



Planning, Design & Access Statement

Proposal	Proposed Agricultural Manager / Workers Dwelling
Site	Land at Yew Tree Farm Kerry Newtown Powys SY16 4DN
Client	H S Davies & Son
Prepared By	McCartyneys LLP Chartered Surveyors Planning Consultants & Project Managers 39 Broad Street Newtown Powys SY16 2BQ Mr G Jones BSc(Hons) MRICS (Chartered Building Surveyor)
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Introduction

H & S Davies & Son are seeking planning permission to build a dwelling on the holding known as Yew Tree Farm, which is required for the efficient running of the existing farming business. An agricultural appraisal has been undertaken, and is attached to the planning submission which justifies the need for the dwelling based upon current guidelines.

The farming business partnership consists of Colin and Hilary Davies and their son Ben. Ben currently resides with his parents with his parents at Yew Tree Farmhouse. The proposal will create a second dwelling to enable Ben to oversee the management of the livestock enterprise.

The farm business consists of a breeding sheep enterprise, suckler cow enterprise and free range laying hen enterprise.

It is essential for the farm business to continue to have adequate available labour on site with the demands of the livestock enterprises, and for the successful transition of management to the next generation. There is no alternative accommodation available on the farm. Therefore it is only practical that a new agricultural workers/managers dwelling be obtained so that Mr & Mrs Davies and their son, Ben Davies, can all be reside on site.

In addition, a second dwelling on the holding will act as an increased deterrent to thefts as rural crime ever increases incidents of sheet rustling and theft of implements and machinery. A second dwelling would undoubtedly improve security and reduce the likelihood of an incident.

The proposed location of the dwelling proved one of the most difficult aspects of this proposal due to significant site constraints which prevented the use of more natural locations. These are affected by either proposed expansion of the farm buildings, topography of the land, or watercourse.

The new dwelling will be excellently sited on an existing internal track network, closely located by the main buildings, and the existing dwelling. Most importantly the dwelling is only a short walk from the buildings to ensure that it is able to serve its function.

This design and access statement is submitted in support of a planning application for the proposed agricultural workers dwelling, garage, package treatment plant and associated works, at land at Yew Tree Farm, Kerry, Newtown, Powys

As the application seeks 'full planning approval', full design details regarding the development are provided. As such, this statement aims to provide details of the principles and concepts relating to 'inclusive design' upon which development

proposals have been based to date, and which will be adhered to at subsequent stages in the schemes development.

It should be noted the Powys County Council (PCC) Local Development Plan 2011-2026 has been taken into consideration and that the guidance will be reflected in the scheme.

The following documents have also been followed for technical guidance:

- Policy DM2 - The Natural Environment
- Policy DM4 - Landscape
- Policy DM7 -Dark Skies and External Lighting
- Policy DM13 - Design
- TAN 6
- TAN 13

Planning Statement

The application is seeking full planning permission for the proposed agricultural workers dwelling, garage, package treatment plant and associated works.

This statement outlines the site description, planning history, relevant planning policy context. It offers balanced planning consideration and evaluates the proposal against the identified planning policy context.

The purpose of this report is to provide an appraisal of the issues relevant to the consideration of this development proposal, and to provide a considered opinion on the merits of the proposal.

Site Context

Location

The application site lies to the north of the village of Kerry with the approximate site shown by the red outline on the plan below



Photograph 1 – Google Earth extract

The below more detailed extract shows the site relationship to the existing farmstead, and the network of existing tracks within the farmstead.



Photograph 2 – Google Earth Extract

The application site is a 0.11hec portion of an agricultural field. 0.048 is proposed to be an area of orchard tree planting.

Site Features

The site comprises a portion of an existing agricultural field. The current land is classed as semi-improved grassland for grazing purposes.

The site is slopes slightly down from the west to the east.

There are post and wire fences with native species hedges to the current fixed boundaries.

There are no trees or hedgerows to be affected by this proposal.

According to TAN 15 development Advice maps, there are no records of historic flooding on the site and the site is outside of the C2 flood Zone – The brook boundaries the site to the north and east, but does not cause flooding to the site.



