



JOHN WINK
DESIGN

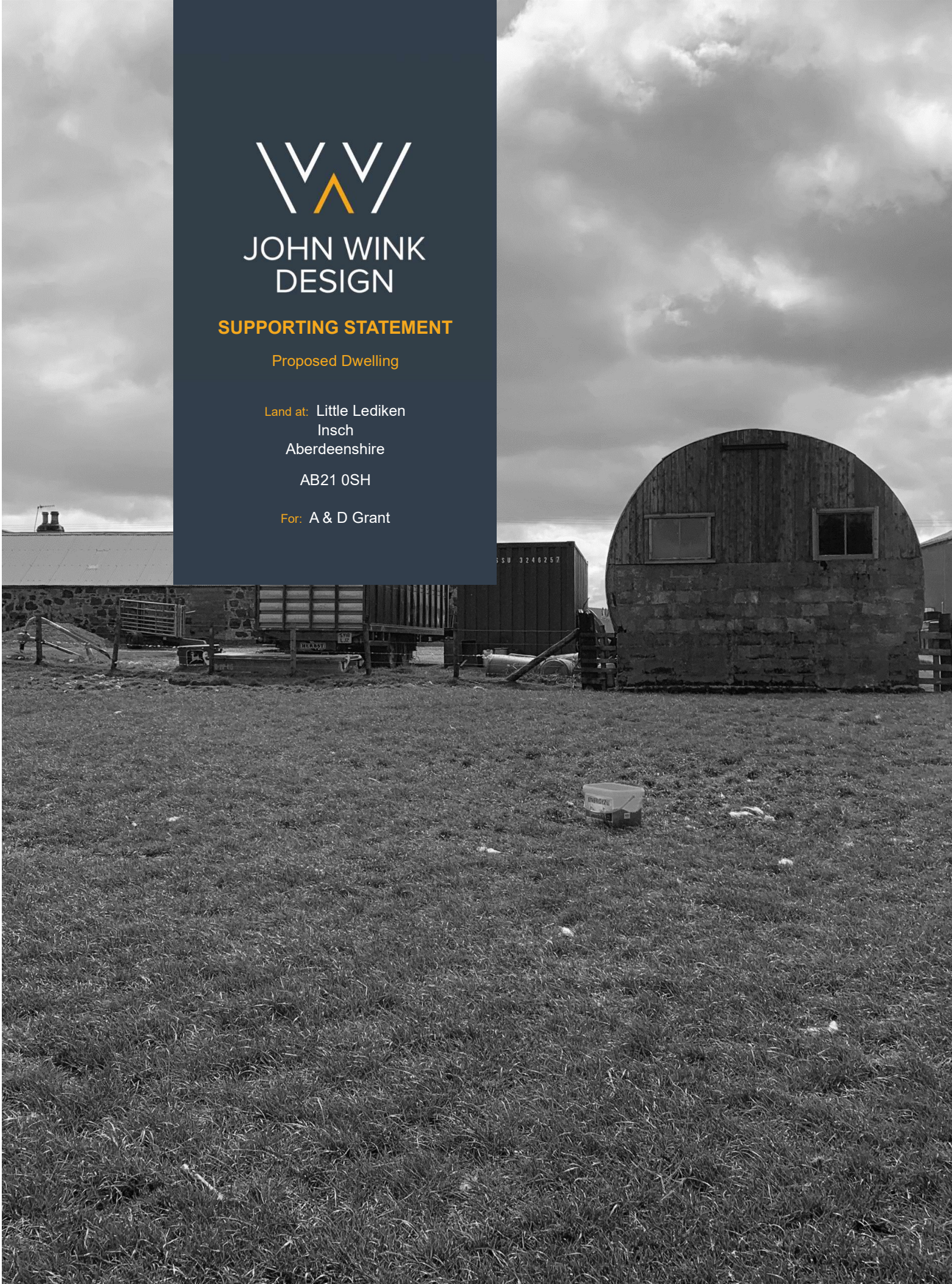
SUPPORTING STATEMENT

Proposed Dwelling

Land at: Little Lediken
Insch
Aberdeenshire

AB21 0SH

For: A & D Grant



1.0 CONTEXT TO APPLICATION

The following application has been submitted in line with the relevant policies within the current Aberdeenshire Local Development Plan:

