

Proposed Holiday Lodge Development at Land adjoining Cleveland, Four Crosses, Powys, SY22 6RL



Planning / Design & Access Statement

On behalf of Mal Goddard

September 2022

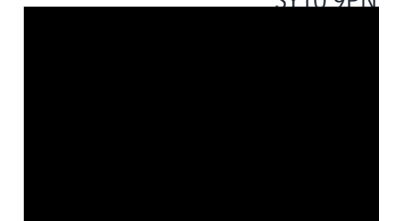
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Introduction

This outline planning application proposes the development of 3 Holiday Lodges on land adjoining Cleveland, Four Crosses, on behalf of the owner of the site, Mr. Mal Goddard.

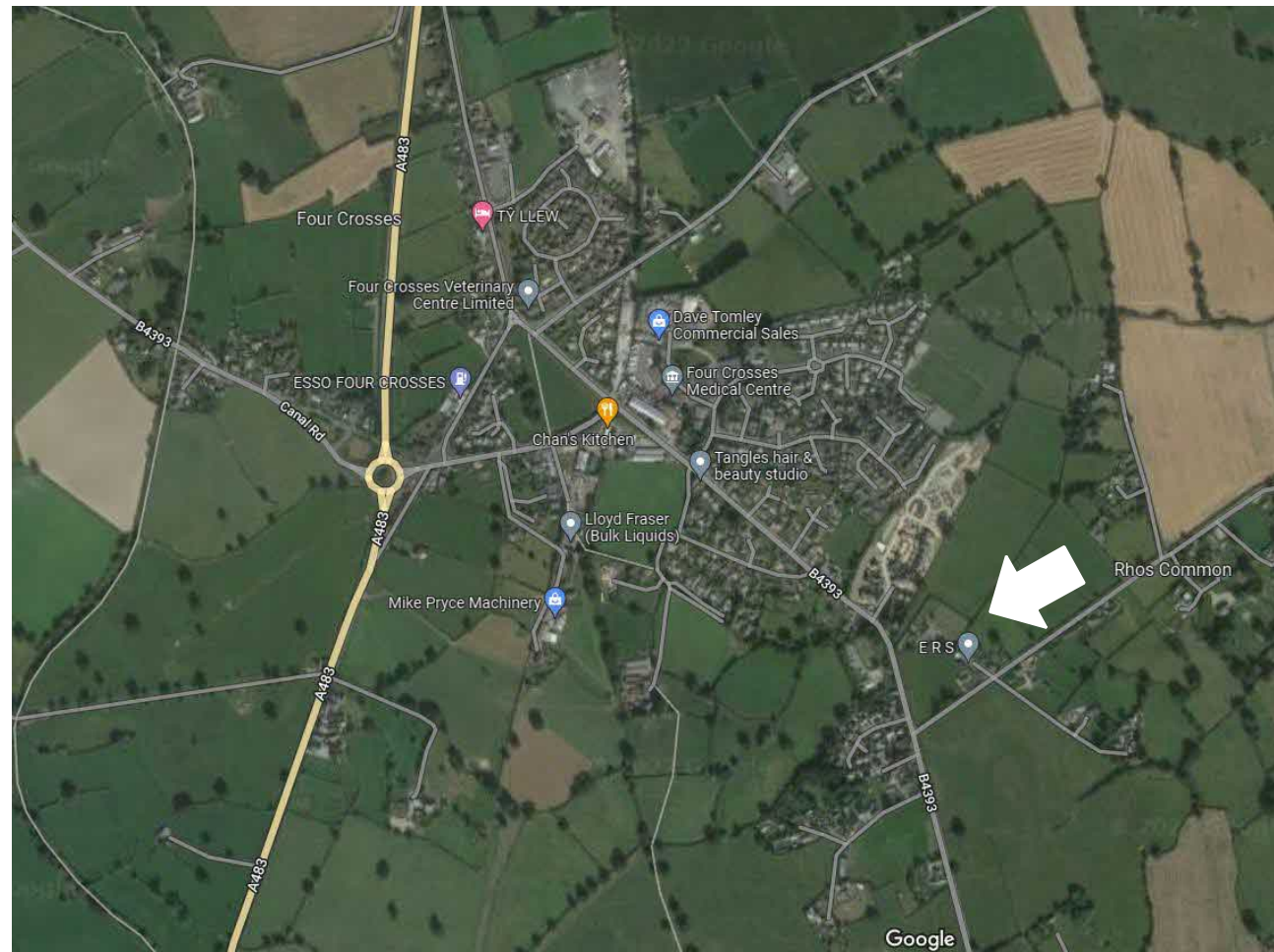
This statement describes the application site and its surroundings, and provides further details of the potential layout of the proposed development. Site investigations are summarised and the proposals are justified in terms of the development plan.

