy</u></p> <p><u>(d) High quality design that demonstrably seeks to minimise any adverse visual and landscape character impact of the proposals on the surrounding area and in views from nearby settlements; as well as protecting and, where practicable, enhancing biodiversity through networks of green/blue infrastructure</u></p> <p><u>(e) The avoidance, minimisation, and if appropriate, mitigation of any adverse impact on local community cohesion, health and Welsh language and culture</u></p>
29.	Chapter 7 Managing growth and Development – Economy and regeneration	New policy sought - WNP2	Horizon has proposed WNP2 which is specifically related to the large scale temporary worker accommodation associated development related to the Wylfa Newydd Project.	<p><u>New Policy WNP2 to read:</u></p> <p><u>WNP2: large scale temporary construction worker accommodation</u></p> <p><u>In general, proposals for new large-scale temporary construction worker accommodation for the Wylfa Newydd Project will be supported in principle as one aspect of a comprehensive worker accommodation strategy. This type of accommodation should form only one part of the overall solution to meeting the requirements of the construction workforce. Development proposals of this scale will be considered acceptable in principle within the employment land allocations of the Plan (Policy CYF1).</u></p> <p><u>Where development is proposed outside designated employment sites, the proposals should be supported by an assessment of options that robustly demonstrates the suitability of the proposed site, covering:</u></p> <ul style="list-style-type: none"> • <u>The appropriate level of flood risk assessment</u> • <u>Details of how the site integrates with the transport strategy for the Wylfa Newydd Project, promoting sustainable travel options as appropriate</u> • <u>An overview of environmental considerations relating to the site</u>

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				<p><u>visual and landscape character impact of the proposals on the surrounding area and in views from nearby settlements; as well as protecting and, where practicable, enhancing biodiversity through networks of green/blue infrastructure</u></p> <p>(g) <u>The avoidance, minimisation, and if appropriate, mitigation of any adverse impact on local community cohesion, health and Welsh language and culture</u></p> <p>(h) <u>The buildings and facilities can be adapted for future legacy use or, where not feasible or appropriate, the buildings and facilities will be removed either leaving the land serviced and in a neat and tidy condition, or returned to its original state as agreed with the Council</u></p>
30.	Chapter 7 Managing growth and Development – Economy and regeneration	New policy sought - WNP3	Horizon has proposed WNP3 which is specifically related to the temporary construction workforce for the Wylfa Newydd Project.	<p><u>New Policy WNP3 to read:</u></p> <p><u>WNP3 temporary construction worker accommodation</u></p> <p><u>In general, proposals for new build accommodation or converting existing vacant or under-used premises and buildings into accommodation suitable for the temporary construction workforce for the Wylfa Newydd Project will be supported in principle. This type of accommodation should form only one part of the overall solution to meeting the requirements of the transient element of the construction workforce. Development proposals of this type will be considered acceptable in principle in the settlement boundaries defined within the Plan, provided that the scale of development proposed takes account of the hierarchy of settlements within the Plan area.</u></p> <p><u>In responding to proposals for the provision of accommodation for the transient construction workforce associated with the Wylfa Newydd Project, where the Councils are decision makers, the degree to which the planning application achieves the outcomes set out at (a) to (k) below will be taken into consideration:</u></p>