Policy R2: Housing and employment development elsewhere in the countryside states that they will allow development out with the Aberdeen greenbelt and coastal zone to small-scale development that would:

- Involve the refurbishment or replacement, on the same site, of an existing house or disused building.
- Single Homes Associated with Retirement Succession of an Agricultural Holding

The proposal includes the demolition of an existing building and erection of a dwellinghouse and is in accordance with the requirement of a single home for a retiring farmer.

2.0 PRINCIPLE OF DEVELOPMENT

The farm at Little Lediken, Inch has been in ownership of the Grant family since 1949 when James Grant's parents bought the farm. James's parents continued to run the farm until James's father passed away in 1959 and James and his brother Donald took over the day to day running of the farm. James & Donald became equal partners in the farm when their mother passed away in 1985. They continued to run the farm until 2009 when Donald decided to step down as a partner leaving James to run the farm with the help of his son Roger.

Roger Grant is the main successor of the farm and actively run the farms the farm with the help of his father. Due to an expanding family Roger and his wife have recently moved into the main farm house as Roger takes on more of the physical work on the farm as James gets older.

Currently, James & his wife Phylis live over 2 miles away in Inch in temporary accommodation with James travelling 7 days a week to the farm to help Roger. James must be on-call through the night should a livestock situation require extra help.

The total size of Little Lediken Farm is 49.37 ha / 122 acres. The extent of the agricultural holding under the applicant's ownership is shown on the map below (a larger copy is attached to the end of this supporting statement).



Since purchasing the farm in the family have run a mixed farm with sheep cows and cereals.

3.0 CONSIDERATION OF ALTERNATIVE ACCOMMODATION

The business of Little Lediken owns one property, based at Little Lediken, being the main farmhouse. Alternative housing was investigated and considered, but there is no suitable residential accommodation available in close enough proximity to the farm for immediate attendance.

Rental properties

- The known properties which are available to rent in Inch have been investigated, none of which are within the critical distance of one mile from the farm and none of which meet the appropriate size/amenity requirements. James is currently travelling over 2 miles to get to the farm to help Roger, often during the night at times such as calving.
- In addition, rental properties are not considered as a long-term solution and do not provide enough security for the farming business.

Sale Properties

- As with the rental properties, there are no known properties for sale in close proximity to the farm which are suitable.

Existing buildings

- There are no buildings on the farm that are suitable for development. The proposed development identifies an existing disused building that is suitable for demolition and will allow the erection of dwelling house within the curtilage/paddock.

4.0 CONSIDERATION OF POTENTIAL SITES

When considering a suitable site for the proposed dwellinghouse it was important that the site was within close proximity to the existing farm to allow James to be on hand to assist Roger at any time of day without having to travel by vehicle.

