

PLANNING STATEMENT

for

**PROPOSED HOLIDAY PODS, ACCESS TRACK AND SEPTIC TANK
DRAINAGE**

at

THE CLODDIA, KERRY, NEWTOWN, POWYS, SY16 4DY

On behalf of

DANIEL AND EMMA JERMAN

Prepared by:

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Contents

Introduction

The proposal
The site
Planning history

Environmental Sustainability

Local environmental issues
Ecological and biodiversity issues

Carbon Reduction Strategy

Energy efficiency
Sustainable materials and building standards
Water
Waste

Movement

Vehicular access
Turning and parking

Character

Use
Amount
Layout
Scale
Appearance
Visual impact
Landscaping

Community Safety

Access and Use of Development

Planning Policy Framework

Powys County Council Local Development Plan 2011 - 2026

Conclusion

Introduction

This statement has been prepared in support of a full Planning application submitted by D. & E. Jerman for the positioning of 3 no. holiday pods, access track and septic tank drainage.

This statement has been written to demonstrate that the proposed development will be compatible with the site surroundings and has considered the local character, ensuring a comprehensive development.

Ian Pryce Property Services have prepared the plans and appropriate design solution for the site which responds to the Local Plan policies and the site's context and constraints.

Assessment

The assessment of the site explains how the site was initially appraised, identifying the opportunities and constraints, this has informed the proposed development. The local context is the baseline point which examines the physical, social and economic characteristics of the site and the relevant local and national Planning policies.

The Site

The application site is located on the agricultural holding at The Cloddia, Kerry, Newtown, Powys, SY16 4DY.

The site consists of a paddock of agricultural land adjoining the farmstead.

The site is enclosed by a mixture of mature hedgerows and post/wire fence.

The site is accessed off an existing private road which is a link between the farm complex and the recent development of poultry enterprise.

Planning History

There is no recent Planning history associated with the site.

Environmental Sustainability

Local Environmental Issues

The foul sewage disposal will be via a new sewage treatment plant with discharge to soakaways.

All surface water drainage from the development will be connected to new rubble soakaways located a minimum 6.0m from any building.

The site is located outside of any recorded flood zone and is classified as being considered to be at little or no risk of fluvial or tidal/coastal flooding (Zone A).

The development will not result in the loss of either natural light or privacy to any neighbouring dwellings/landowners.

Ecological and Biodiversity Issues

Bat Mitigation

See attached Ecology Survey by Star Ecology.

General

To enhance nature conservation the development includes the retention of the existing mature hedgerow and tree planting. This maintains and provides important wildlife corridors and habitats.

Please refer to the Ecological Report prepared by Star Ecology.

Carbon Reduction Strategy

The proposed development has been designed and will be constructed and used in a way that minimises its environmental impact.

Energy Efficiency

The holiday units will be equipped with energy efficient lights and appliances.

The holiday units will have a high level of insulation in the floors, walls and roofs as well as draught excluders on all opening elements and double glazing.

Any external lights on the holiday units will be connected to PIR sensors and will only operate between dusk and dawn.

It is proposed to install an electric vehicle charging point within the parking area. The farm has the benefit of its own wind turbine.

Sustainable Materials/Building Standards

The materials used within the development will be, where possible, sourced and produced locally, natural or recycled and all timber sourced from sustainable forests.

All general labour on the project will be sourced locally as will all building materials wherever possible.

Where practicable, materials will be specified to achieve an 'A rating' as defined by the Green Guide to Specification and only the required quantity of materials will be ordered to prevent over ordering and materials exceeding their shelf life.

Where possible high quality reclaimed materials (5% minimum) will be used to provide a sympathetic match with the surrounding development.

Careful project management and planning will be initiated from commencement to minimise the energy used during the construction phase.

Water

Water butts will be provided to the units to take water from the roof and reduce storm water run off.

To conserve water and maintain a 125 maximum consumption of potable water (litres/person/day) all fittings and appliances will be limited to the following flow rates or capacity:

Dual flush WC	4.5 litres full/3.0 litres part flush capacity.
Showers	8 litres per minute.
Taps	4 litres per minute.

Sustainable Urban Drainage Solutions (SUDS) will be used within the development by incorporating permeable materials.

Waste

The gardens will contain composting facilities to reduce domestic waste.

Internal and external space has been allocated for the storage of both household waste and recyclable waste.

Domestic waste and recycling will be collected from the roadside collection point at the farm.

Movement

The Cloddia is served off a network of local district roads, classified road linking Kerry and Newtown.

The pod development is accessed via an existing public and private road to access the farm. The pods will be accessed directly off a private farm road. The farm also has the benefit of its own access from the A489, east of Kerry, constructed to facilitate the poultry enterprise.

Turning and Parking

A parking area will be formed for a parking/turning area serving the conversion pods. Ample space will be provided for cycles, motorcycles and cars (no excessive amounts).

Parking for up to six cars will be provided.

Accessibility and Sustainability

A good range of important local facilities are available within the nearby village of Kerry i.e. village hall, public houses, primary school, shop, garage etc. Additional traffic generated will approach from Kerry. The development will reinforce the social and economic viability of the area. The large town of Newtown is only three miles away with major transport links via bus and train.