It is concluded that planning permission should be granted for the proposed development.

The Site and its Surroundings

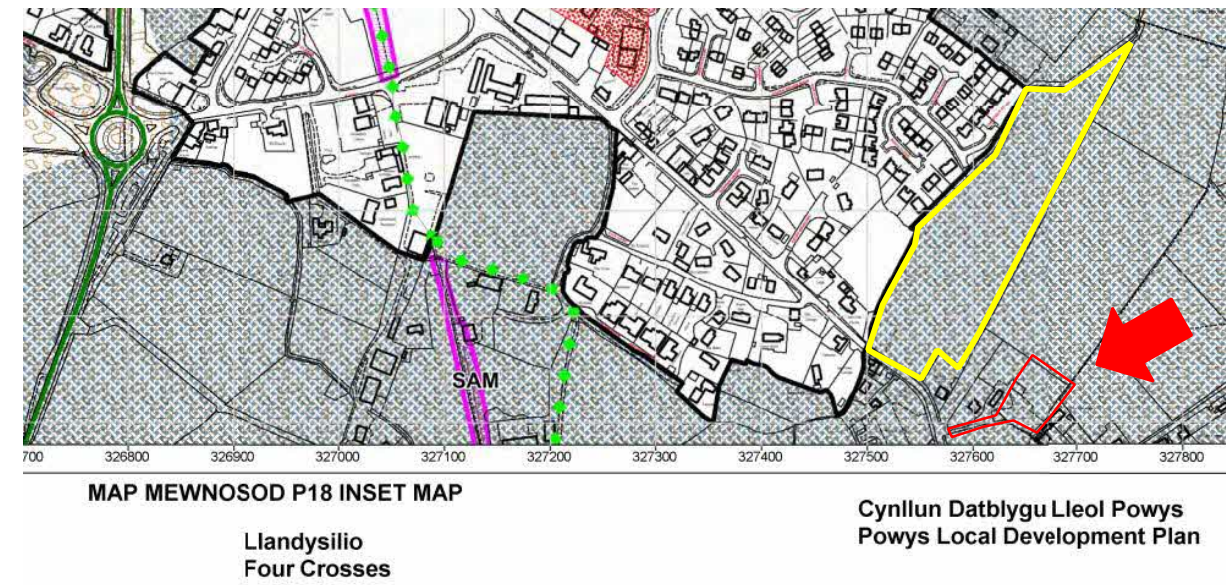
The site is situated to the south-eastern part of the large village of Four Crosses, the north-east of the B4393 Four Crosses to Llandrinio road.

Google Earth Site Location



The site lies just outside of the settlement development boundary (as defined in the Powys LDP) but is clearly within the built up area of the village. It should be noted that the site outlined in yellow on the Four Crosses Inset Map is currently being developed for housing.

Powys LDP settlement boundary – Four Crosses



The total site area (including the shared access with Cleveland) is 0.32 hectares, as shown below.



The southern part of the site contains a hard-cored area with a shipping container, which has been used for many years as the base for the Applicant's construction business.

The Site (from the SW)



Hard-cored area with Shipping Container



Hard-cored area with Shipping Container



The remainder of the site to the north is a level grassed area bounded by hedgerows, with open agricultural fields immediately beyond.

