

Planning, Design and Access Statement

The proposed conversion of traditional barn to a single residential dwelling (C3) and
associated development

Pentre Farm

Llangattock Lingoed

NP7 8RR

November 2022



Forward

This document has been produced to support the planning application for the proposed conversion of traditional barn to a single residential dwelling (C3) and associated development at Pentre Farm, Llangattock Lingoed



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Introduction

Powells have been appointed as planning consultants to act on behalf of Mr & Mrs Collins as the owners and applicants to prepare and submit a planning application for the proposed conversion of the traditional barn and associated development at Pentre Farm, Llangattock Lingoed NP7 8RR.

This document sets out the relevant national and local planning policies and legislation relevant to this proposal and shows how the proposal fulfils these policies.

Purpose of the Document

This document outlines the relevant National and Local planning policies relevant to this application and the material considerations and is to be read in conjunction with the planning application submitted to Monmouthshire County Council Planning Department and alongside the following reports and plans:

- Ecological Impact Assessment
- Bat Surveys
- Structural Report
- Percolation and Drainage Surveys
- Detailed plans, elevations and site sections

The Proposal

This planning application is for the change of use of Pentre Barn into a single residential dwelling with associated development. This old agricultural barn is of interesting construction and is worthy of retention being a prominent building within the landscape.

The plans produced are for a modern, energy efficient 4 bedroomed family home, whilst sympathetically designed to reflect the agricultural history of the property on the boundaries of the rural village of Llangattock Lingoed.

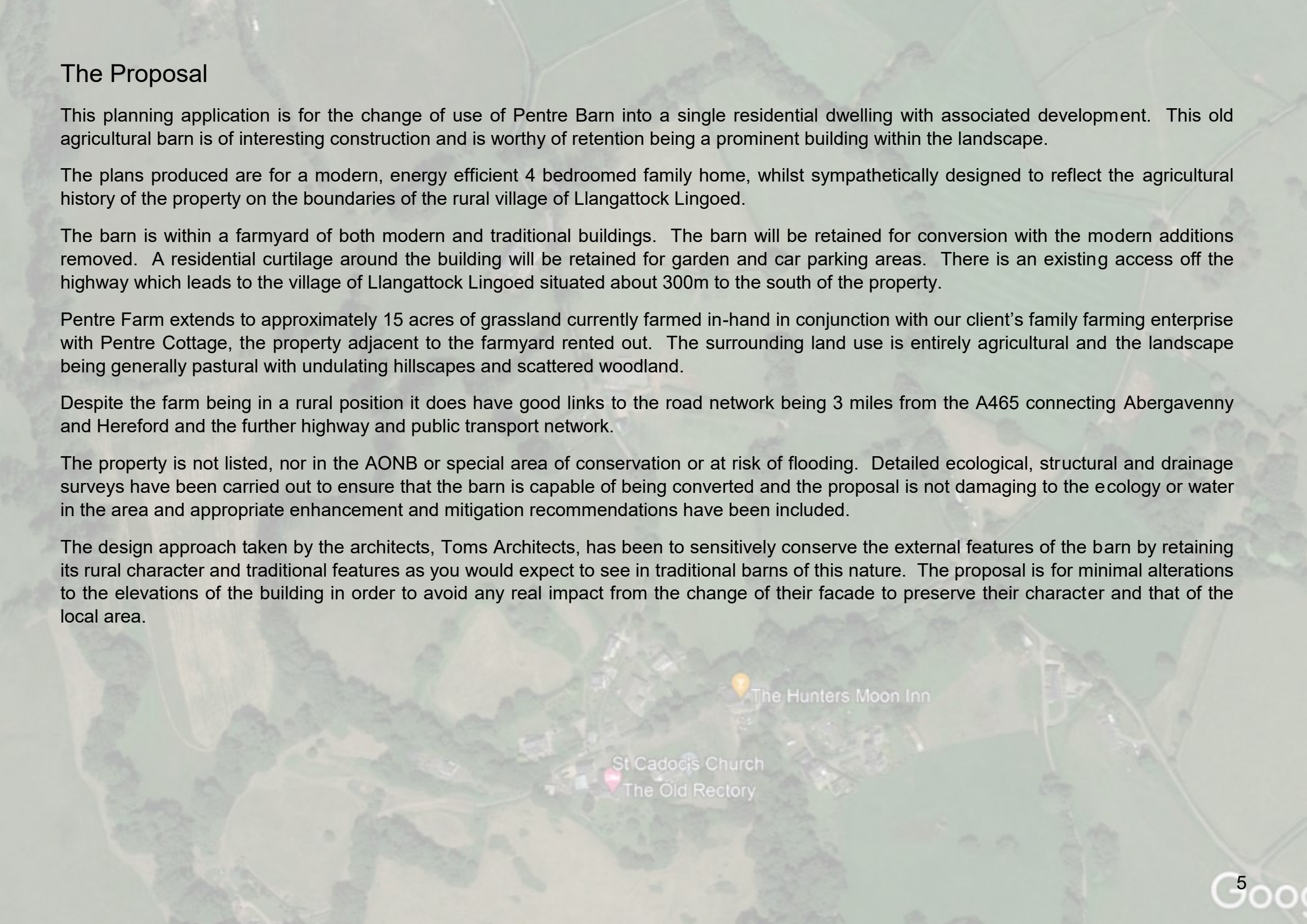
The barn is within a farmyard of both modern and traditional buildings. The barn will be retained for conversion with the modern additions removed. A residential curtilage around the building will be retained for garden and car parking areas. There is an existing access off the highway which leads to the village of Llangattock Lingoed situated about 300m to the south of the property.

