



WERN FARM, USK

DESIGN AND ACCESS STATEMENT

PROPOSED BARN CONVERSION FOR USE OF TOURISM



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1.0 INTRODUCTION

1.1 This statement is produced to support for the conversion of two barns to form self-contained units for the use of tourism.

2.0 BACKGROUND INFORMATION

2.1 The site is located within the countryside to the north of Tredunnoch village and west of the River Usk, as illustrated on the attached location plan.

3.0 PLANNING POLICY CONTEXT

3.1 Strategic Policies

The relevant strategic policies of the LDP are:

- Policy S11 – Visitor Economy
- Policy S13 – Landscape, Green Infrastructure and the Natural Environment
- Policy S16 – Transport
- Policy S17 – Place making and Design

3.2 Development Management Policies

The relevant development management policies of the LDP are:

- Policy DES1 – General Design Considerations



- Policy EP1 – Amenity and Environmental Protection
- Policy GI1 – Green Infrastructure
- Policy NE1- Nature Conservation and Development
- Policy RE6 - Provision of Recreation, Tourism and Leisure Facilities in the Open Countryside

3.3 Supplementary Planning Guidance

The relevant Supplementary Planning Guidance is as follows:

- Sustainable Tourism Accommodation

Planning Evaluation

- 3.4 National planning policy on tourism is set out in Chapter 11 of Planning Policy Wales (PPW, Edition February 2021) and reflects the Welsh Government's aim to encourage tourism to grow in a sustainable way and make an increasing contribution to the economic, social and environmental well-being of Wales (5.5.3).
- 3.5 It provides for the planning system to encourage sustainable tourism in ways that enable it to contribute to economic development, conservation, rural diversification, urban regeneration and social inclusion, recognising the needs of visitors and local communities (11.1.4). Strategic Policy S11 of the Monmouthshire Local Development Plan (LDP) refers to the 'Visitor Economy' and sets out that "development proposals that provide and/or enhance sustainable forms of tourism will be permitted subject to detailed planning considerations".



- 3.6 The LDP defines sustainable tourism as tourism that is 'economically viable, generates local benefits, is welcomed by and helps support local communities, reduces global environmental impacts and protects/enhances the local environment' (5.82).
- 3.7 Supplementary Planning Guidance (SPG) 'Sustainable Tourism Accommodation' was adopted in November 2017 with the purposes of providing clarity on the interpretation and implementation of Policy S11 in relation to proposals for sustainable visitor accommodation. The SPG states, amongst other things, that tourism accommodation should re-use and adapt existing structures.
- 3.8 In this instance the proposed barn conversions are utilizing an existing structure and, therefore, is a low impact form of visitor accommodation. Additionally, the converted barns are of good design and finished in high quality materials. They are also in an ideal location with excellent views and would do little to alter the landscape or existing environment. The proposed development satisfies Policy S11 in principle.

4.0 SITE ANALYSIS

- 4.1 The site is located within the countryside to the north of Tredunnock village and west of the River Usk, as illustrated on the attached location plan:



- 4.2** The application design seeks to develop a high-quality, sustainable, and low impact scheme which takes advantage of the site's position within this much sought-after rural area, whilst comfortably integrating with the general character of the area and not impacting negatively upon the wider outdoor experience of the area.
- 4.3** A full assessment of the physical characteristics of the site and its context in relation to surrounding development was undertaken to identify opportunities and constraints presented by the site.

