



Adams Planning &
Project Services Ltd

Design and Access Statement

For

Proposed new holiday let

at

Harescombe Farm, Morchard Bishop, CREDITON, Devon, EX17 6RN

Statement prepared by S. Adams on behalf of Mr C Jeffery & Mrs T Ferguson
August 2022

CONTENTS

- 1. Introduction**
- 2. Application and Site Layout**
- 3. Site and Design Context**
- 4. Planning Policy**
- 5. Design Solutions**
 - 1. Use**
 - 2. Amount/Density**
 - 3. Layout**
 - 4. Scale and Appearance**
 - 5. Landscaping**
- 6. Access**

1. Introduction

This Planning Statement has been prepared on behalf of Mr C Jeffery & Mrs T Ferguson and is submitted in support of a planning application for the construction of a new holiday let with associated access, parking and landscaping on land at Harescombe Farm, Morchard Bishop, Crediton, Devon, EX17 6RN.

This Statement aims to explain the design principles that have been applied in the development. The Statement demonstrates how the proposals have been designed to comply with the relevant national and local planning policies and to reflect the local patterns of development and neighbouring buildings in terms of layout and siting, height, scale, materials and landscaping.

The proposed dwelling will contribute to delivering a quality new holiday let in this popular part of Devon.

The application comprises of the following documents:

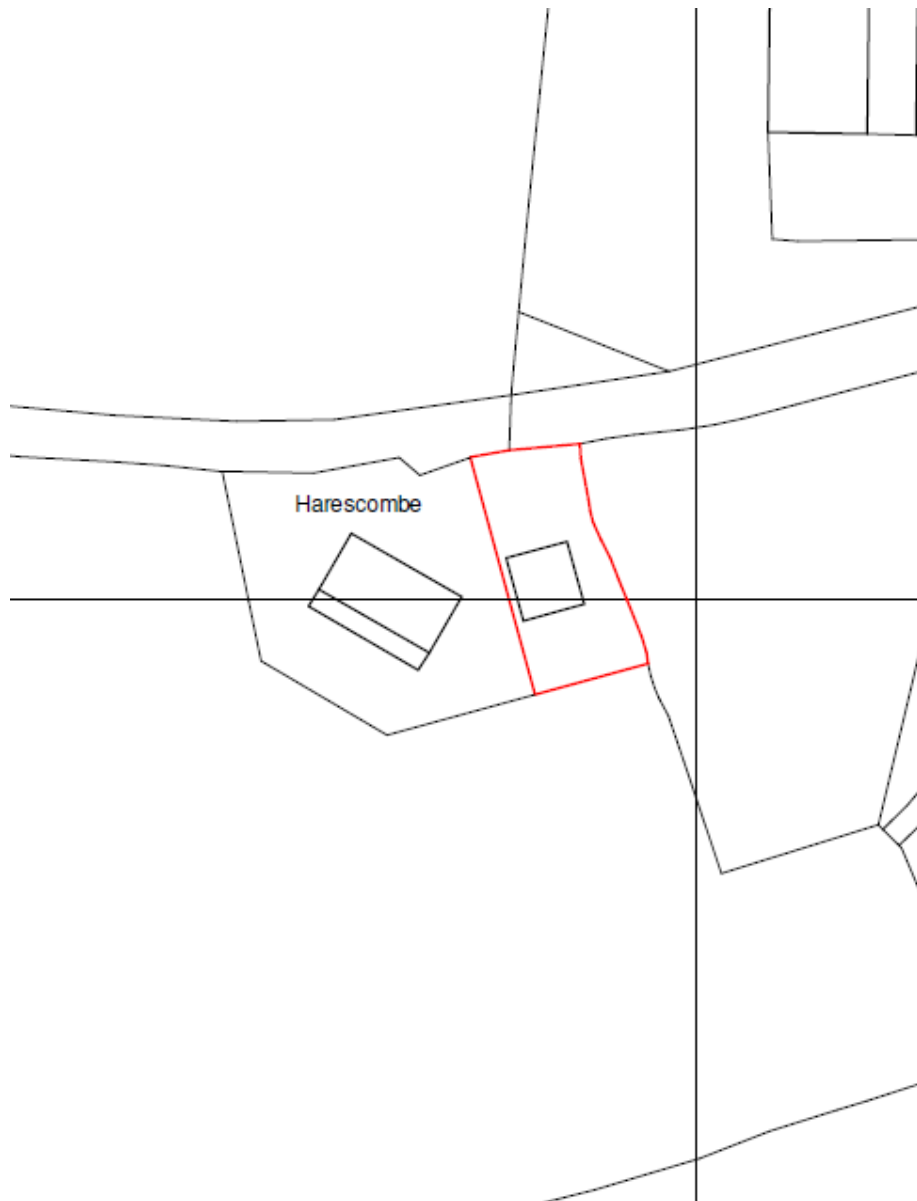
- Completed application forms
- Location Plan
- Proposed Block Plan
- Proposed Plans
- Proposed Elevations
- Business Plan
- Wildlife Trigger List

