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# Planning Statement

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**REVISED PROPOSAL (21/1181/FUL)**  
for the proposed Holiday-let  
Development, formation of a new  
access and associated works at Land  
at New House, Sarn, Newtown, Powys,  
SY16 4ER

Grid ref: 322256, 293060

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Prepared for G Delves

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# G Delves

**REVISED PROPOSAL (21/1181/FUL)**  
for the proposed Holiday-let Development,  
formation of a new access and associated works  
at Land at New House, Sarn, Newtown, Powys,  
SY16 4ER

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Planning Statement

July 2022

## Site address

Land at New House  
Sarn  
Newtown  
Powys  
SY16 4ER

## Planning Authority

Powys County Council  
Neuadd Maldwyn  
Severn Road  
Welshpool  
SY21 7AS

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Ref: DAS-GD

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## 1. INTRODUCTION

- 1.1. This Planning Statement is in connection with the following previous planning application: Proposed Holiday-let Development, formation of a new access and associated works [21/1181/FUL].
- 1.2. This planning application was refused due to insufficient information had been submitted to demonstrate that the proposed development would be served by an adequate means of vehicular access. Meaning the proposed development therefore has the potential to result in a detrimental impact upon highway safety along the A489 County Highway and the proposed development is consequently contrary to the requirements of Planning Policy Wales (Edition 11), TAN 18, and Policies DM13 (Criterion 10) and T1 of the adopted Powys Local Development Plan (2011-2026).
- 1.3. We feel this resubmission has suitably done this, by submitting an amended highway plan based on a topographical survey which therefore shows no detrimental impact will be made upon highway safety.
- 1.4. The proposed site is currently an agricultural field. The applicant proposes the holiday development as a form of diversification and economic development.
- 1.5. The proposal will provide a holiday let site, which will in turn will provide the applicant with an additional income stream, support the local tourism of the area, and indirectly support local businesses and sites where visitors will visit.
- 1.6. This statement should be read in conjunction with the application form and associated plans.

## 2. APPLICATION SITE

- 2.1 The application site is on an agricultural field, part of the land at New House, Sarn, Newtown.

2.2



- 2.3 The existing trees and hedgerows mean that the site will have limited landscape and visual impact on the area. The low-lying nature of the underground development and the existing landscaping means the holiday lets will be screened from the roadside and views. Given the rural nature of the site, there are no immediate public vantage points from the North, South, East or West.
- 2.4 It is situated in an area where tourism is very popular, where the landscape, public footpaths and other services, are popular, and therefore this sustainable method of accommodation will work well with the existing tourism businesses.

### 3. PROPOSAL

- 3.1 The proposal is for three underground holiday lets and two shepherd huts sited away from the road and within a natural site with trees and vegetation minimising any viewpoints. There will be limited hardstanding created for the five holiday lets, forming a parking area for vehicles.
- 3.2 The site is deemed to be of a small scale, with there being a maximum of five holiday lets, all of which require no foundations and can be moved at any time leaving no lasting effects on the environment. The approximate dimensions of each underground holiday let will be 14m x 6m x 3.30m and the shepherd's huts being 5.486m x 2.438m x 3.158m.
- 3.3 The proposed layout of the site has been designed to fit into the surroundings and to be unobtrusive into the countryside. The holiday lets have been chosen to blend into the surroundings and as such would not be seen within the wider context.
- 3.4 The proposed development complies with local planning policy; the proposed development is appropriate to the rural Powys landscape and is not obtrusive into the character of the surroundings. The design aims to keep a balance between the two aims of the planning system – efficient economic development and protection of the landscape.
- 3.5 The underground holiday lets are eco-friendly and are designed out of High Density Polyethylene (HDPE) with a real grass roof.
- 3.6 The holiday development will have w/c's connected to a new Bio-Disk Treatment Plant which will discharge to a nearby water course.
- 3.7 As the site matures, wildlife will flourish, attracting animal and bird species, with flowers and plants bringing insects. The resultant development will permit visitors to enjoy purpose-built, relaxing accommodation.
- 3.8 The proposed scheme has been specifically designed to be minimal, in that the holiday lets are small scale and low impact, and the number is considered to be low, to fit in with the proposed venture.

