



Planning, Design & Access Statement

Proposal	Proposed Agricultural Building -Cover to Existing Yard
Site	Lower Sign Farm Llanbister Road Llandrindod Wells Powys LD1 6SP Grid Reference - S0 14726 69607 What3words - pure.options.estuaries
Client	Messers P M Thomas
Prepared By	McCartneys LLP Chartered Surveyors Planning Consultants & Project
Managers	39 Broad Street Newtown Powys SY16 2BQ Mr G Jones BSc(Hons) MRICS
Date	August 2021

Introduction

This design and access statement is submitted in support of a full planning application for the erection of an agricultural building (to cover an existing yard at Lower Sign Farm, Llanbister Road, Llandrindod Wells, Powys, LD1 6SP

The proposed building will be of steel portal frame construction under a fibre cement sheeting roof. All sides of the building will be open, with only a canopy provided.

The proposed building will measure 75ft x 43ft (22.86m x 13.10m), extending to 3225ft² (299.47m²) To the north west a 5 foot canopy is provided and to the north east a 7 foot canopy to provide additional shelter to the adjoining areas.

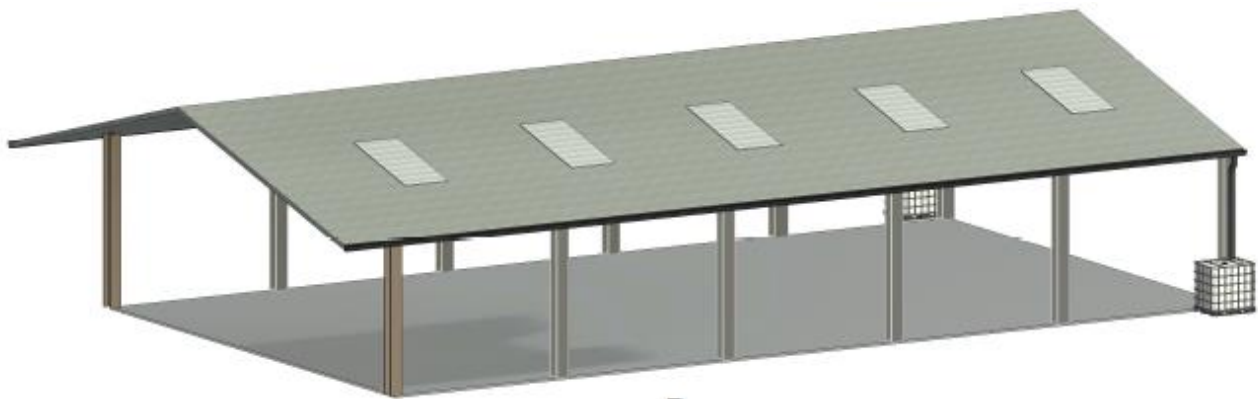


Image 1 - Proposed Cover to existing yard

The buildings location is directly above an existing yard which it is designed to keep the weather off. This forms an infil section to the south western corner of the farmyard, with limited landscape setting impact as a result.

Access

Access to the site is currently obtained from the existing farm access road which leads from the C1063. There are no proposals to alter this.

Public Rights of Way

There are several known public footpaths within the vicinity of the development site, however none are affected by the proposal

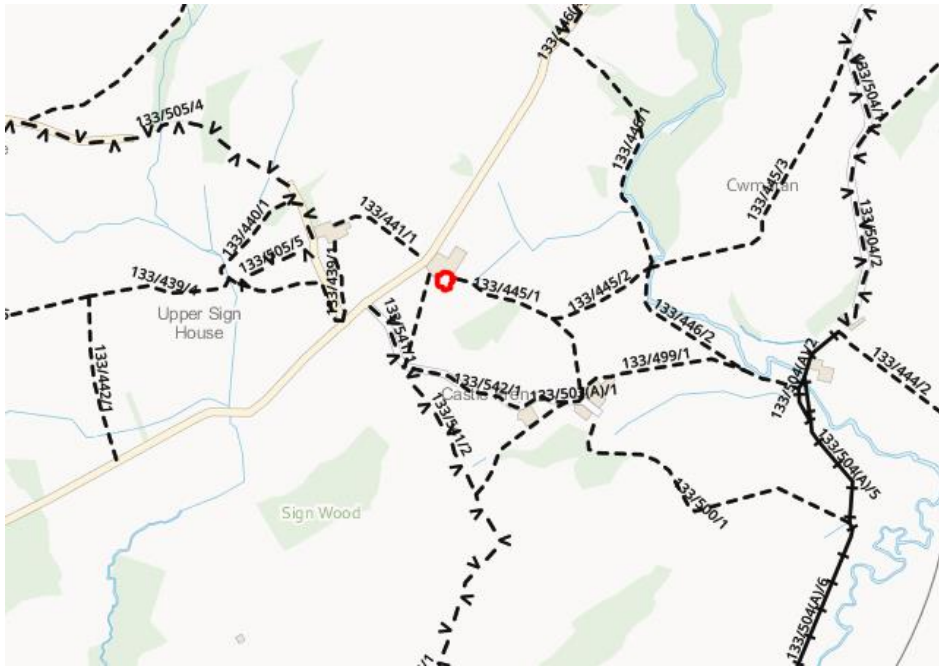


Image 2 - Powys Council extract, showing Public Rights of Way

Flooding

The Environment Agency's Advice flood maps indicated that the site is within flood zone 1, an area with a low probability of flooding.

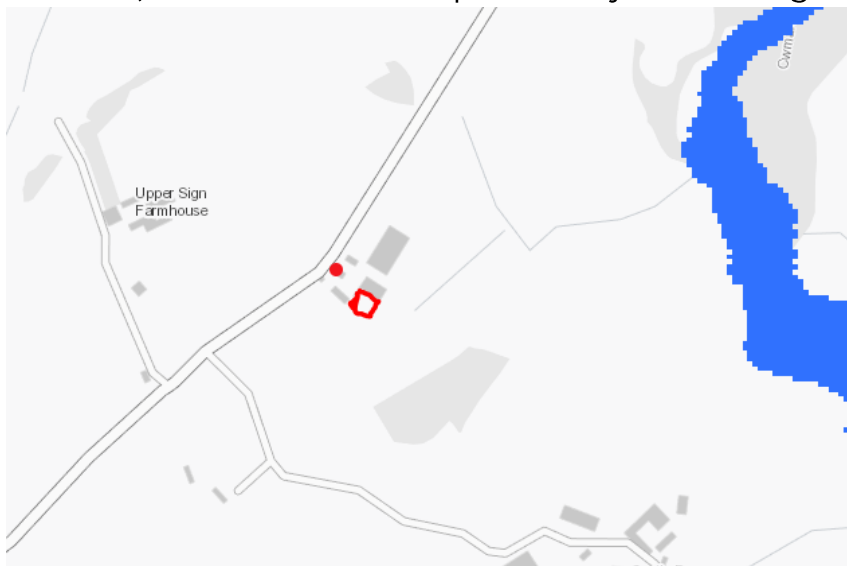


Image 3 - Environmental Agency extract, showing flood zones

Surroundings

The site is situated within a rural location, with no nearby dwellings located close to the application site.