

Design & Access Statement

Submitted in support of

Erection of farm shop, upgrade of access & installation of septic tank.

Client

Mr J Phillips

Project Address

Broniarth Farm

Newtown

Powys

Prepared by

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Project Overview

The applicant is a farmer. He, [REDACTED] farms the surrounding land (300 acres).

As part of the farming enterprise the applicant grows fruit & vegetables. He has done this for many years and has supplied local food outlets.

Creation of a farm shop is a logical expansion of the farming enterprise.

The farm is predominantly a livestock farm, and the intention of the shop is to sell meat, as well as fruit & veg grown by the applicant, from the farm to people locally via the shop. Other farm products not produced on the farm, such as dairy and poultry products, will be sourced locally to support other farm businesses in the area.

Initially, produce will be sold directly to consumers who call by at the shop but, if there is a demand for it, produce may be ordered online or in the shop and delivered by the applicant with a delivery charge added. Deliveries may be as veg and meat boxes, as veg boxes are something the applicant has done previously in collaboration with other veg producers in the Newtown area.

There is the potential to expand in to a butchery, deli or café in the future, depending on consumer demand.

There is no other farm shop in the area, so this is a good opportunity to supply local food to the people of Newtown and surrounding area.

Design & Access Issues

This Design & Access Statement (DAS) explains the design rationale behind the planning application. The Statement includes a written description and justification of the

development proposal. The DAS will explain and justify the concepts and objectives of good design thinking on which a development proposal is based, and how these will be reflected throughout the scheme. It will also consider the following aspects of the proposed development;

- Access
- Character
- Community Safety
- Environmental Sustainability
- Movement

Accessibility

Access by disabled persons

The farm shop unit will be fully accessible – in that level/ramped access will be provided, as will an accessible WC provision. The development will accord with Part M (disability accessibility) of the building regulations.

Environmental Sustainability

Biodiversity & Local Environment

The site is enhanced grassland. There is no potential for disturbance of protected species on the site.

2No bird boxes are proposed as bio diversity enhancement.

Energy Efficiency/carbon reduction

The building will be insulated to meet part L of the building regulations.

Sustainable Materials

The building will be constructed with durable materials that can be recycled if required.

Waste Management

The development will not result in any waste materials.

Climate Resilience

The development has no effect on climate resilience.

Character

Site

The farm shop will be positioned over a concrete raft foundation within an improved grassland setting. Well established hedgerow surrounds the site.

Amount & Layout

A single storey building is proposed.

Scale

The building will not exceed 10m in length, 7m in width (plus 1.5m roof overhang) and 4.2m in height. Eaves height will not exceed 2.6m.

Appearance

The roof will be corrugated steel, coated dark green. The walls will be sawn weatherboard, painted black.

Landscape Design

No landscaping is proposed. Established hedgerow surrounds the site.

Community Safety

The development has no impact on community safety.

Movement

Vehicle Movements

The development will result in an anticipated 25 to 30 No additional vehicle (car) movements per day.

Vehicle Routing

Access to the field will be upgraded as per the submitted site plan.

Parking

There will be parking space for minimum 8 No cars plus a disabled parking space.

Physical & Social Context

Current land use is as a working farm.

Policy Context

Policy E6 - Farm Diversification

Development proposals for farm diversification will be permitted where:

1. The proposed diversification will be of an intensity of use appropriate to the location and setting and will have no significant detrimental effect on the vitality and viability of any adjacent land uses, either individually or through cumulative impact;
2. Adequate provision is made for the parking of vehicles and the storage of materials/equipment; and
3. The construction of new, or conversions of existing buildings, that form part of the proposal lie within or immediately adjacent to the existing farm building complex.

Farm diversification offers key benefits for the socio-economic growth of rural communities allowing the creation of commercial opportunities to provide rural employment that utilises existing resources; and helps maintain the viability of individual farm units or enabling the family unit to remain within the community and to have viable employment.

In considering development proposals for farm diversification activities consideration should be given in the first instance to the reuse of existing buildings. If this is not possible, a sensitively designed new building within the existing farm complex may be considered. Adopted Powys Local Development Plan 2011-2026 Cyngor Sir Powys County Council 80

Farm diversification tends to occur in locations which may be distant from major centres and often served by low standard local roads. Thus farm diversification proposals may be at odds with transport policies if they cannot be served by means other than the private car. They may also generate additional traffic incompatible with the capacity of the road. As such farm diversification schemes may be required to address traffic generation issues in accordance

with paragraph 3.14 of TAN 18

Neighbourhood and Village Shops and Services

The establishment of new neighbourhood and village shops or services will be approved where they:

Are located within a Town, Large Village or Small Village;

Serve the needs of the local area; and:

Do not undermine the retail hierarchy or have an unacceptable adverse impact on the vitality and viability of the Retail Centre or other nearby centres and accord with Policy R1.

Individual shops provide an important function at the local neighbourhood level within towns, villages and the more isolated areas of Powys. This also includes pubs and filling stations, which can act as essential outlets for basic daily provisions and services. This policy supports such development with a gross floor space of less than 280sq. m².

Policy DM11 refers to proposals involving the loss of neighbourhood and village shops and services.

The proposal is considered fully compliant with Policy E6.

Drainage

A new septic tank and soakaway drainage installation is proposed.

Percolation tests have been carried out and the ground is suitable for installation of a viable soakaway system.

Conclusion

The development offers a diversification of income source from the applicants core enterprise as farmers.

The development is considered fully compliant with Planning Policy.

G D Humphreys

Dated November 2023

Farm Shop, Broniarth Farm, Newtown – Percolation Test

Date of tests – week commencing 13th November 2023.

Weather conditions – Overcast with regular rainfall.

Ground conditions – See photographs below.

Depth of test hole – c. 900mm below ground level.

Water table – not encountered

Tests conducted in accordance with BS6297 on behalf of John Phillips

Test location in position of intended soakaway system.

Test 1 $3600/250 = 14.4$ sec/mm

Test 2 $3760/250 = 15.04$

Test 3 $3880/250 = 15.52$

Average test result (Vp) = **14.98 sec/mm**

Septic tank

To be minimum 8 person capacity.

$8 \times 180 + 2000 = 3440$ litre (3.44 cubic metre) capacity

Size of Soakaway

Assume design population of 8 people

For a design population of 8 people, minimum soakaway area = $8 * 14.98 * 0.25 = 29.96\text{sq.m}$

Trench length, based on 600mm width trench = $29.96/0.6 = 49.93\text{m}$ Soakaway trench.

Invert of soakaway to be 800mm.



G D Humphreys FRICS

Dated this 24th Day of November 2023.



Image of test hole/excavated material.