



# McCartyneys

## Planning & Survey

### Planning, Design & Access Statement

Proposal	Proposed Cabins (Under Caravan Act)
Site	Land at Cleared wood Field Aberhafesp Newtown Powys SY16 3HR
Client	Mr Nisamdeen
Prepared By	McCartyneys LLP Chartered Surveyors Planning Consultants & Project Managers  39 Broad Street Newtown Powys SY16 2BQ  Mr G Jones BSc(Hons) MRICS (Chartered Building Surveyor)
Date	March 2021

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## Planning Statement

Mr Nisamdeen is seeking planning permission to site three cabins for holiday accommodation on land known as Cleared Wood Field, Aberhafesp, Newtown, Powys, SY16 3HR.

Mr Nisamdeen has owned the parcel of land for a significant period of time and during the recent change of planning policy prior to the introduction of the LDP an attempt was made to get the parcel of land included as an allocated site (LDP Number 6284). This was unsuccessful due to the location between the villages of Caersws and Aberhafesp, however as part of the process the professional lead at the time was extremely helpful and advised Mr Nisamdeen to look into the tourism route should he wish to develop the site.

The proposal is viewed to be suitable in term of the size and scale for the location. The proposal will sit extremely well into its landscape setting, benefiting from a largely hidden site, which however has good outward views. And the proposal is no permanent in nature, the proposal includes for 3 cabins, all of which are caravan act compliant and could easily be taken of the site to allow the site to return to a field with minimal works.

Whilst the site is currently an agricultural field, Mr Nisamdeen lets this out to neighbouring farmers to graze the land and help to maintain it. The proposal retains over two thirds of the useable part of the land, which livestock would still be able to maintain. However should permission be successful it is more likely that when the business is up and running these will become wildflower meadows to help further enhance the biodiversity in the area.

The existing site has an access directly onto the B4568. The visibility is reasonable, however noted to be below full standards based on the current speed limit of the road. We note however the firm intentions of the local parish's to seek the reduction in the road speed along the B4568 based on a series of accidents in the last years. In addition there are two large applications for differing developments to the west of the location, these will further support the reduction in speed limits in the area,

## Introduction

Mr Nissamdeen is seeking planning permission to site three cabins for holiday accommodation on land known as Cleared Wood Field, Aberhafesp, Newtown, Powys, SY16 3HR.

This design and access statement is submitted in support of a planning application for the proposed development of part of land at Clearwood Field, Aberhafesp, Newtown, Powys, SY16 3HR. As the application seeks 'full planning approval', full design details regarding the development are provided. As such, this statement aims to provide details of the principles and concepts relating to 'inclusive design' upon which development proposals have been based to date.

It should be noted the Powys County Council (PCC) Local Development Plan 2011-2026 has been taken into consideration and that the guidance will be reflected in the scheme.

The following documents have also been followed for technical guidance:

- Policy TD1 - Tourism Development
- Policy DM2 The Natural Environment
- Policy DM4 - Landscape
- Policy DM7 -Dark Skies and External Lighting
- Policy DM13 Design
- TAN 6
- TAN 13

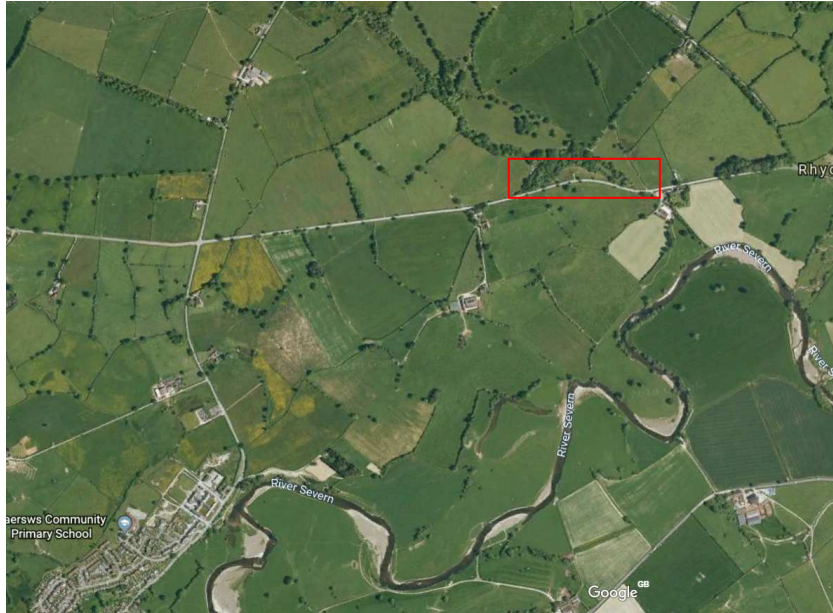
This statement outlines the site description, planning history, relevant planning policy context. It offers balanced planning consideration and evaluates the proposal against the identified planning policy context.