2. Application and Site Layout

This application is a full submission for the construction of a new holiday let at Harescombe Farm, Morchard Bishop, Crediton, Devon, EX17 6RN.

The proposed location of the proposed holiday let is indicated on the submitted Proposed Site Plan (22-0801/SP1).

The proposed site is to be accessed from the existing track that serves Harescombe Farm as well as the adjacent dwelling.



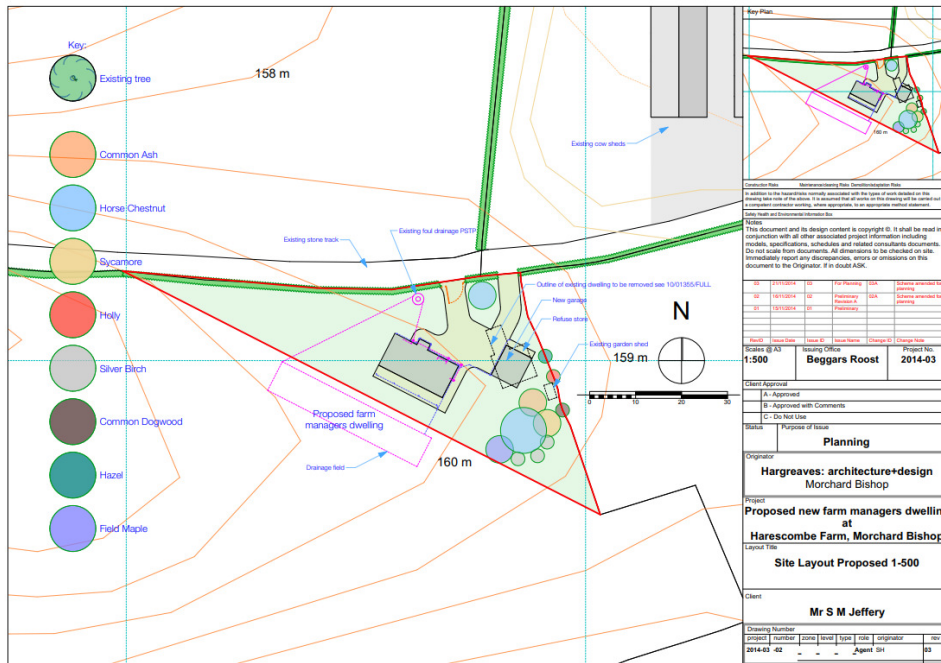
Extract from Location Plan

3. Site and Design Context

The existing site is located on land to the east of the existing farm workers dwelling at Harescombe Farm.

When planning permission was granted for the farm workers dwelling, approval was also given for a detached garage on the proposed site. The proposed garage was not constructed at the time, however, planning exists now in perpetuity.

The site plan below is from the original approval and shows the position of the proposed farm workers dwelling and adjacent garage.



As farming continues to be challenging, the proposed holiday let is an attempt to diversify the business and provide additional forms of income for the business.