Grassed Area – looking North



Grassed Area – looking NE



Cleveland has a brick-built barn alongside the shared access road, which is used for domestic storage.

Cleveland Barn



To the left of the shared access is Cleveland, the former home of the Applicant, which is now in separate ownership.

Cleveland & the shared access



Cleveland also has a larger metal-clad building in its rear paddock, used for storage of motor vehicles.



To the immediate north-west of the site is a residential bungalow (The Camellias), screened from the site by a mature hedgerow.

The Camellias



The the south of The Camellias is a group of commercial outbuildings used for commercial vehicle recovery, screened from the site by a mature hedgerow and a number of trees.

Also to the south is a large mature Ash tree. This will be unaffected by the development proposals.

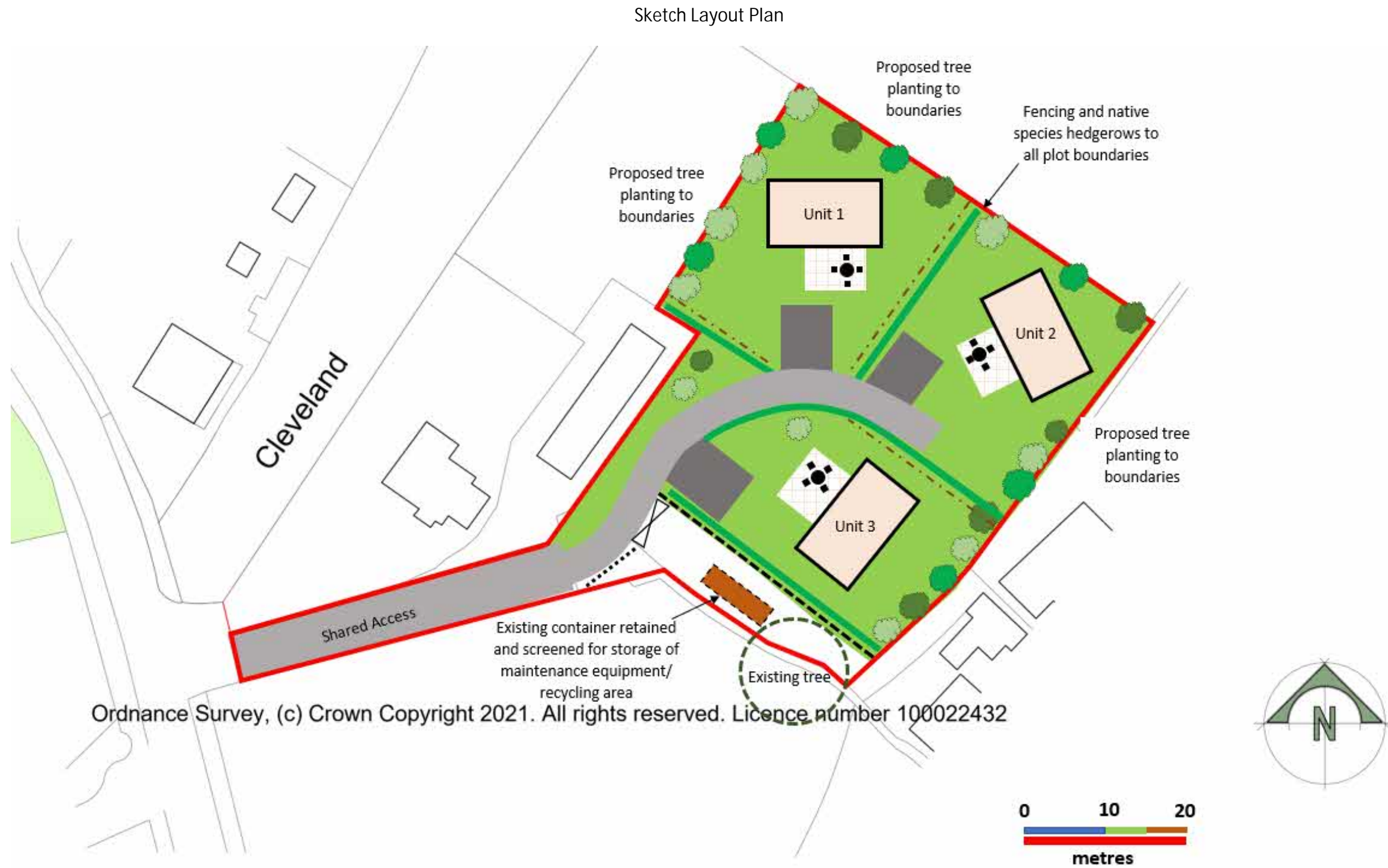
Adjoining Outbuildings & AshTree



The Development Proposals

The grassed area to the rear of the site, together with part of the existing hardstanding, will accommodate three proposed holiday lodges. The existing container will be retained on site for storage of maintenance equipment and recycling. The container will be screened by timber fencing and further planting. Each unit will have a parking and turning area for 2 cars.

New native species hedgerows and fencing will define each plot boundary and screen the lodges from each other. Further tree planting will screen the site from its neighbours. The units are orientated to avoid overlooking of the neighbours' properties and each other.



With regard to the design and scale of the units themselves, although no final decision has yet been made, it is suggested that a similar design to that shown below will be used, incorporating timber construction and cladding. Three bedrooms (one double and two single) will be provided, making the properties particularly attractive to single families. The floor plan is shown below for illustration purposes.

Potential Design



Typical Internal Layout



Highway Access

There is excellent visibility in both directions from the site access, and a large access apron for vehicles to pull in off the main road, as shown below.