Pentre Farm extends to approximately 15 acres of grassland currently farmed in-hand in conjunction with our client's family farming enterprise with Pentre Cottage, the property adjacent to the farmyard rented out. The surrounding land use is entirely agricultural and the landscape being generally pastoral with undulating hillsides and scattered woodland.

Despite the farm being in a rural position it does have good links to the road network being 3 miles from the A465 connecting Abergavenny and Hereford and the further highway and public transport network.

The property is not listed, nor in the AONB or special area of conservation or at risk of flooding. Detailed ecological, structural and drainage surveys have been carried out to ensure that the barn is capable of being converted and the proposal is not damaging to the ecology or water in the area and appropriate enhancement and mitigation recommendations have been included.

The design approach taken by the architects, Toms Architects, has been to sensitively conserve the external features of the barn by retaining its rural character and traditional features as you would expect to see in traditional barns of this nature. The proposal is for minimal alterations to the elevations of the building in order to avoid any real impact from the change of their facade to preserve their character and that of the local area.

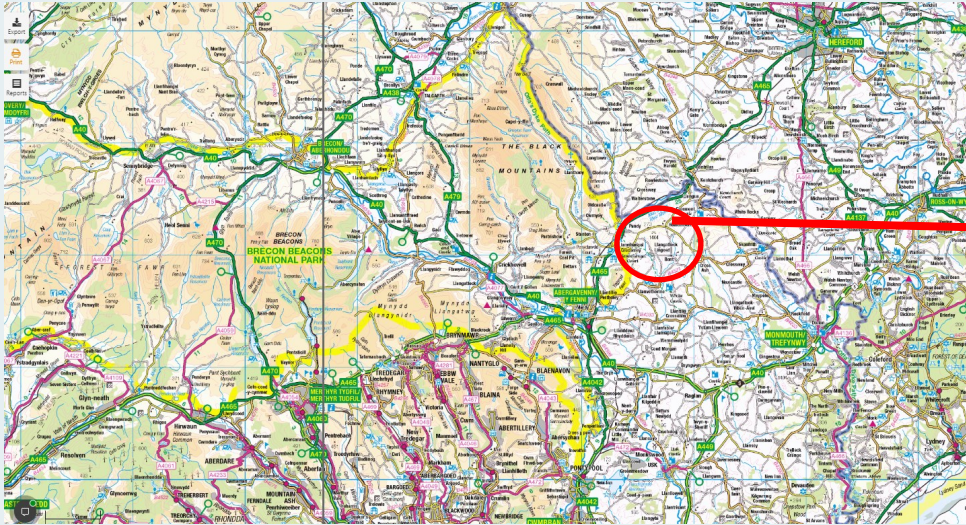


St Cadoc's Church
The Old Rectory

The Hunters Moon Inn

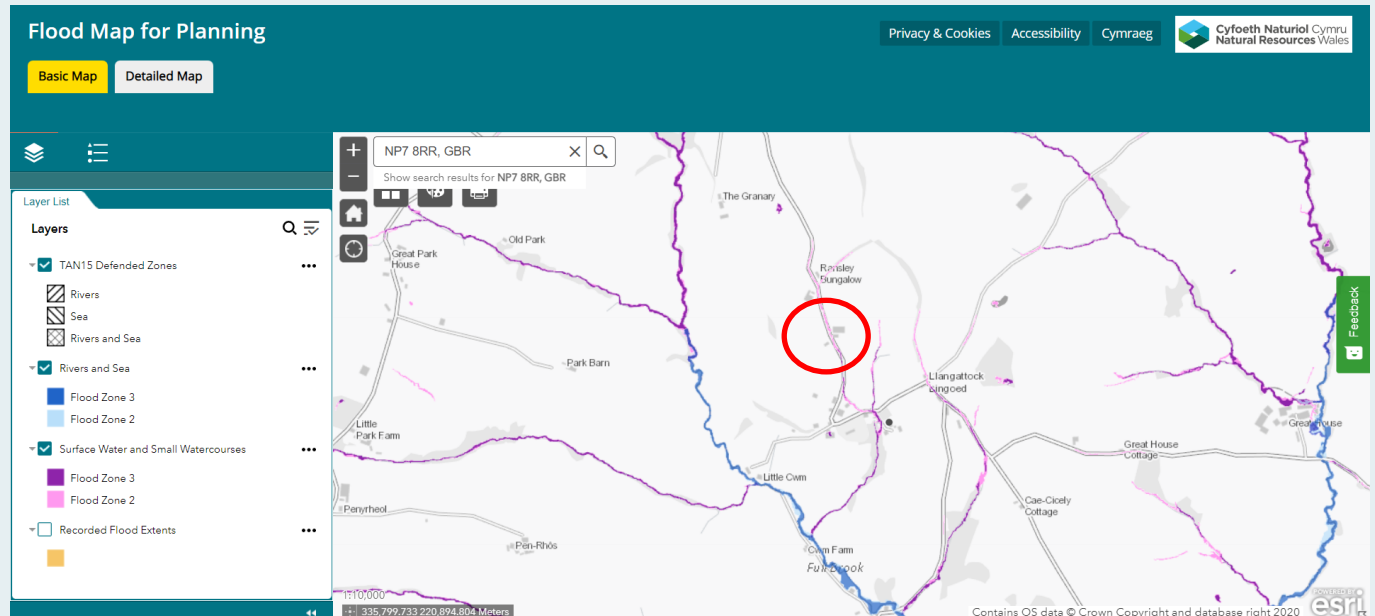
Site Location

Pentre Barn is situated in on the outskirts of the village of Llangattock Lingoed on the Monmouthshire/Herefordshire border, approximately 9 km from Abergavenny. Pentre Farm extends to approximately 15 ha of farmland, currently laid to grass.



Flooding

This area is not in a flood zone for river or surface water flooding. Any proposals will not increase flooding elsewhere. A detailed drainage plan accompanies this application for both foul and surface water.



The Design

In line with Welsh Government directives and aspirations set out in the National Planning Policy Wales publication, the development incorporates sustainable design principles where possible.

The design has been to retain as many original features as possible whilst maximising the space available to produce a beautiful family home.

Technical Advice Note 12, Design, has been consulted during the design process.