The purpose of this report is to provide an appraisal of the issues relevant to the consideration of this development proposal, and to provide a considered opinion on the merits of the proposal.

## Site Context

### Location

The application site lies within the rural area to the west Aberhafesp and the north east of Caersws, with the site located within the outline on the plan below



Photograph 1 - Google Earth extract

### Features

The site comprises a 0.19hec portion of an existing paddock. The current land is classed as semi-improved grassland for grazing purposes.

The site is generally level at access point, with a shallow slope dropping down to the North Eastern and Eastern boundary. The land has a post and rail fence access point with a native species hedge on the south boundary. The remaining boundaries are surrounded by native hedges and mixed species trees. There are no trees or hedgerows to be affected by this proposal. The site is well screened by established hedgerows.

According to TAN 15 development Advice maps, there are no records of historic flooding on the site and the site is outside of the C2 flood Zone

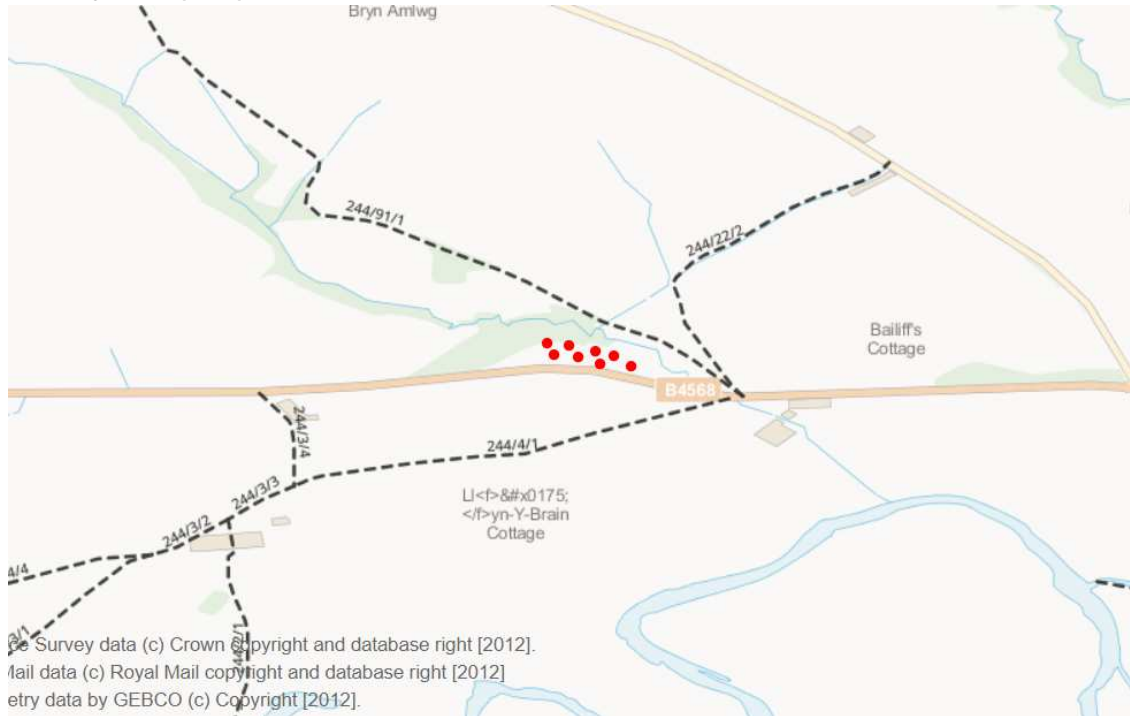


### Access

Access to the site is currently obtained from the B4568 road. The access is a 5m wide 11m deep tarmacked entrance with reasonable visibility.

### Public Rights of Way

There are several footpaths in close proximity to the site, however none are affected by the proposal.



### Surroundings

The site is situated within a rural location, the site does not overlook neighbouring properties. The nearest properties to the site are over 300m in and Easterly and Westerly direction.

## Context Analysis

### **Movement**

The area of the site is a rural location, however the site benefits from the close proximity to the neighbouring villages of Caersws and Aberhafesp and the town of Newtown. Caersws offers a wide range of services and facilities, including a garage, shops, public houses, community centre and a school. Caersws benefits from good transport links including a railway link.

The proposed site has relatively good links to the existing road network and the current facilities.

Suitable parking facilities have been provided.