## 4. PLANNING POLICY

- 4.1 Tourism is a vital component of Powys' economy, with Powys' beautiful countryside, combined with its history and culture attracting a vast amount of tourist activity.
- 4.2 LDP policy TD1 supports new tourism proposals which do not have an unacceptable adverse effect upon the character of the area, the environment and cultural fabric of the community. The proposal shall also be compatible in the open countryside, in terms of their location, siting, design and scale.
- 4.3 The proposal will also benefit from the number of public rights of way in close proximity, as they are regarded as tourist assets and go hand in hand with accommodation. The holiday lets are also not permanent in nature, in that the proposal can be removed from site at any time and return the land to its current form.
- 4.4 Due to the nature of the holiday lets proposed, noise, light or other pollution will not occur, given it is small in nature, attracting couples and families. Given the location of the holiday lets, the minimal nature of the proposal, and the lack of permanent lighting proposed as part of this scheme, it will not impact whatsoever on the local residents and be compliant with policy DM7.
- 4.5 The proposal is for 3 underground holiday lets and 2 shepherds huts and therefore only a maximum of 6 vehicles would be on site during their occupation. The traffic movements associated with these, will be considered negligible. The proposal includes the formation of a new access to the field that will then connect to the existing road and will not have a detrimental impact on highway safety.
- 4.6 The new vehicular access will be to highway standards, with sufficient visibilities to both directions. The proposal is therefore considered in accordance with the adopted national and local planning policies.
- 4.7 It is clear again, that this proposal is fully in compliance with national and local planning policy, with the let being an appropriate scale, being landscaped within the existing environment and will not detract from the overall character of the area.

## 5. FOUL SEWAGE

- 5.1 The holiday development will have w/c's connected to a new package treatment plant and soakaway, of which percolation tests have confirmed the ground to be suitable for discharge.

## 6. ACCESS AND HIGHWAYS

- 6.1 The proposal includes a formation of a new access onto a field that will then connect to the existing track that will serve the holiday lets.
- 6.2 Visibility splays of 215m to the north and a 215m visibility to the south from 2.4m will be provided, with an access width of 6m for the first 15m. The access surfacing will be done in accordance with the highway plan, to ensure it is a bound surfacing, not allowing any materials to go onto the highway. The access falls into the field, and therefore no surface water from the access will enter the highway.

- 6.3 The existing hedgerow to the north and south will need to be translocated to its new position in order to achieve the 215m visibility splays.
- 6.4 The new access will replace an existing substandard access which serves 4 residential properties and 2 farm business'.
- 6.5 The access plan have been drawn from a topographical survey, and illustrates the visibility and forward visibilities are achievable. John Corfield has been notified of the change (landowner of the field where the new access is placed) and is more than happy with the proposal, as it will improve access to his bungalow and land.
- 6.6 The access plan illustrates the stopping up of the existing junction, of which a condition can be placed to request full details of the stopping up materials prior to first use of the new access.
- 6.7 6 parking spaces are provided for the site. The traffic movements associated with this, will be considered negligible.
- 6.8 Disabled access – floor levels will be at the same height throughout; a ramp will permit easy access for persons using wheelchairs and those with mobility issues.

## 7. BIODIVERSITY ENHANCEMENT

- 7.1 The proposal only includes the siting of 6 holiday lets and some informal hardstanding, which will be able to be removed from site and bring back the land as it is without any issues.
- 7.2 The current field is of low ecological value, in that its improved grassland, been ploughed in the past and constantly grazed by sheep and cattle. There are no ponds within 250m of the site and given the low impact and lack of 'construction elements' there is negligible risk of any harm to any protected species.
- 7.3 Although the potential impacts of the development are negligible, we are providing some biodiversity enhancement by ensuring there is ongoing maintenance of the existing hedgerows on site.

## 8. CONCLUSION

- 8.1 As explored within this statement, the proposed scheme for 6 holiday lets is considered modest in scale and design within an agricultural field landscaped by existing trees, which is in line with current planning policies.
- 8.2 The beauty and variety of the Powys Countryside creates an attractive area for tourists. Tourism is an important element of the rural economy, and it has been estimated that tourism for Wales equates to 7% of Wales' GDP.

8.3 The proposal fundamentally complies with the overarching national planning policies that relate to tourism developments, together with the tourism policies of the adopted Local Development Plan. We therefore ask that the proposals are supported.