The design incorporates the most modern sustainable building techniques to minimise the use of fossil fuels. The walls, ceilings, floors and windows are insulated to a high specification.

The plans produced are for a modern, energy efficient 4 bedroomed family home, whilst sympathetically designed to reflect the agricultural history of the property on the boundaries of the rural village of Llangattock Lingoed.

The external stone walls will remain as existing, to be pointed with lime mortar mix, new wall repairs to be Old English Style Red Facing Brick. The windows and doors will be timber and the roof is to be slate.

The idea has been not only to convert the building into a single residential unit but to maintain and minimise the visual impact and history of the building and the surrounding landscape along with the enhancement of the ecological mitigation as a result of the conversion. Using the recommendations provided by Swift Ecology, the appointed ecological consultants for the project following their surveys, bat and bird mitigation has been integrated into the design proposals to accommodate the species discovered during the surveys.

The Welsh Government is committed to delivering the outcomes set out in Energy Wales. One of the objectives of the LDP is *'to promote the efficient use of natural resources including providing increased opportunities for water efficiency, energy efficiency, renewable energy, recycling and waste reduction'*.

Under current Building Regulations sustainable water management and water resources the development will achieve Optional Technical Standards and Water efficiency standards for Housing of 110 litres/person/ day. Rainwater harvesting measures will be put into place wherever possible and water minimisation measures will be researched and implemented at the property. The separation of foul and surface water will be maximised. Rainwater harvesting measures will be incorporated to store water for washing vehicles and watering plants.

A new package treatment plant will be installed for the foul drainage and a surface water strategy has been produced. Full details are contained within the drainage strategy accompanying this application.

National and Local Planning Policy Context

The village of Llangattock Lingoed is under the authority of Monmouthshire County Council and lies within the boundaries of Grosmont Parish.

Planning Policy Wales

Planning Policy Wales (PPW) Edition 11, February 2021 sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation.

Future Wales - The National Plan 2040 is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. With Policy 4 – Supporting Rural Communities highlighting *the Welsh Government supports sustainable and vibrant rural communities. Strategic and Local Development Plans must identify their rural communities, assess their needs and set out policies that support them. Policies should consider how age balanced communities can be achieved, where depopulation should be reversed and consider the role of new affordable and market housing, employment opportunities, local services and greater mobility in tackling these challenges.*

Planning Policy Wales (PPW) Edition 11 A well functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

PPW and the National Development Framework (NDF) set out how the planning system at a national, regional and local level can assist in delivering these requirements through Strategic Development Plans (SDPs) and Local Development Plans (LDPs).

Paragraph 3.38 of PPW states *‘The countryside is a dynamic and multi-purpose resource. In line with sustainable development and the national planning principles and in contributing towards placemaking outcomes, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes should be balanced against the economic, social and recreational needs of local communities and visitors.*

Monmouthshire Local Plan 2011 - 2031

In accordance with national guidance, LDPs should have regard to national planning policies but should not repeat them. The LDP should therefore be considered in conjunction with PPW, which identifies those areas where clear statements of national development control policy should not need to be repeated as local policies in the LDP.

Principle of Development

The site is located outside of a defined settlement and, therefore, is classed as open countryside. There is a presumption against development in open countryside unless there is specific national and local planning policy support for the proposed development.

It is felt the proposal complies with the following relevant policies within the Local Plan:

Policy H4 – Conversion / Rehabilitation of Buildings in the Open Countryside for Residential Use

The proposed conversion relates to a stone barn associated with Pentre Farm. The relevant policy relating to conversion of buildings in the countryside to residential use is Policy H4 which allows the conversion of traditional redundant agricultural buildings in the open countryside subject to the following criteria:

a) the form, bulk and general design of the proposal, including any extensions, respect the rural character and design of the building;

The plans provided show that the existing building footprint will be utilised with the modern additions removed. The envelope of the building will be retained and the general character, form and scale of the barn will be respected meeting the requirements of this criterion.