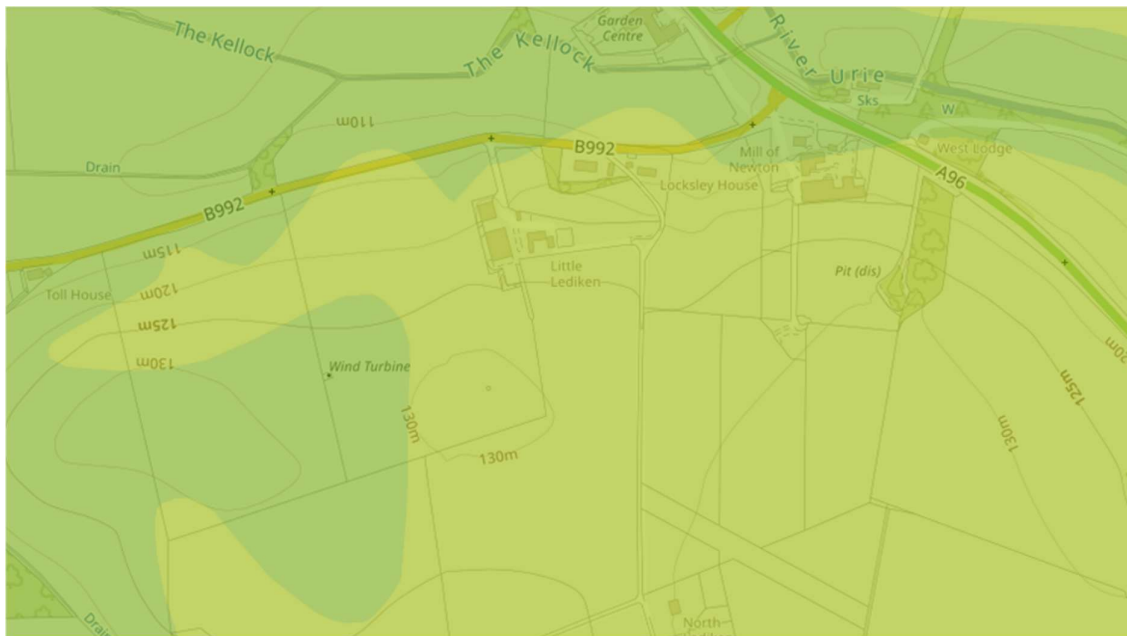
The proposed site was considered most appropriate as the site is located within the existing farm yard and includes the demolition of a disused building.

The area of land allocated for the proposed dwelling house is 0.42ha which is a small area of land in comparison to the whole farm unit. The National scale land capability for agriculture map, available at [Scotland's Soils - soil maps \(environment.gov.scot\)](http://Scotland's Soils - soil maps (environment.gov.scot)) identifies the land as 3.1 which is capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range. Short grass leys are common.

Although this is considered 'prime agricultural land', there is no land in the farm ownership that is closely connected to the farm that would allow for a suitable dwelling.

The land parcel selected is a small area which is not practical for farming activity with modern agricultural machinery.

Having farmed the land for several decades, the Grant family are best placed to choose the most suitable site.



5.0 PLANNING POLICIES

5.1 National Planning Framework 4 (NPF4)

Policy 17: Rural homes

- a) *Development proposals for new homes in rural areas will be supported where the development is suitably scaled, sited and designed to be in keeping with the character of the area and the development:*

- v. *is demonstrated to be necessary to support the sustainable management of a viable rural business or croft, and there is an essential need for a worker (including those taking majority control of a farm business) to live permanently at or near their place of work;*

The context of the application confirms that the application fully complies with this planning policy.

Policy 14: Design, quality and place

- a) *Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.*

- b) *Development proposals will be supported where they are consistent with the six qualities of successful places:*

Healthy: *...improving physical and mental health.*

An extremely high risk period for both the cow and calf is at calving and regular, round-the-clock monitoring is essential in case urgent veterinary assistance is required to be called upon. It is essential for the **health** and safety of, not only, the animals, but also James that they can be available to assist Roger immediately during calving. Any delay in the arrival to assist during a difficult calving could cause unnecessary stress on both the cow and the un-born calf.

A vital part of monitoring the stock is also to help avoid health issues such as mastitis (a painful disease of the udder causing inflammation which reduces milk yield), and check when cows are coming into season (i.e. ready to be put in calf) so that they can be served by a bull, or artificially inseminated (AI).

The working hours of a farm business not only include their work on the farm but also catching up on administrative work which often needs done after a long day.

It is important for the **health and wellbeing** of Roger, his wife and their young family, that they live on the farm in order to balance their working life with their family life which are not easily separated in the farm business.