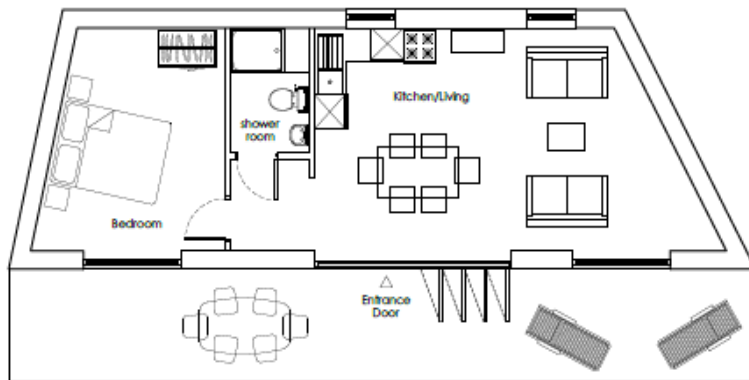
5.0 PROPOSAL

- 5.1 The proposal involves the conversion of two existing barns to self-catering rental tourism accommodation.
- 5.2 The two conversions offer differing layouts to support differing group sizes. Barn A forms a 3-bedroom unit which offers holiday accommodation for larger families, whilst Barn B forms a single double bedroom which offers accommodation for couples or small families.
- 5.3 Furthermore, the units are supported by designated parking spaces which are necessary due to the location of the farm and the likely demand for personal car use associated with rural tourism.
- 5.4 The two self-contained units benefit from surrounding greenspace and which offers an inviting and sustainable location for tourists and visitors.
- There are ample opportunities for exploration into rural pastimes through local businesses and the surrounding area itself.

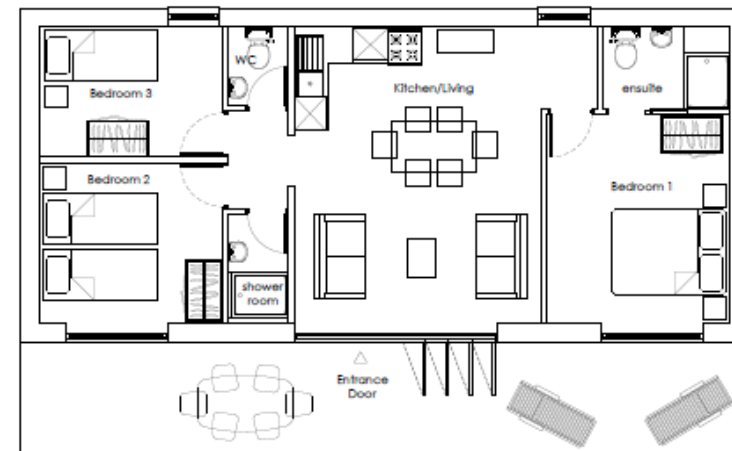


Figure 2 – Proposed Site Plan

5.5 The units themselves will be equipped with a self-catering style layout and will therefore be supplied and installed with the adequate appliances and installations. The pods will also use low energy appliances and efficient insulation to lower the carbon impact of the units.



Floor Plan



Floor Plan

5.6 The proposed conversions effectively contribute towards available tourist accommodation whilst utilizing previously built structures. The proposed self-contained units efficiently re-use and adapt the existing structures in accordance Policy T2 – Visitor Accommodation outside Settlements in the adopted LDP.

6.0 ACCESS

6.1 The site is accessible from an existing private driveway and are further supported by 3 additional parking bays, which are reserved for the use of the converted barns in a short stay holiday rental manner. This ensures vehicles remain wholly within the confines of the site.

6.2 Whilst the proposal will result in an increase in traffic, it represents a negligible increase upon the adjoining roads and transport networks, and therefore poses little to no issues for rural users.

6.3 As the converted barns are for the use of tourism, they will need to support the use of a private car to visit local and further events and attractions.

6.4 The nature of the attractions within the surrounding area, mostly being walks and outdoor pursuit activities, private transport is required. The proposal therefore offers private parking spaces reserved for the users of the tourist accommodation.





7.0 COMMUNITY SAFETY

- 7.1 The site is in a rural setting where crime rates are expectantly low, the provision of the self-contained units will add to the natural surveillance on the site. They will also create a small temporal community on site which will see new people interacting within the local communities and businesses.
- 7.2 The self-contained units will only be used for tourism purposes and will not be used for residential uses and therefore the community will not be negatively impacted by potential unlawful long-term residents. The proposal is directed toward families and couples who will visit the area and conduct themselves in a manner that will not have a negative impact on the quiet enjoyment of the countryside.

8.0 FLOODING

- 8.1 The current NRW Flood Maps and TAN (Technical Advice Note) 15 Development Advise Maps shows the site outside and bordering but not within C2 flood zone.

8.2 TAN 15 categorizes 21 flood zone as “Areas of the floodplain without significant flood defense infrastructure.” – “Used to indicate that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences. Emergency services and highly vulnerable development should not be considered”.