b) the proposal, including curtilage and access, is in scale and sympathy with the surrounding landscape and does not require the provision of unsightly infrastructure and ancillary buildings;

The existing access of the highway will continue to serve the barn with access retained to the agricultural land to the rear.

c) rebuilding works, necessitated by poor structural conditions and/ or the need for new openings in walls, should not involve substantial reconstruction, with structural surveys being required for marginal cases;

A structural survey has been carried out, with conclusion being that the barn does have some structural defects, but with clever design is capable of being converted. Whether the barn is converted or not, there will be repair work required to ensure its preservation. It is prominent in the local landscape and as a potential non-designated heritage asset is worthy of being retained. The proposal has been designed to cause minimal impact and retain the integrity of the building and avoid any further structural damage to this old building.

Policy H4 – Conversion / Rehabilitation of Buildings in the Open Countryside for Residential Use continued ...

d) the more isolated and prominent the building, the more stringent will be the design requirements with regard to new door and window openings, extensions, means of access, service provision and garden curtilage, especially if located within the Wye Valley AONB;

The building is in a countryside location on the outskirts of the village, it is prominent within the agricultural landscape. It is felt the design is sympathetic to the history of the building and the local landscape.

e) buildings of modern and /or utilitarian construction and materials such as concrete block work, portal framed buildings clad in metal sheeting or buildings of substandard quality and / or incongruous appearance will not be considered favourably for residential conversion. Other buildings will be expected to have been used for their intended purpose for a significant period of time and particularly close scrutiny will be given to proposals relating to those less than 10 years old, especially where there has been no change in activity on the unit;

The building is a traditional stone barn and clearly been used for its intended purpose for a period far in excess of 10 years.

f) the building is capable of providing adequate living space (and ancillary space such as garaging) within the structure. Only very modest extensions will be allowed and normal permitted development rights to extend further or to construct ancillary buildings will be withdrawn;

The building is fairly modest in scale but adequate living space including 4 bedrooms, two bathrooms and open plan lounge/kitchen/diner can be achieved within the envelope of the existing building without new extensions to the barn.

g) the conversion of buildings that are well suited for business use will not be permitted unless the applicant has made every reasonable attempt to secure suitable business use and the application is supported by a statement of the efforts that have been made.

A commercial use would not be compatible with the existing working farm. Furthermore, the local road network would not be suitable for a significant increase in traffic that may be generated by business use.

Policy S12 – Efficient Resource Use and Flood Risk

All new development must:

- Demonstrate sustainable and efficient resource use – this will include energy efficiency/ increasing the supply of renewable energy, sustainable construction materials/ techniques, water conservation/ efficiency and waste reduction;*
- Avoid the siting of inappropriate development in areas at risk of flooding.*

The design incorporates energy efficient materials and modern building techniques and will be constructed to current Building Regulations. This barn is not at risk of flooding. A surface water and foul waste strategy has been designed to prevent flooding on this site and elsewhere in the area. .

Policy S13 – Landscape, Green Infrastructure and the Natural Environment

The landscape surrounding Pentre Barn is primarily agricultural fields bounded by hedges with small woodland areas with the village of Llangattock Lingoed to the south. The design of the conversion reflects the agricultural history of the property with many original features being retained. The modern agricultural barns will be removed so the south facing barn can enjoy the far reaching views.

A preliminary ecological appraisal has been carried out with mitigation and enhancement measures proposed. A small length of hedge will need to be removed to allow for visibility splays, however, a new species-rich hedgerow and at least two hedgerow trees to be planted along western boundary, to mitigate for loss of hedgerow removed.

The report concluded the proposals will result in the loss of small areas of improved grassland pasture and patches of scrub/tall ruderal vegetation; It is considered that the loss of these species-poor, common and widespread habitats will have no significant adverse impact on the biodiversity of the local area.

The barn is home to small maternity colony of brown long-eared bats. The design has incorporated measures to protect this roost.

The footpath to the south of the site will be protected during construction. There will be no negative impact on the footpath if this application is approved.