### **Access**

The application site has good access onto the existing council-maintained road (B4568) where adequate visibility splays will be provided to ensure highway safety. (140m visibility is achievable to the east - towards newtown, with over 215m visibility achievable towards the west - caersws) This will included the seasonal maintenance of the existing hedgerows to the rear of the visibility splays, to ensure that the visibility is not obstructed.

There are a larger number of footpaths in close proximity to the site allowing ease of access for walkers to the local community.

The existing access is suitable for the proposed use as it is 5m wide, and provides adequate visibility in both directions for the proposed use. The hedge in the western direction will be trimmed back to improve the visibility provided.

Parking is within the curtilage of the plot and vehicles can manoeuvre to enter and exit in a forward gear. The car parking area to the cabins will be a level or shallow gradient hard surface suitable for wheelchair use giving access to all external doorways which will have a level threshold and entrance doors will be 800mm clear width. Internally the cabins will be constructed in accordance with part M of the Building Regulations.

### **Community Safety**

The development site is located in a rural community. There is only one point of entry to the site which allows for natural surveillance.

### **Character**

#### **Use**

The use of the development will be strictly for holiday/seasonal accommodation. The cabins are all compliant with the caravan act and moveable.

## **Landscape design**

The development site is open to agricultural land on the south side; the Northern, Eastern and Western boundaries are straddled by native hedges and mature trees. A native hedge with a post and rail fence is located on the southern access side. The proposal does not affect any existing trees or hedges

The proposal includes for the addition of a significant number of new tree and hedgerow planting which will limit the potential visual impact of the proposal, whilst improving the biodiversity.

## **Scale**

The development is for three cabins. The site area will be 0.19 hectares. Each cabin will measure 13.716m x 6.012m. Due to the spacing, orientation and size of the cabins there is no impact on privacy, sunlight, microclimate nor existing neighbouring properties. Due to the location of the development there is no impact on public space.

## **Amount**

The development will be three cabins. The cabins are all compliant with the caravan act and moveable. It is viewed that this is a modest proposal.

## **Layout of the development**

The proposed layout of the scheme involves the careful layout of the cabins so as to maximise the use of the space available on site. The cabins are sited within a generous plot with more than adequate parking and amenity area.

## **Appearance**

The cabins will be designed to the principles required of DM13:

*-Be designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing and design detail.*

*- Be inclusive to all, making full provision for people with disabilities.*

The cabins will be clad with a wooden exterior which will complement the surrounding area.

The cabins will be compliant with the Disability Discrimination Act.

## **Environmental Sustainability**

### **Landscape / Townscape Setting**

The proposed cabin coordinate with the existing land in that the existing contours are generally maintained to give a combined ridge profile across the site that is compatible with the topography. The cabins been sited to help minimise the impact on the local landscape.

### **Local Environment**

Within the proposed development site there are no trees, hedges or any other shrubs to be removed. The site has hedges and trees on the boundaries. There



are no hydrological features located on this site except for at the point where the package treatment plant is due to discharge.

The proposal has new hedgerows and trees within the development then the wildlife habitat is not only retained but expanded.

The proposed route for the discharge for the package treatment plant has been carefully considered. This follows a natural gap in the woodland where no mature trees are present (only saplings or minor shrubs) This then will discharge to the watercourse with a small brick headwall provided to prevent bank erosion.

### **Mitigation to enhance habitat and local environment**

To ensure that any impacts to habitat are mitigated several developments will be implemented including;

- Creation of new native species hedge to partition the cabins.
- Addition of new trees and shrubs to further enhance the biodiversity.

### **Sustainable Development**

Orientation of the Cabins is dictated by the site and boundaries. The cabins can achieve a South -East position and can take advantage of the solar gains and natural light.

The cabins are BS 3662 compliant, double glazed and insulated. The heating system will be electric.

The site is serviced by mains water. Foul waste will be drained to a package treatment plant as shown on the proposed site plan, this discharges to the watercourse to the north of the land.. Storm water from the cabin's roofs will discharge via water butts to soakaways. The road surface will be porous and water will drain through.

