

IVY COTTAGE SHEPHERD'S HUT - ADDITIONAL INFORMATION

DESCRIPTION OF THE PROPOSAL

The proposal is for development of a single 20 ft x 7 ft 7" shepherd's hut with a small area of raised wooden decking, to be used for sustainable tourism accommodation. It is to be located in the applicant's residential garden to the east of their domestic residence.

USE

The shepherd's hut is to be used for sustainable tourist accommodation (glamping) throughout the year, to help mitigate negative effects due to the seasonal nature of tourism, and to deliver the economic benefits of year-round tourism accommodation to support the local economy.

CONSTRUCTION

The shepherd's hut is of traditional construction, comprising a solid wooden frame on cast iron wheels with corrugated tin roof and sides. It includes a king size bed, a table/ seating area, a kitchen and a bathroom with shower/ WC.

The hut's four wheels will each rest on a level platform cut from the existing ground, including small areas of compacted gravel/ hardcore under each wheel (or if necessary due to the ground conditions, will rest on small concrete pads, each of 600 x 600 x 100 mm dimensions). Any excess soil generated will be used for landscaping/ ground levelling around the hut to ensure it is in-keeping with its surroundings.

A small raised wooden decking (7 ft 7" x 7 ft 7" area) will be provided for outside seating adjacent to the North side of the hut, suitable for a small table and garden chairs for 2 guests, with a raised wooden boardwalk (3 ft 11" width x 17 ft 5" long) and single set of wooden stairs along the West (front) of the hut for access both to the hut and to the adjoining decking area.

The layout of the decking and stairs will minimise their surface area, the quantity of materials required and the number of wooden posts needed for supports. The decking will have spaces between the wooden slats, to enable water to shed freely into the ground below. The posts supporting the decking will be secured in the ground using compacted gravel/ hardcore.

SERVICES

Services for electricity, water and foul water/ sewage will be provided for the shepherd's hut, and will be connected to the applicant's existing residential supplies and infrastructure.

The foul water/ sewage pipework will connect into a manhole of the applicant's existing domestic foul water drainage system (indicated on the Plan), which connects to the applicant's existing domestic septic tank (also indicated on the Plan), which has available capacity to accommodate the additional load.

The services will cross the path of a small stream that runs across the applicant's landholding, at the location where the stream is culverted underground in a large pipe, so as to avoid disturbing it.

Due to the proximity of the proposed services to the stream, measures will be put in place following the Guidance for Pollution Prevention (GPP5 version 1.2, February 2018), to prevent any risk of pollution of the stream during excavations, laying of services, etc.

These will include but not be limited to: storage of materials and any fuel for machinery away from the stream bank to avoid spills; storage of any machinery required away from the stream bank to avoid fuel spills or parts being lost; and measures to prevent the run off of materials, soils, etc. into the stream during periods of rain or wind.

VISUAL, NOISE AND LIGHT IMPACT

The shepherd's hut site location is highly secluded, presenting minimal visual impact.

It is surrounded on three sides by high hedges/ trees/ fencing, resulting in almost complete visual shielding from the surrounding locality.

The shepherd's hut will be partially visible, with very limited lines of sight, and in all cases heavily shielded, from only 2 locations:

1) Directly in front of the applicant's residence (circa 80 m from the shepherd's hut site location, identified as Location 1 on the Plan), from a point on the public footpath that passes along the West boundary of the applicant's landholding adjacent to the parking area, with line of sight shielded by large mature trees and an intervening garden orchard with fruit trees; and

2) The public footpath that passes along the North-West boundary of the field kept as pasture to the North of the proposed site (passing at nearest point, circa 80 m from the shepherd's hut site location, identified as Location 2 on the Plan), with line of sight over a wooden gate shielded by large mature trees along the fence and stone wall between the applicant's landholding and the field.