Highway Access Visibility



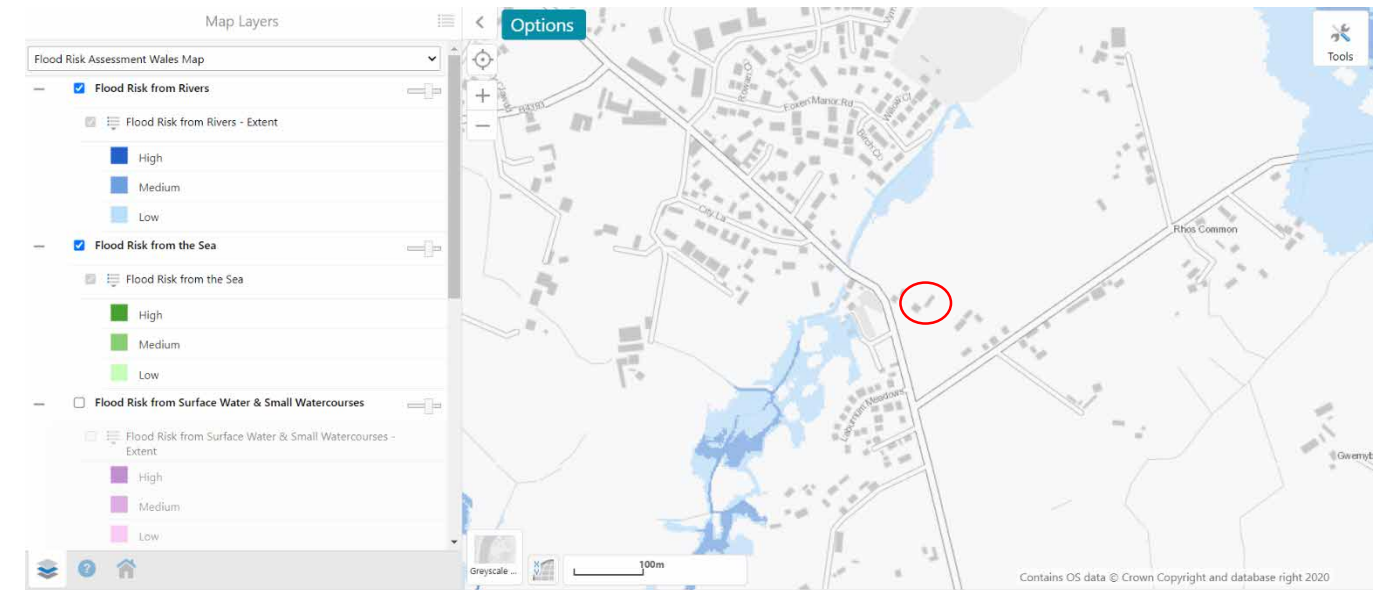
Site Investigations

Flood Risk

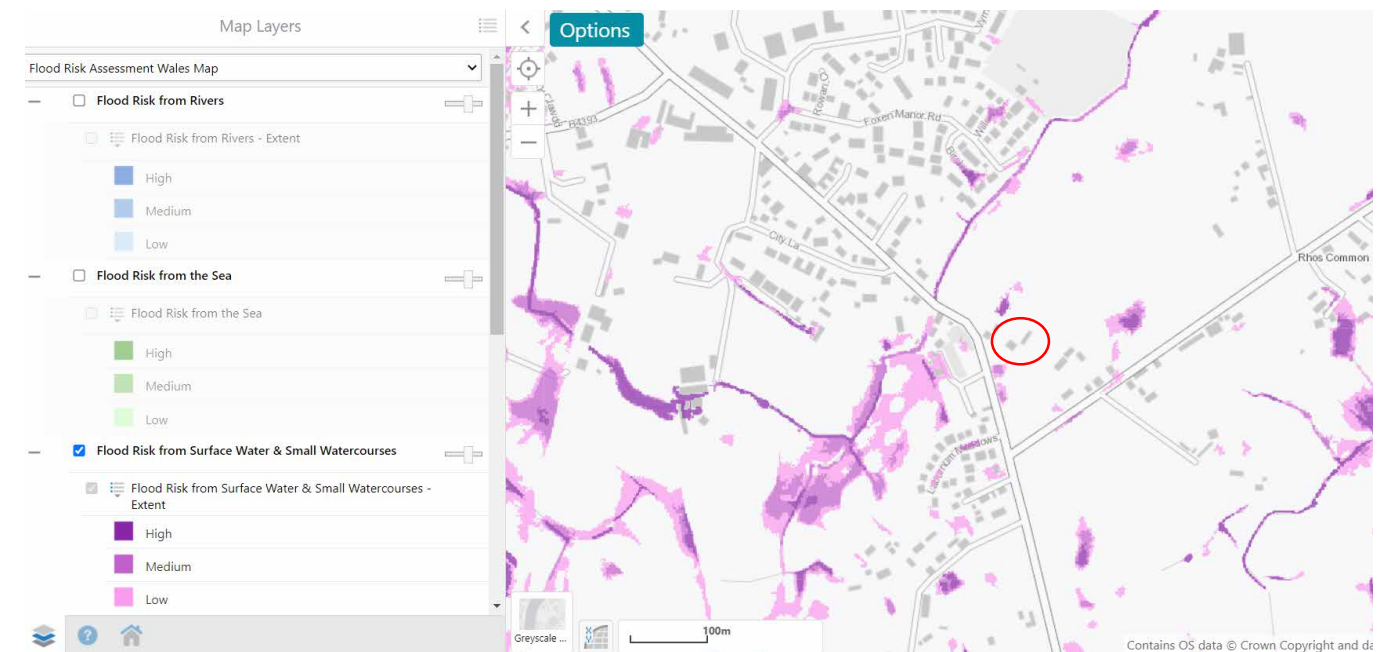
The flood risk maps for Rivers/Sea and Surface Water are shown below.

These show that there are no risks of flooding.

Flood Risk Map – Rivers / Sea



Flood Risk Map – Surface Water



Ecology

Greenscape Environmental Ltd was commissioned by Mal Goddard, to undertake a preliminary ecological appraisal of land at Cleveland to provide supporting information for a planning application for the construction of three dwellings.

The survey report is included in the application documents. It has these principal aims:

- To provide an initial assessment of the ecological value of the site in local context.
- To provide details supporting further surveys that may be required.
- To identify potential ecological constraints relating to the development, and recommend measures to avoid, reduce or manage negative effects, and to provide a net ecological gain.