## Review of Relevant Planning Policy

- Policy TD1 – Tourism Development
- Policy DM2 The Natural Environment
- Policy DM4 – Landscape
- Policy DM6- Flood Prevention
- Policy DM7 –Dark Skies and External Lighting
- Policy DM13 Design
- TAN 6
- TAN 13

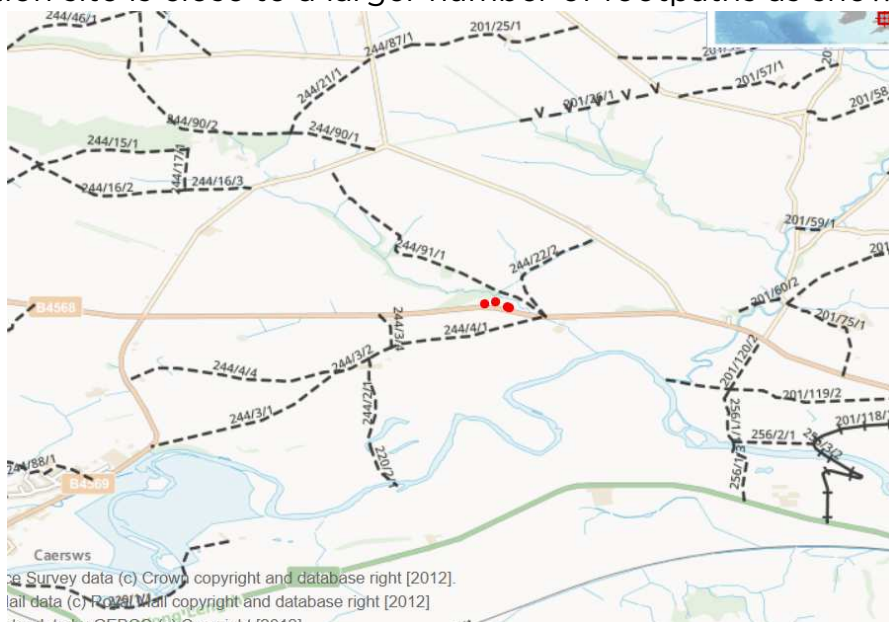
### Policy TD1 – Tourism Development

Development proposals for tourist accommodation, facilities and attractions, including extensions to existing development, will be permitted as follows: iv. It is not permanent in its nature.

4.8.4 Tourist accommodation includes serviced visitor accommodation, hotels, self catering visitor accommodation, static caravans, chalets, cabins, touring caravans and camping. Tourist facilities and attractions include non-accommodation related tourism development.

4.8.5 New tourist development is encouraged because of its contribution to the economy in terms of visitor spending, supporting local business and employment generation. However, the Council seeks to ensure that developments are sustainable and do not have an unacceptably adverse impact and effect upon the character and appearance of an area, the natural and historic environment or existing amenities, assets or designations. Non-permanent developments may, for example, include dark skies observatories or eco-friendly woodland camping sites.

The application site is close to a larger number of footpaths as shown below



Footpaths 244/91/1, 244/22/2, 244/4/1 and 244/3/4 are the closest to the site. This shows a sustainable location which provides good access to the open access network.

#### **Policy DM4 - Landscape**

The policy has been designed to meet the criteria as set out within the document with

- The proposal is appropriate and sensitive in terms of integration, siting, scale and design. The proposal does not have an adverse effect on the characteristics and qualities of the Powys Landscape.
- The proposal will not have a significant impact on the landscape or visual amenity.
- The additional tree, shrub and hedgerow planting will assist in improving the local landscape setting and limit the impact of the proposal.

#### **Policy DM7 -Dark Skies and External Lighting**

The policy has been designed to meet the criteria as set out within the document with

- The proposal does not include for any external lighting.

#### **Policy DM13 -Design and Resources**

The policy has been designed to meet the criteria as set out within the document with

- The development has been designed to complement the character of the surrounding area
- The layout creates an attractive, safe place with supports community safety and crime prevention
- The development is inclusive to all
- It incorporates adequate amenity land, together with appropriate landscaping and planting.
- The amenity enjoyed by occupants nearby will not be unacceptably affected by the proposal

#### **Planning Policy Wales (PPW) Edition 10 December 2018**

*5.5.2: The planning system encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities.*

*5.5.3 In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. Here development should be sympathetic in nature and scale to the local environment.*

#### **Technical Advice Note 6 - Planning for Sustainable Rural Communities - 2010**

## (TAN 6)

*3.1.2 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. The development plan should facilitate diversification of the rural economy by accommodating the needs of both traditional rural industries and new enterprises, whilst minimising impacts on the local community and the environment.*

## Technical Advice Note 13 – Tourism- 1997 (TAN 13)

The proposal is consistent with advice set out in TAN13 regarding occupation of the chalets.

## Conclusion

Planning permission is determined in accordance with the development plan unless material considerations determine otherwise. The application is consistent with the principles and policies of the LDP.

The proposal is sustainable and would make a valuable contribution to the local economy. The proposal meets the principles and policies set out in the PPW and relevant TAN documents. The scheme's contribution to tourism particularly in a rural setting is of great benefit to the local area as a whole.

The design of the proposal would not adversely detract from the beautiful scenery and surrounding area. The proposal is modest.