Policy MV1 – Proposed Developments and Highway Considerations

The proposal utilises the existing access off the highway which is a country lane between the villages of Llangattock Lingoed and Grosmont. The proposal will not generate more traffic than that of the farm vehicles and machinery that currently and historically use the buildings. With the removal of a small length of hedge adequate visibility splays can be provided. Alternative planting is proposed to mitigate the loss of the hedge.

Given the rural location and lack of public transport in the area, there will be a reliance on the car. Abergavenny is 9km away, to which there is a limited public transport. There are a number of primary schools in the locality. Abergavenny, Monmouth and Hereford all have access to the wider public transport and highway network.

An electric car charging point has been included within the design. The property is within walking distance of Llangattock Lingoed village where

DES1 – General Design Considerations

The proposed conversion has been designed sensitively to minimise the need for extensions and new openings whilst retaining the historical agricultural nature of the barn. The design makes the most of the views over the open countryside and provides space required for modern family life.

The first floor rooms will be within the roof space. The rooms are split into two wings, each wing with a separate staircase, 2 bedrooms and a bathroom. The stairs will be split at the point of the beam and the beams within the walls so that they don't interrupt the layout. The beam will go above the landing where the stairs split.

Windows and doors are to be timber, the roof will be slate. The proposed design will incorporate the historic nature of the building. The existing form is to be retained as no extensions are proposed. A curtilage is proposed to give amenity space to the occupiers along with adequate parking and turning areas. It is felt that the proposals will not harm the character or appearance of the original building, site or wider landscape. An electric car charging point will be provided.

EP1 - Amenity and Environmental Protection

There is one property within the vicinity of the barn, Pentre Bungalow, this is within the ownership of the applicants. The properties are separated by the highway and will not be overlooking each other. There will be no negative impact from the development on any neighbouring properties.

Policy NE1 – Nature Conservation and Development

A Preliminary Ecological Appraisal and bat surveys have been carried out with appropriate mitigation and enhancement measures proposed to enhance the biodiversity of the site and surrounding area. Copies of the surveys are included within this application.

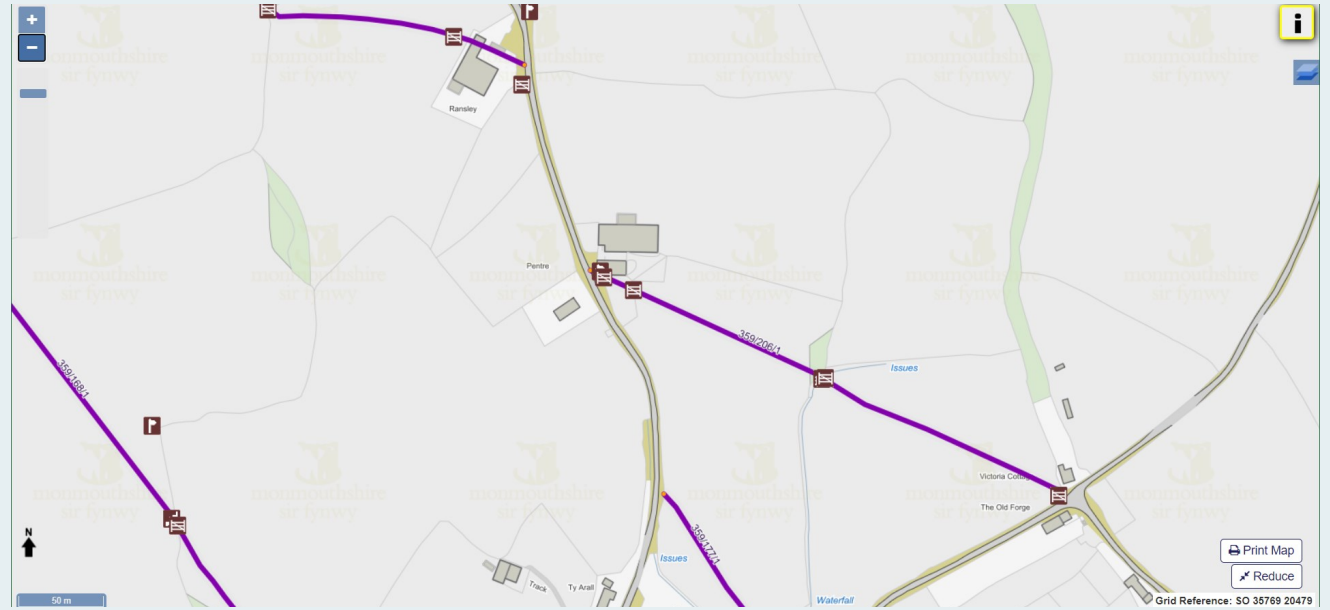
The EcIA concludes that the area to be impacted is roughly 0.25 ha in extent. The proposals will result in the loss of small areas of improved grassland pasture and patches of scrub/tall ruderal vegetation; It is considered that the loss of these species-poor, common and widespread habitats will have no significant adverse impact on the biodiversity of the local area; however, measures to mitigate/compensate for their loss have been incorporated. In addition, the proposal will result in the loss of a section of species-poor boundary hedgerow (and including a single early-mature hedgerow tree) up to 100 m in length, in order to allow for a visibility splay; the hedgerow will be replanted with a greater diversity of woody shrubs a few metres back from the current hedgerow, and thus in the long-term there will be no net loss of boundary hedgerow.