Methodology

The appraisal included a desktop study for nearby designated sites and previously recorded protected species, and a site visit undertaken at the site, OS grid reference SJ27641812 on the 23rd of August 2022 by Ben Jones.

Key Impacts and Mitigation Measures

The site comprises an area of managed modified grassland and an area of stone hardstanding. Boundaries include intact hedgerows and fences.

The site is of low to negligible ecological value. A small part of the grassland was previously managed as a vegetable plot and is now covered by plastic. Where possible this was lifted to check for sheltering animals, but none were found.

The hedgerows may support nesting birds, but none are likely to be removed. There is a large ash tree on the southern boundary and smaller trees along the eastern boundary including sycamores.

There is one body of water within 250m, this is a SUDS pond associated with the neighbouring housing development to the west. No aquatic vegetation of value for amphibians was found, and the pond is separated from this development site by the new houses.

Conclusion

It is recommended that the biodiversity value of the site will be enhanced post-construction with the inclusion of bat and bird boxes. The plans show that the landscaping will also be improved by planting new native species hedgerows and trees on new boundaries between plots.

The method statements and enhancements provided in this report will be followed.

There are no other ecological constraints to the development as currently proposed.

Relevant Development Plan Policy

The development plan is made up of the adopted Powys Local Development Plan (LDP) and other supplementary policies.

Section 4.8 of the LDP deals with Planning for Tourism. It states :-

“The high quality, beauty and variety of the Powys landscape, combined with its history and culture, create an area of great attractiveness which has huge potential for high value tourism”.

and

“Tourism is one of the County’s main employment sectors. It is an important component of the rural economy and can help to provide new jobs and it is therefore desirable to support appropriate tourism related developments in principle, whilst sustaining the outstanding natural beauty. One of the Objectives of the LDP is to sustainably develop Powys’ tourism economy”.

LDP Policy TD1 deals with Tourism Development, and is considered below.

Policy criteria 1 states that development proposals for tourist accommodation will be permitted within settlements, and where commensurate in scale and size to the settlement. The proposed development is within the built-up area of the larger village of Four Crosses, and is considered to be small-scale, commensurate with the size of the settlement.

Criterion 2 applies to sites in the open countryside. The site is already partly subject to development (the hardstanding area and established employment use) and is very well screened from its surroundings. The proposed development is single-storey and of a rustic appearance, with additional landscaping and screening proposed. It can therefore be easily integrated into its surroundings, and would not detract from the overall character and appearance of the area.

Criterion 3 requires that accommodation shall not be used for permanent residential accommodation. The Applicant is willing to accept a planning condition or legal agreement to this effect.

The reasoned justification to policy TD1 confirms that the Council seeks to ensure that developments are sustainable and do not have an unacceptably adverse impact and effect upon the character and appearance of an area, the natural and historic environment or existing amenities, assets or designations. The proposals do not affect any historic assets and will retain natural features already on site (trees and hedgerows). Further landscaping will be introduced.

The reasoned justification also states that Tourism developments in a Town or Large Village can support the settlement’s role, function and character. Tourists can use existing facilities and services within the settlement which supports the local economy through spending and employment.

The facilities in Four Crosses, including shops and pubs, are all available within walking distance of the site. Aside from the many public footpaths in the immediate surrounding area, the lodges would also be accessible to a wide range of local tourist attractions close by, including :-

- Offa's Dyke Path
- Rodney's Pillar
- Llanymynech Hills
- Llanymynech Limekiln & Heritage Area
- Llanymynech Golf Club
- The Montgomery Canal