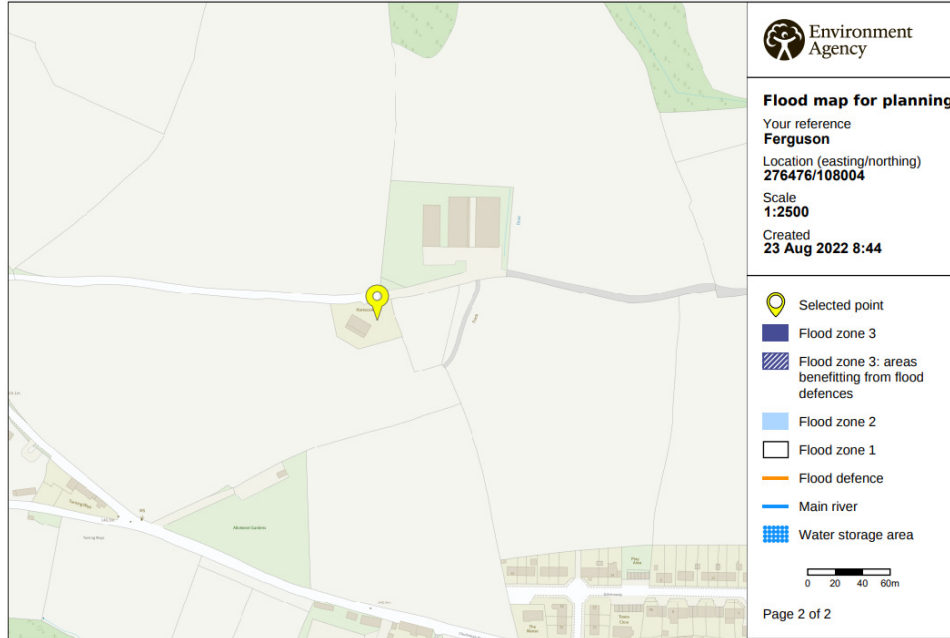
The site itself slopes is relatively level, measures approximately 0.038 hectares in size and, with the exception of the west boundary, has clearly defined boundaries and all sides.

To the north boundary with the adjacent farm track exists an existing hedgerow. At the eastern end of the boundary there is an access on to the site.

The east boundary of the site has an existing hedgerow running along its entire length.

The south boundary of the site has an existing stock proof fence running along its entire length.

The site is not within a flood risk zone as illustrated on the extract from the Environment Agency Flood Map below.



A rural vernacular would best describe the site location. The intended use of the proposed materials will ensure continuity with the adjacent farm workers dwelling.

4. Planning Policy

The NPPF is a material planning consideration and sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three overarching objectives of sustainable development that are interdependent and need to be pursued in mutually supportive ways, these are an economic social and environmental objective.

The key policies from the Mid Devon Local Plan (2013-2033) that are considered appropriate to the application are as follows:-

- S1 (Sustainable Development)
- S9 (Environment)
- S14 (Countryside)
- DM1 (High Quality Design)
- DM3 (Transport and Air Quality)
- DM5 (Parking)
- DM22 (Tourism and Leisure Development)
- DM27 (Protected Landscapes).

Policy S14 states that 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 including appropriately scaled tourism and leisure related development (including appropriate conversion of existing buildings).

The most relevant policy to this application is DM22. This states that “Proposals for new or expanded tourism, visitor or leisure facilities will be supported within or adjacent to defined settlements. Elsewhere, the nature of the proposed development must justify a countryside location and minimise environmental impacts, avoiding an unacceptable traffic impact on the local road network. Development proposals must:

- a) Respect the character and appearance of the location;
- b) Where appropriate, involve conversion or replacement of existing buildings; and
- c) Demonstrate that the need is not met by existing provision within nearby settlements.”

The supporting text goes on to state that Applications for tourism and leisure development in the countryside will need to be justified by the applicant. The Council will require a marketing strategy and business plan to be submitted, to explain how the development will achieve a high quality tourism product that meets demand. Proposals must

demonstrate that their benefits outweigh any harm and that they do not cause an unacceptable impact to traffic on the local road network.

Other policies...

Policy DM1 relates specifically to high quality design and states;

Designs of new development must be of high quality, based upon and demonstrating the following principles:

- a) Clear understanding of the characteristics of the site, its wider context and the surrounding area;
- b) Efficient and effective use of the site, having regard to criterion (a);
- c) Positive contribution to local character including any heritage or biodiversity assets and the setting of heritage assets;
- d) Creation of safe and accessible places that also encourage and enable sustainable modes of travel such as walking and cycling;
- e) Visually attractive places that are well integrated with surrounding buildings, streets and landscapes, and do not have an unacceptably adverse effect on the privacy and amenity of the proposed or neighbouring properties and uses, taking account of:
 - i. Architecture
 - ii. Siting, layout, scale and massing
 - iii. Orientation and fenestration
 - iv. Materials, landscaping and green infrastructure
- f) Appropriate drainage including sustainable drainage systems (SUDS), including arrangements for future maintenance, and connection of foul drainage to a mains sewer where available;
- g) Adequate levels of daylight, sunlight and privacy to private amenity spaces and principal windows;
- h) Suitably sized rooms and overall floorspace which allows for adequate storage and movement within the building together as set out in the Nationally Described Space Standard with external spaces for recycling, refuse and cycle storage; and
- i) On sites of 10 houses or more the provision of 20% of dwellings built to Level 2 of Building Regulations Part M 'access to and use of dwellings'.

Policy DM3 states that development must ensure safe access to the transport network.

Policy DM5 requires that development must provide an appropriate level of parking, taking into account:

- a) The accessibility of the site, including the availability of public transport;
- b) The type, mix and use of development.

5. Design Solutions

The key consideration for this scheme is to create a new, holiday let to allow diversification of business on the farm.

The design of the holiday let has been considered carefully to meet with the relevant planning policies detailed in the previous section.

The height of structure has been kept to a minimum by utilising the space within the roof structure to create additional accommodation. This ensures minimal impact on the adjacent farm workers dwelling.

In terms of materials, the proposed holiday will be clad in the following materials in order to match with the adjacent dwelling:-

- i. The walls will be horizontal boarding.
- ii. The roof will be natural slate.
- iii. The windows and external doors will be white UPVC.

It should be noted that all the materials proposed will be of a high quality to maintain the appearance of the development. The property will be subject to high quality robust detailing to maintain the quality finish over time.

i) **Use**

Tourism

ii) **Amount/Density**

The proposal is for a new 2 bedroom holiday let in replacement of the existing approved garage.

iii) **Layout**

From the submitted Site Layout Plan (22-0801/SP1) it can be seen that the holiday let is to be located in the position approved for the previous approved garage.

The proposed layout of development on the site has been informed by the existing site configuration and the need to preserve neighbour amenity and the character of the area.

To that end, no windows face to the west of the development ensuring minimal impact on the adjacent farm workers dwelling. No first floor windows face to the north or south.

The plot will have sufficient parking for three cars and turning space.

Due to the location, orientation and window positions, no disturbance, over-shadowing or loss of privacy to adjacent dwellings will take place.

iv) **Scale and Appearance**

The proposed structure is all single storey.

This is considered an appropriate design response for the site and is the correct approach in terms of respecting the scale of the adjacent residential property.

The scale of the proposed development has been kept appropriate to the site and surrounding area.

The proposed building has been carefully designed to respond positively to the key characteristics of other dwellings found within the immediate area.

v) **Landscaping**

As already described, to the north boundary with the adjacent farm track exists an existing hedgerow. At the eastern end of the boundary there is an access on to the site. No change is proposed to this boundary.

The east boundary of the site has an existing hedgerow running along its entire length. No change is proposed to this boundary.

The south boundary of the site has an existing stock proof fence running along its entire length. Again, no change is proposed to this boundary.

The new western boundary with the adjacent property will be 1 new 1.8m high close boarded fence.

The proposed parking area will be a permeable material such as gravel.

Other than the patios and footpaths around the proposed dwelling, the garden will be laid to lawn. All landscaping features are identified on the submitted site plan.

6. Access

Access to the site will be through the existing access as detailed on the submitted Proposed Site Plan.

Access to the dwelling and will be disabled friendly and fully compliant with the Part M of the building regulations. The intention is to provide a level hard surface ramped approach. Ideally this ramp will be formed as part of the footpath works and will be laid to run to the level threshold of the principle entrance door. The hard surface will be a minimum of 900mm wide with cross falls of no greater than 1 in 4. There will be a 1.2m long flat landing at the top and bottom of the ramp exclusive to any door or gate swing. For ramps up to 5m long, the maximum gradient will be 1 in 12, for ramps up to 10m long the gradient will be a maximum of 1 in 15. Internal arrangements within the dwelling will be fully compliant with Part M of the Building Regulations.

Means of escape from the dwelling will also be in accordance with the Building Regulations with sufficient space provided around the dwelling to afford easy dispersal in case of emergency.