Bat activity surveys completed on the stone barn and stone lean-to confirmed the presence of a small maternity colony of brown long-eared bat and day roosts of up to three individual common pipistrelle bats within the stone barn. Mitigation and enhancement measures include the retention of an appropriate section of the roof void and associated access point as a dedicated bat loft for the brown long-eared maternity roost, with additional enhancements within the void to compensate for an area of roof lost and incorporation of crevice roost features within the exterior stone wall and/or roof of the barn, to compensate for individual common pipistrelle roosts lost.

Access & Highways

According to the Monmouthshire Definitive Footpath map there is a footpath running from Victoria Cottage in Llangattock Lingoed and coming out to the south of the farmyard at Pentre Farm. There is no connectivity to other paths in the area. The proposed change of use will not have an effect on this footpath.

The existing access off the highway will be retained with adequate parking and turning areas provided within the design. The current agricultural machinery and vehicles to and from the barn will cease, being replaced by domestic traffic. Adequate visibility splays can be provided by the removal of a section of hedgerow within the applicants ownership. Mitigation measures to replace this hedge have been provided.



Road to Grosmont looking North



Road to Llangattock Lingoed looking South

Ecology

A Preliminary Ecological Appraisal (PEA) (including a Phase 1 Habitat Survey and protected species assessment) and a Preliminary Roost Assessment (PRA) for bats was carried out of land and buildings in June 2022, bat activity presence/absence surveys were conducted in July and August 2022

The area to be impacted is roughly 0.25 ha in extent. The proposals will result in the loss of small areas of improved grassland pasture and patches of scrub/tall ruderal vegetation; It is considered that the loss of these species-poor, common and widespread habitats will have no significant adverse impact on the biodiversity of the local area; however, measures to mitigate/compensate for their loss are required to ensure no net loss of habitat, in line with planning policy. In addition, the proposal will result in the loss of a section of species-poor boundary hedgerow (and including a single early-mature hedgerow tree) up to 100 m in length, in order to allow for a visibility splay; the hedgerow will be replanted with a greater diversity of woody shrubs a few metres back from the current hedgerow, and thus in the long-term there will be no net loss of boundary hedgerow.

The stone barn and small stone lean-to were assessed as being of moderate and low suitability to support roosting bats, respectively. The other modern buildings were assessed as being of negligible suitability to support roosting bats. Bat activity surveys completed on the stone barn and stone lean-to confirmed the presence of a small maternity colony of brown long-eared bat and day roosts of up to three individual common pipistrelle bats within the stone barn.