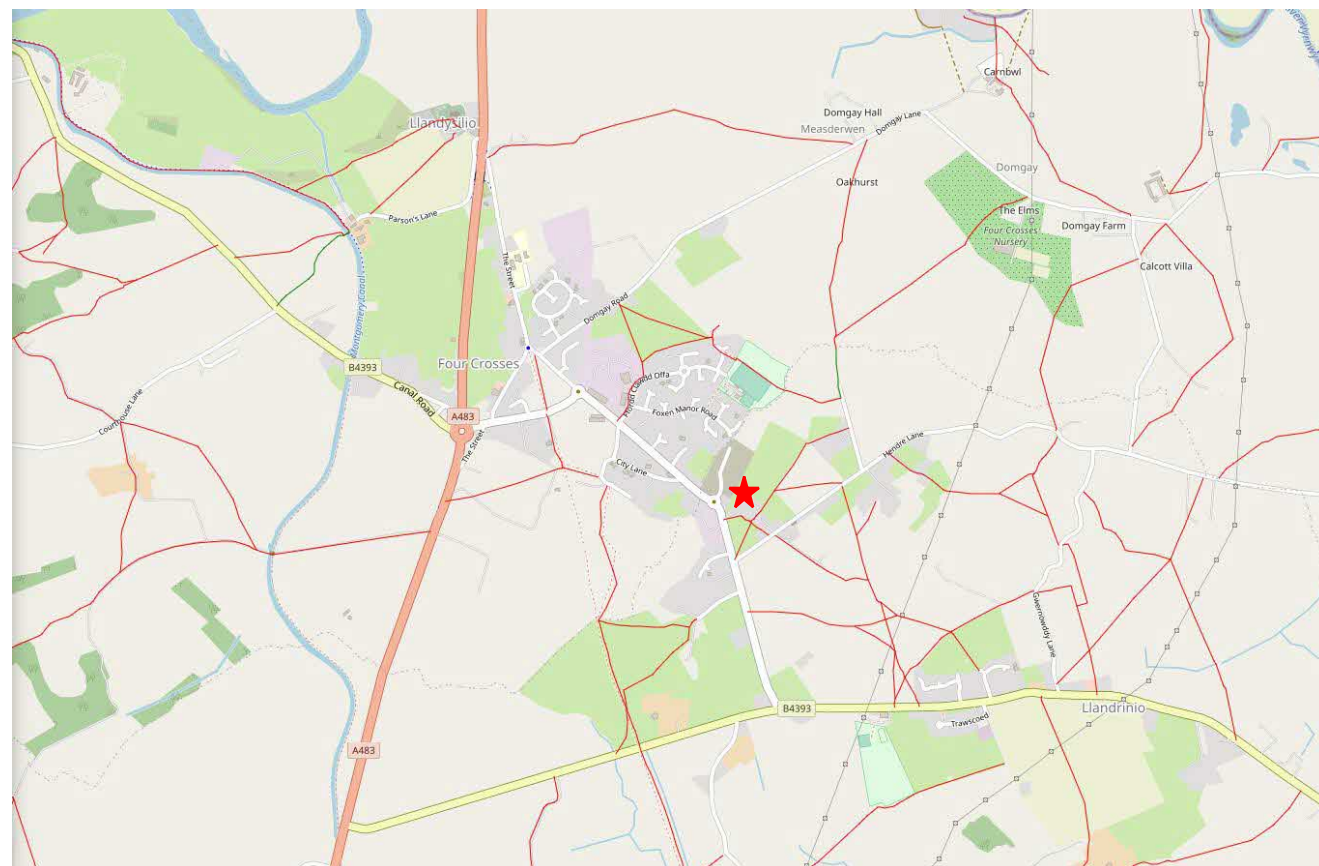
tourist attractions close by, the proposed development is considered to be sustainable tourism development, in line with LDP objectives and relevant development plan policy.

Planning permission should therefore be granted.

David Parker Planning Associates, on behalf of Mal Goddard.

September, 2022

Public Footpaths



Further afield, there are many other attractions in Oswestry, Welspool, and Shrewsbury.

Finally, the reasoned justification to Policy TD1 Also states that development that utilises existing buildings and/or brownfield sites is also encouraged. The proposed site is partly brownfield.

Conclusions

In conclusion, in view of the location of the site within the built-up area of a large village, the proximity of services and facilities, the proposed scale, design, layout and landscaping, and the availability of