8.3 A previous application (DC/2017/00764) adjacent to the site for a replacement dwelling was accompanied by a FCA and deemed the area was suitable for redevelopments and safe evacuation routes are available if necessary.

8.4 The proposed units are therefore outside of the identified flood risk zones and there has been no previous issues for the 2 barns.

8.5 The statement concludes that the barns are outside of the flood zone and the wider development has adequate measures in place if necessary.

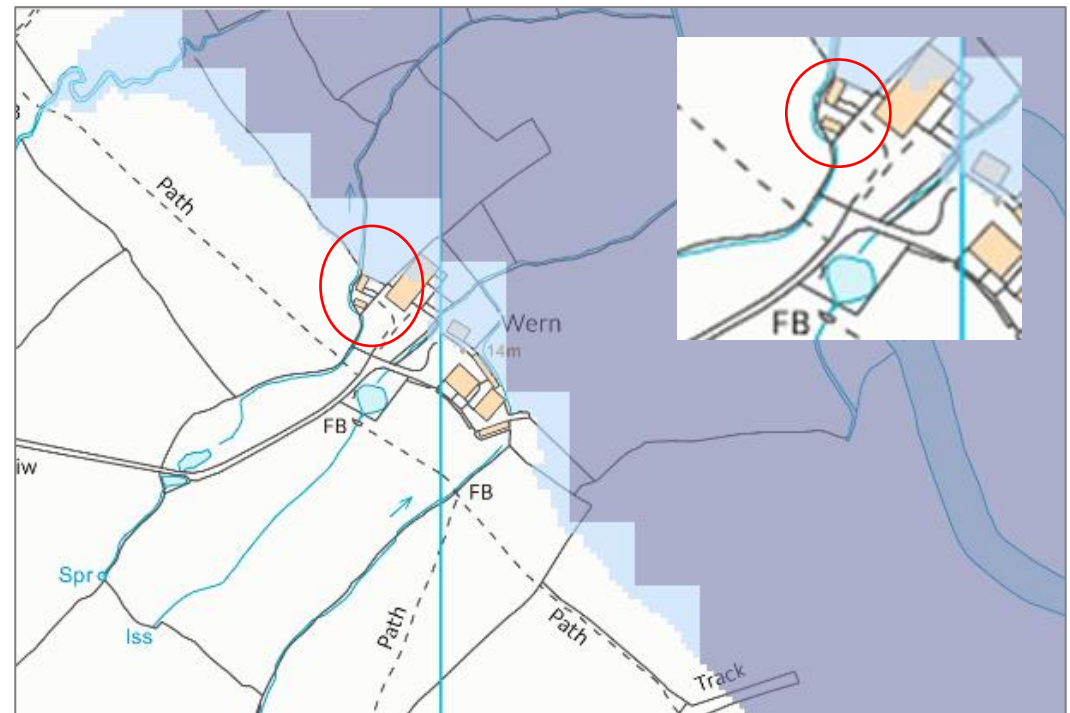


Figure 6 – TAN Development Map (Site outlined in red)



9.0 CONCLUSION

- 9.1 The proposal offers a unique and valuable opportunity to meet an existing and well evidenced demand for new visitor accommodation within Usk – this proposal will address a growing demand for self-contained property rental. It draws wide support from Policy RE6 - Provision of Recreation, Tourism and Leisure Facilities in the Open Countryside.
- 9.2 The scheme has been fully thought out and the benefits which will be offered to the local economy and the wider community are measurable; they should be given substantial weight in decision making. Whilst the development is car reliant, the nature of tourism in rural Wales is mostly car reliant and therefore is unavoidable. The development promotes the use of local rural businesses and activities, which therefore extends the benefits of the scheme to the local area and further afar. Resultantly it is strongly argued that the development poses a net benefit to the area.
- 9.3 The re-use and adaption of existing structures to produce sustainable tourist accommodation outside of the settlement boundary is favored. The proposal offers out of settlement tourist accommodation which reduces the pressure on new build accommodation.
- 9.4 In conclusion, there is significant policy support in favor of the development and considerable material considerations such as the recognized demand for holiday accommodation and the associated increased economic activity from visitor spending. Accordingly, planning permission should be approved conditionally.