Access

Access to the site is currently obtained from the private road, which obtains access from the A489

Public Rights of Way

A footpath runs directly to the south of the site as shown below – Reference 217/132/1



Surroundings

The site is situated within a rural location, with other similar properties located within the rural community located nearby, and a wide array of properties.

There are no known listed buildings within the nearby vicinity of the property.

Context Analysis

Movement

The site is located in a rural area, but benefits of the close vicinity of the A489 which provides easy access to Newtown and beyond.

The proposed location is directly adjacent to several internal tracks allowing freedom of movement within the site.

Suitable parking facilities have been provided, based on 3 spaces (1 for each bedroom)

Access

The application site has good access onto the existing farm track network and then onto the A489. There are no proposals to improve the existing access.

Parking is within the curtilage of the plot and vehicles can manoeuvre to enter and exit in a forward gear. The car parking area to the dwelling will be a level or shallow gradient hard surface suitable for wheelchair use giving access to all external doorways which will have a level threshold and entrance doors will be 800mm clear width. Internally the property will be constructed in accordance with part M of the Building Regulations.

Community Safety

The development site is located in a rural community. The orientation of the dwelling within the site is such that it would allow for natural surveillance of the site accesses and car parking areas without compromising the need for privacy of the adjacent properties.

The proposed new dwelling on the holding will act as an increased deterrent to thefts as rural crime ever increases incidents of sheep rustling and theft of implements and machinery. A second dwelling would undoubtedly improve security and reduce the likelihood of an incident.

Final detailing of the dwellings at building regulation stage has the opportunity to incorporate 'secured by design' regarding door and window locks.

Character

Use

The use of the development will be strictly for a permanent agricultural dwelling to be erected on the site edged red on the attached plans together with gardens.

Landscape design

The development site is open to agricultural land on two sides, and a native hedge with a post and wire fence on the northern and western boundaries. The

proposal does not alter any existing trees or hedges, but will improve the surroundings, by the planting of additional native species hedging and native species trees

The general contours of the ground remain as existing except for minor re-grading around the dwelling and the access road.

Scale

The development is for a single one and a half storey house.

The proposed dwelling has been designed to be commensurate for the size of the business. The house has been designed in keeping with the local area and will be located in the site boundary edged red on the attached plan.

Due to the spacing, orientation and size of the dwellings there is no impact on privacy, sunlight, microclimate nor existing neighbouring properties. Due to the location of the development there is no impact on public space.

Amount

The development will be one agricultural dwelling situated on land at Yew Tree House. The size of the dwelling is commensurate with the size of the business.

Layout of the development

The proposed layout of the scheme involves the careful internal layout of the unit so as to maximise the use of the space. The dwelling is situated in a way that minimises the overlooking from habitable room windows and the amenity areas of neighbouring properties. The dwelling is also located far enough from the existing neighbouring boundary as there is no unsatisfactory impact in terms of the dwelling being overbearing or over shadowing adjacent residential gardens. The dwelling is sited within a generous plot with more than adequate parking and amenity area.

Appearance

The plans showing the design and layout of the proposed dwelling represent a design which is in keeping with the character of the existing building and the surrounding area and which contribute to the visual amenities of the site and with the context of its surroundings. The proposed materials are traditional and in keeping with the surrounding properties with the use of brick and slate.

Environmental Sustainability

Landscape / Townscape Setting

The proposed dwelling will coordinate with the existing land in that the existing contours are generally maintained to give a combined ridge profile across the site that is compatible with the topography. The dwelling has been sited in its location to help minimise the impact on the local landscape.

Green Infrastructure

Local Environment

Within the proposed development site there are no trees, hedges or any other shrubs to be removed. The site has hedges on the boundaries. There are no hydrological features located on this site (the brook abuts the northern and eastern boundaries) The proposal has new hedgerows within the development then the wildlife habitat is not only retained but expanded.

The new dwelling will provide the traditional overhanging barge / soffit detail which will provide potential roosts for House Martins and exposed eaves for potential Swallow roosts.