Pleasant: *Supporting attractive natural and built spaces*

The site is located within a **pleasant** rural setting surrounded by agricultural land and views over the surrounding countryside. Established trees surrounding the site will ensure the house is screened and fit within the existing landscape. The layout, siting and design will be fully considered after approval of a PPP application but it is the intention that main living spaces have views to the surrounding fields with the 'service areas' including office will look over the farm yard, providing the occupants with separation from home and work life.

The existing building on site is not suitable for storage of machinery or housing animals and is not considered suitable for conversion. The demolition of this building as part of the development will improve the visual appearance on approach to the farm. It is also the intention to erect a replacement storage shed next to the retirement dwelling for storage of smaller farm tools for James to undertake lighter duties on the farm.



Connected: *Supporting well connected networks that make moving around easy and reduce car dependency*

The proposed site has been selected due to its physical and visual **connection** to the existing farm hub, allowing James to be immediately available should Roger need assistance.

The house is also well **connected** to the A96 with bus services to Aberdeen and Inverurie only a short walk.

Distinctive: *Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.*

The design and layout of the house will be confirmed under an AMSC application however, it is the intention that the main form of the house will be traditional rectangular shape with a pitched roof, the proportions of the main form reflecting the traditional steading buildings at the farm.

The house will be finished with **high quality** and **durable** finish that are **distinctive** to the Aberdeenshire countryside.

Sustainable: *Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.*

Sustainability will be at the forefront when designing the layout and specification for the proposed accommodation.

The site and the location of each room will be carefully considered to ensure the main living areas benefit from the most solar gains. By positioning the most frequently used rooms during the day such as kitchen/living/dining room to the south of the site, it reduces the occupant's reliance on the primary heating source and artificial lighting.

An air source heat pump will be considered as the main source of heating due to the economic, financial and non-**sustainable** implications of using a non-renewable heating system such as oil. The primary heating could be supported by a wood burning stove in the main living area.

The lights in the house will all be fitted with energy reducing fittings and bulbs.

Solar PV panels will be considered in the development to support the running costs of the heating system.

The thermal efficiency of each element of the building fabric will be designed to exceed the minimum requirements of the Building Regulations, 6.0 **Sustainability**, these will be fully specified in the SAP Calculations provided at building warrant stage.

The inner face of the timber kit will be clad with a reflective vapour control membrane which not only limits air leakage through the walls and various vulnerable junctions but also reflects warm air back into the room, further improving the energy performance of the walls.

Adaptable: *Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.*

The proposed dwelling will accommodate the main living spaces, office and bedroom on ground level making the dwelling **adaptable** to the needs of the occupants should their mobility ever be compromised as they get older.

The proposed dwelling is a **long term investment** in the farming enterprise and is critical for the future of the business.

5.2 Aberdeenshire Local Development Plan 2023

Policy R2: Development Proposals Elsewhere in the Countryside Policy

Policy R2 supports development for *single homes associated with retirement succession of an agricultural holding.*

Single homes will be permitted for the retirement succession of a viable farm holding within, or in immediate vicinity to, the main farm hub⁹.

⁹ *One house per farm enterprise will be permitted under this policy.*

The context of the application shows the application fully complies with this planning policy.

P1: Layout, siting and design Policy

We will only approve development designs that demonstrate the six qualities of successful places.

Compliance with the six qualities of successful places are fully detailed under NPF4 Policy 14.

6.0 CONCLUSION

The proposed site is considered to be the most suitable location for the farm workers dwelling and also meets with the requirements of the Aberdeenshire Local Development Plan for the following reasons:

1. The house is required to support the farm succession. - **Fully complies with NPF4 Policy 17**
2. There is a clear physical connection with the farm by way of an existing track and shared boundaries. - **Fully Complies with ALDP Policy R2**
3. There is a clear visual connection with the farm hub and surrounding fields. **Fully Complies with ALDP Policy R2**
4. There is no suitable alternative accommodation in close proximity to the farm. - **Fully Complies with ALDP Policy R2**