Mitigation measures include the retention of an appropriate section of the roof void and associated access point as a dedicated bat loft for the brown long-eared maternity roost, with additional enhancements within the void to compensate for an area of roof loss and incorporation of crevice roost features within the exterior stone wall and/or roof of the barn, to compensate for individual common pipistrelle roosts lost.

Structure

The proposal has been designed to retain the existing features without potentially causing further damage to the structure by underpinning. The design is to construct a new dwelling within the walls of the existing barn. This will enable a high level of insulation and modern construction techniques to offer a modern family home within a beautiful old barn.

Whilst this barn is not listed, given its age, unusual construction and its prominent location outside the village it could such could be classified as a non-designated heritage asset worthy of retention and sensitive restoration.

Drainage

The proposal is for conversion of this traditional barn to residential use and associated development.

DCWW confirmed that there are no adopted sewers within the vicinity of the application site. .

The existing dwelling buildings do not appear to have any positive drainage systems for either foul or surface water infrastructure.

Surface Water

The total area to be drained includes the plot area and a small tarmac area at the site entrance and totals 245m². The remaining areas of parking will be gravel and will not be positively drained. The attenuation for the site will be via an attenuation basin with a downstream hydrobrake to limit flows.

The volume of storage required to limit flows to 2l/s for the Q100+40% Climate Change event is 5.6m³ via an attenuation basin.

Rainwater butts will be used to encourage water re-use on site.

Full details are contained within the drainage strategy accompanying this application.

Foul Waste

There are no public foul sewers within the vicinity of the site.

It is proposed that foul drainage generated from the development shall be collected via a traditional below-ground gravity system and conveyed into Kingspan BioDisc with Chemical Dosing, prior to discharge to the watercourse. The BioDisc will require dosing with either Aluminium or Iron Salts and the management of this dosing should be carried out by the landowner. The wastewater treatment plant shall be designed in accordance with BSN 12566 and the general binding rules.

Using the Wye Phosphate loading calculator, a standard septic tank (11.6mg TP/year) in current conditions and an assume occupancy of 4 people, the existing scenario would generate 2.44kg TP/annum above which has a certified 0.3mg TP/year (an occupancy of 4 people, the proposed loading would be 0.06kg TP/ annum.

Using the Wye Phosphate loading calculator, the BioDisc specified above which has a certified 0.3mg TP/year, an occupancy of 4 people, the proposed loading would be 0.06kg TP/annum.

The discharge to the watercourse will require either an Environmental Permit or registration with Natural Resources Wales prior to discharge to the watercourse.

Conclusion

Detailed surveys have been undertaken in advance of this application being submitted and the design is reflective of the findings of the surveys in relation to drainage, ecology and structure. This barn is worthy of retention from a historical standpoint and with sensitive restoration will provide a family with a modern, sustainable home in a beautiful rural location bringing vitality to the local economy and the area. The barn is not fit for modern farming purposes and if permission is not granted it will fall further into neglect.

The area provides enormous opportunities for outdoor recreational activities being situated close to the Offa's Dyke path and close to the Brecon Beacons National Park.

Mitigation and enhancement measures have been proposed in relation to the surrounding ecology and the findings of the bat surveys.

A drainage strategy for both surface water and foul waste has been designed by engineers which prevents flooding or phosphate pollution on the site or elsewhere.

There are no immediate neighbours who would be negatively impacted by this proposal, nor would it affect the highway network given this farm is already accessed regularly by agricultural vehicles and machinery and that would reduce if this proposal was approved.

The design for a new building within the walls of the existing barn helps retain the existing structure without causing further damage. The structural survey confirms that the design is a clever use of space given the constraints. Substantial remedial work is required regardless of whether this barn is converted or not.

This proposal is in compliance with both National and Local planning policy in relation to the use, design and ecological impact and therefore the principle of presumption in favour of sustainable development should be applied and planning permission granted by the LPA.

We welcome an open dialogue with the LPA with regard to this application and hope that this historical building can be retained for a new use and returned to its former glory.

This document has been brought together by Powells Planning & Promotion Team