Mitigation to enhance habitat within and on the fabric of the development
Habitat enhancement related directly to the structure of the building will consist of the following;

- Installation of 2 x Habitat bug boxes within and on the vertical southerly and westerly facing external surfaces of the development
- Installation of 1 x Schwegler General Purpose Bat Tube on a vertical southerly facing external surface
- Installation of 1 x Habitat Bird box on a vertical external surface. Habitat will also be created by nesting access in the open eaves of the building

Mitigation to enhance habitat and local environment

To ensure that any impacts to habitat are mitigated several developments will be implemented including;

- Creation of new native species hedge
- Establishment of new trees (Oak, Rowan, Chestnut, Holly, Hornbeam and native fruit trees for orchard planting etc), at various points to the site

The newly planted trees will be protected by tree shelters, and are to be planted in line with the following British Standards:

- BS 4043:1989 - transporting root balled trees
- BS 3998:1989 - recommendations for tree work
- BS 5837:2012 - trees in relation to design, demolition and construction

Native Species Hedgerow

New hedgerow planting will consist of 40cm bare rooted whips, planted at a density of 6 per meter in staggered rows include a 70% mix of Hawthorne &

Blackthorn with the remaining 30% utilising Hazel, Guelder rose, Dog rose, Field Maple, Crab apple, Dogwood and Holly.

Planting and Aftercare Measures

All planting referred to above will be undertaken after the construction period in the first available planting season between November and March, avoiding periods of frosts.

Any trees or plants which within a period of 5 years from the first beneficial use of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5-year defects period.

Sustainable Materials

The proposed buildings will be designed and built to the current building regulations standards within Powys

Climate Resilience

The design of the dwellings with pitched roofs clad with a natural roofing material is a tried and trusted method of roofing. The site is not in an area of flooding and rainwater harvesting retains a natural resource with the surplus discharging naturally into the ground and therefore not affecting natural watercourses. Solar gain is reduced due to the orientation of the principal elevations and modest window sizes. Natural ventilation within the dwellings is provided by opening fanlights and casements.

Within the thought process of the design of this new dwelling the following areas have been considered, Condensing Boilers and their controls, the insulation levels required, the introduction of low energy lighting, and the use of natural opposed to manufactured materials. By the introduction of these methods and materials this development is aiming to help with climate change and reduce the buildings impact on the surroundings.

Sustainable Building Standards

The use of nationally recognised robust details and quality assurance materials and construction standards together with the selective sourcing and use of materials will ensure a structure which is durable and have an extended serviceable life span. Planned maintenance of the external fabric will be essential.

Review of Relevant Planning Policy

The following local statutory adopted development plans are considered:

Powys County Council (PCC) Local Development Plan

Policy DM2 The Natural Environment

Policy DM4 - Landscape

Policy DM7 -Dark Skies and External Lighting

Policy DM13 Design

TAN 6

TAN 13

Policy DM4 - Landscape

The policy has been designed to meet the criteria as set out within the document with

- The proposal is appropriate and sensitive in terms of integration, siting, scale and design. The proposal does not have an adverse effect on the characteristics and qualities of the Powys Landscape.
- The proposal will not have a significant impact on the landscape or visual amenity.

Policy DM7 -Dark Skies and External Lighting

The policy has been designed to meet the criteria as set out within the document with

- The proposal does not include for any external lighting.

Policy DM13 -Design and Resources

The policy has been designed to meet the criteria as set out within the document with

- The development has been designed to complement the character of the surrounding area
- The layout creates an attractive, safe place with supports community safety and crime prevention
- The development is inclusive to all
- It incorporates adequate amenity land, together with appropriate landscaping and planting.
- The amenity enjoyed by occupants nearby will not be unacceptably affected by the proposal

Policy H1 - Housing Development Proposals

The proposal is in line with SP1, SP3, SP5 and SP6 as a result the proposal is supported by Policy H1. A functional and financial test has proved sound based on the previous application at planning committee, thus confirming that the application meets this requirement.

Conclusion

Planning permission is determined in accordance with the development plan unless material considerations determine otherwise. The application is consistent with the principles and policies of the LDP.

The proposal is sustainable and would make a valuable contribution to the local economy. The proposal meets the principles and policies set out in the PPW and relevant TAN documents. The functional and financial justifications can be met by the agricultural holding, as a result the dwelling is of great benefit to the local area as a whole.

The design of the proposal would not adversely detract from the beautiful scenery and surrounding area. The proposal is modest.