Character

Principles and Concept

The proposed pods are each 10m x 6.2m by Quality Pods Wales Ltd. of Pembrokeshire.

The design approach ensures that the scheme integrates with the surrounding rural location and topography.

Overall, the proposal has been carefully designed to ensure that it responds positively to the site's location and setting and to protect the amenities of adjoining properties and neighbours.

Use

The Planning application includes engineering operations for access track and parking area.

The Planning application involves the change of use of agricultural land to form holiday use.

The remaining land surrounding the application site will remain and be used solely for agriculture.

Layout

See manufacturer's layout details.

Scale

In terms of height and mass the proposed pods are single storey, low profile units which will integrate with the backdrop of mature hedgerows and trees.

Appearance

The proposed site is located in open countryside and the pods are designed to preserve and enhance the area's character just outside the development boundary of Kerry village. Due to their low profile, they will preserve and enhance the area's character and setting.

The design approach ensures that the proposed provides an appropriate balance between protecting the character of the existing landscape, but at the same time, allowing a modern, unique development.

The pods will not detract from the existing area's built form, maintaining a simple clean balanced and aesthetically pleasing appearance.

The materials intended to be used within the development will also reflect the character of the immediate locality and existing traditional building by using:

Timber cladding to the pods, horizontal larch weatherboarding.

The fenestration and doors shall be uPVC and finished to a traditional pattern and shape as detailed on the drawings.

The roof will be single membrane.

Visual Impact

Careful consideration has been given to designing a scheme that makes the best of the existing site whilst respecting and responding to the surrounding landscape.

The pods maintain a simple, clean, balanced and aesthetically pleasing appearance with a balanced and sympathetic design.

The existing natural screening and topography of the site plus further integration of proposed landscaping will result in the proposed pods being unobtrusive.

Views of the site are limited to distant vantage points. At this range and with an existing substantial mature backdrop, the pods will be utterly insignificant to the landscape.

Landscaping

The existing hedgerows/trees and grassed areas will be retained and enhanced in order to maintain the existing mature landscape of the site.

Permeable surfaces and timber patios will be introduced to the development with existing grassed amenity areas beyond.

Community Safety

External lighting will be provided to the external communal areas fitted with PIR switch and solenoid, bollard type low level downlights.

Use and Access of Development

The pods are transportable units and are therefore exempt from current Building Regulations. However:

Level access will be provided to the perimeter of the units by way of permeable surfaces.

Level threshold to principle access doors.

Car parking with suitable approach to principal access doors constructed of firm, durable and slip resistant material.

All switching and sockets outlets for lighting and other equipment in habitable rooms set at appropriate heights between 450mm and 1,200mm.

Ambient disabled WC.

Planning Policy Framework

The Planning policy framework is provided by National Planning Policy (Wales), Welsh Government Technical Advice Notes and Powys County Council's Local Development Plan.

Environment

The development accords with LDP policy as it contains an appropriate landscape scheme which integrates the proposal into the existing mature landscape, it does not adversely affect any features of importance to either nature conservation or amenity and does seek to conserve and enhance the existing native landscape.

An Ecological Survey has been undertaken and mitigation included within the proposed scheme.

General Development Policies

Access by disabled persons.

External Lighting.

Non Mains Sewage Treatment.

Surface Water Drainage.

The proposed development has been designed to comply, where appropriate, with the requirements of DC1, Building Regulations and the Disability Discrimination Act 1995.

The proposed development will include external lighting but it is designed in accordance with adopted policies:

1. The lighting will not be a nuisance or hazard to highway users as it is not envisaged to affect any highway.
2. The lighting will not intensify the existing light pollution levels.
3. The lighting will not harm the character or appearance of any building or surrounding environment.
4. The lighting will have minimal effect on wildlife.

The proposed development will be served by an existing mains water supply.

The proposed development will drain to a septic tank with subsurface herringbone soakaway:

1. The development site is an excessive distance from any existing mains drainage system and a connection would make the application unviable.
2. The Applicants own the land surrounding the site.
3. The quality of surface or groundwater will not be impaired by the development.
4. The amenities of neighbouring properties will remain unaffected by the development.
5. The Applicants will maintain the sewage treatment plant in accordance with manufacturer's instructions and recommendations.

All surface water drainage will be connected to new rubble soakaways located a minimum of 6.0m away from any building within the site and adjoining field.

The proposed development surface water drainage will not affect flood management or maintenance schemes on site or off site.

Conclusion

This statement has been prepared on behalf of Messrs. D. & E. Jerman.

The holiday diversification will provide modern high quality unique holiday accommodation which will help to continue to sustain the rural enterprise and reinforce the community, socially and economically.

The proposed development will be sympathetic to the immediate surroundings and will not be detrimental to the visual amenity of the area.

The existing natural screening of the site will result in the development being unobtrusive.

In terms of Planning policy, it is considered that the proposed development accords with adopted policies.

Signed: _____

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Date: _____

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