The nearest neighbour's residence (Stone House) is circa 70 m away from the shepherd's hut site location, and is entirely shielded by high hedges and large trees along the intervening boundary between their landholding and that of the applicant.

The shepherd's hut location is not visible or overlooked by any neighbouring residences.

The shepherd's hut will have a traditional Victorian colour scheme, designed to blend in with its surroundings.

The shepherd's hut has a single outdoor light to provide safe guest access, which will operate on a PIR sensor with timer, and will be cowed/ directional to ensure it provides downlighting, to limit any light pollution to the minimum possible.

The surrounding trees/ high hedges and the large distance to the closest residences (circa 70 m to Stone House, and 100 m to Laurels Cottage) will result in minimal/ extremely limited noise impact to neighbours.

ENERGY AND WASTE MANAGEMENT

The shepherd's hut will be powered solely by renewable energy, via the applicant's existing residential energy supplies, which comprise of: a domestic solar PV array (comprising of 18 solar panels), connected to a 13.5 kWhr residential house battery; and the electrical grid supply to the applicant's residence, providing 100% renewable energy via Octopus Energy (the electricity supplier), with additional clean energy offset benefits via part ownership of a cooperatively owned wind turbine located in South Wales.

The applicant is a member of the first cooperatively owned wind turbine in the UK, the Craig Fatha wind turbine. The applicant's share in it generates the equivalent of 120% of their annual residential electricity consumption. The Craig Fatha scheme is supported by a grant from the Welsh

Government. The cooperative society that owns the Craig Fatha turbine supports local partners and a national charity to support fuel poverty action and environmental projects in the community.

All guests will be requested to segregate their waste, which will be disposed of/ recycled with the applicant's domestic waste.

BIODIVERSITY

Two bird boxes will be provided to enhance biodiversity of the site e.g. a Blackbird FSC Nest Box and a Vivara Pro Seville 28mm WoodStone Nest Box, or similar designs. Their approximate siting locations are indicated on the Plan.

During site development, no working between 7am and 7pm that would require site lighting will be undertaken, to prevent incidental light spillage that could impact nocturnal animals. All excavations, for example for services, will be securely covered over if left unattended. A wooden board will be left in any excavations exceeding 0.5m left overnight, at an angle no steeper than 45 degrees, to enable any mammals that might fall in to escape.

The shepherd's hut siting location is a sufficient distance from hedges and tree lines to enable garden maintenance and to prevent disturbance to a range of species that may use such habitat.

A reptile mitigation strategy will be implemented. This will include, but not be limited to: habitat clearance measures, such as sensitive timing of site works and a two stage vegetation cut and destructive searching of roots (if required); habitat clearance will aim to push any reptiles which may be present into the North, East and West of the site into the adjacent fields/ garden; timings of site development works will avoid reptile hibernation period, November to March inclusive.

PARKING AND HUT ACCESS

A single designated parking space (2.4m x 4.8m) will be provided for guests on the applicant's existing gravelled residential parking area, which includes ample space for turning (indicated on the Plan). This is accessed via the applicant's residential driveway.

Additional space is available on the applicant's parking area if parking for an additional car were required (the applicant has existing space for parking 5 cars, of which 2 spaces are regularly used).

Guest pedestrian access to the shepherd's hut from the designated parking is across the applicant's residential garden via existing: 1) patio area 2) wooden boardwalk 3) bark-chip garden path (see attached photos).

A public footpath (part of the Mitchel Troy loop) runs through the applicant's residential landholding, along its West and North-West boundaries. Use of the public footpath network will be highlighted to guests as a means to explore the local area.

ATTACHMENTS:

- Ivy Cottage Shepherd's Hut Layout and Drawings - 3 pages (Hut Layout)
- Ivy Cottage Shepherd's Hut Site Location Plan (Site Plan)
- Ivy Cottage Shepherd's Hut Site Location Photos (Photos)
- Ivy Cottage Shepherd's Hut PEA (the PEA)