



**Proposal to replace an approved residential static caravan (95/00358/FULL) with a new agriculturally tied dwelling.**

**Design and Access Statement:**

Use:

The existing site will be used for the proposal of a new agricultural-tied dwelling within a domestic garden.

Amount:

The proposal is to erect 1 new agricultural-tied dwelling with associated access and domestic curtilage.

Layout:

Whilst the existing static caravan will be replaced, the layout of the proposed building has been configured to respect and work with the sloping terrain and well considered private garden space. In addition to this the relationship the land has been carefully considered with a particular emphasis on the orientation of the proposed dwelling. Site coverage, proximity to the other buildings and other factors have therefore been taken into consideration. By siting the new dwelling here causes a minimal impact on the surrounding landscape.

It is proposed that access will be taken via the existing internal lane that leads down through to the highway. This access has good visibility onto the highway.

The dwelling is to be constructed with the front elevation facing south west, with vehicle parking to the rear with a modest amount of garden curtilage proposed.

Scale:

The principle elevation is 10.4 metres wide x 10.3m deep with a height to eaves of 1.3m and an overall height of 5.6 metres at the rear and to the front 3.8m and an overall height of 8.2 metres

The footprint of the building is approximately 107 square metres.

Landscaping:

Where it is feasible, disturbance to the existing landscape to be kept to a minimum. It is hoped that over time indigenous plants and trees found in the area will be planted to soften the development.

Appearance:

The dwelling has a contemporary look with a traditional finish of a wood finish with the use of Siberian Larch weatherboarding (which will silver down over time) the timber will sit on a stone plinth. The roof will be natural slate. The other proposed materials include Velfrac (or similar) windows and doors.

Access:

Will be taken via the existing entrance on to the highway, this access has good visibility onto the highway.

## PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

The Mid Devon Area Local Plan was adopted in July 2020 and guides planning decisions across the district.

Policy S14 states: **(my italics)**

Development outside the settlements defined by Policies S10-S13 will preserve and where possible enhance the character, appearance and biodiversity of the countryside **while promoting sustainable diversification of the rural economy**. Detailed development management policies will permit agricultural and other appropriate rural uses, subject to the following criteria:

- a) **Affordable and low cost housing to meet local needs**, gypsy and traveller accommodation, residential conversion of appropriate existing buildings, replacement dwellings, **housing essential to accommodate a rural worker** and accommodation ancillary to a dwelling;
- b) **Appropriately scaled** retail, employment, **farm diversification**, tourism and leisure related development (including appropriate conversion of existing buildings);
- c) Appropriately scaled and designed extensions and other physical alterations to existing buildings;
- d) **Agricultural and equestrian development**;
- e) Community facilities, such as educational facilities, buildings associated with public open space, transportation and infrastructure proposals (including green infrastructure); and
- f) Renewable energy and telecommunications.

National policy supports thriving rural communities and encourages multiple benefits from the use of land in rural areas. Development in the countryside in the context of this policy is defined by land outside of the settlement limits of the main towns (S10-S12) and villages (S13). **A strong rural economy is promoted by national policy through sustainable growth of business and enterprise in rural areas. Development in the countryside will be managed to** meet local need, promote vibrant rural communities and **help provide appropriate forms of agricultural and rural diversification to support the rural economy** and sustain environmental qualities of the countryside. Development management policies allow for small-scale employment development in suitable locations whilst retaining the intrinsic character and beauty of the countryside. These sites can come forward according to market demand.

2.82 To promote sustainable development in rural areas, housing has been allocated where it will enhance or maintain the vitality of rural communities. **New isolated homes will be avoided in the countryside unless there are special circumstances as set out in national policy and supplemented in relevant Local Plan policies such as** Policy DM6 (rural exception sites), **DM8 (rural workers dwellings)** and DM9 (conversion of rural buildings). In the context of the Mid Devon Local Plan, 'isolated' refers to any location outside of defined settlement limits. Such land is defined as the countryside which can include small settlements and hamlets. National policy requires that new sites for travellers should be limited in open countryside that is away from existing settlements or outside areas allocated in the development plan. In certain circumstances the development of such sites outside of settlement limits will be appropriate, providing it can meet the criteria set out within Policy DM7 (gypsy and traveller accommodation).

The National Planning Policy Framework ("NPPF") sets out the Government's objectives for the planning system and is a material consideration that must be considered in all planning applications. In paragraph 12, the NPPF confirms that proposed development that accords with an up-to-date Local Plan should be approved. However, underlying the NPPF is a presumption in favour of sustainable development; that is development which promotes economic development, social inclusion and environmental protection. The following paragraphs set out how the proposal would achieve these objectives.

The agricultural justification for the development is clearly established in the accompanying Agricultural Appraisal. This proposal will help an established farm business diversify and develop, thus promoting its long-term success. Local farm businesses are an essential part of the rural economic fabric.

Strangaton Farm rents land from local farmers, which is rotated through a cycle of crop growth and pasture and provides income for those landowners. The business also runs around 7-10 shoots per year bring high net worth individuals into the area and benefitting the local accommodation, retail and food and drink sectors. It is a modest, but important part of the local tourist economy. There is also scope to increase diversification activities by, for example, adding some glamping or lodge facilities for further develop the tourism offer.

It has been shown that three/four bedroom houses for sale within the Crediton area are well out of the price range of a local farmer. Local people and local workers are being pushed out of the area by incomers willing and able to pay a high price for a place in the countryside from where they often commute long distances to work outside the locality or even have a second home closer to their place of work. It is essential that affordable accommodation is provided in the right locations for key workers to live in. A young family working, living and attending school in the village contributes greatly to the community.

Strangaton Farm is a thriving business farm which promotes sustainable, green practices not least in the areas that are set aside for poultry and game production. The land is fertilised by livestock and left as pasture as part of the growing cycle. This supports eco-systems and wildlife: birds, bees and butterflies. Supporting this traditional farm business in turns help to maintain the land management practices that have produced this landscape, which is not only aesthetically pleasing but forms part of the local cultural heritage and supports an abundance of wildlife.

Paragraph 28 of the NPPF requires Local Planning Authorities ("LPA's") to support a prosperous rural economy by supporting all types of business and enterprise in rural areas and promoting the development of agricultural rural businesses.

Paragraph 55 of the NPPF states that LPAs should avoid new isolated homes in the countryside unless there are special circumstances, one of which is "the essential need for a rural worker to live permanently at or near their place of work in the countryside..."

Above extract from Agricultural Appraisal