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# Planning Statement

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Proposed agricultural workers  
dwelling and associated works at  
Pilleth, Whitton, Knighton, LD7  
1NP

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Prepared for Mr & Mrs M Pugh

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Roger  
Parry  
& Partners

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Mr & Mrs Pugh

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associated works at Pilleth, Whitton,  
Knighton, LD7 1NP

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Planning Statement

February 2024

Site address

Treburvaugh,  
Knighton,  
Powys,  
LD7 1SG

Planning Authority

Powys County Council  
Neuadd Maldwyn  
Severn Road  
Welshpool  
SY21 7AS

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## 1. INTRODUCTION

This Planning Statement is prepared and submitted in connection with the full planning application for the erection of an agricultural workers dwelling and associated works at Pilleth, Whitton, Knighton, LD7 1NP

- 1.1. The business is a well established enterprise for decades being a family run farm.
- 1.2. The business desperately need an additional house for the farm to ensure the succession of the farm and for 24/7 care of all the stock on the farm. It will ensure the younger generation of the farm business can sustainably grow the business and ensure the current and future ventures are well managed on site.

## 2. THE APPLICATION SITE

- 2.1 The proposed dwelling is situated within the rural countryside and is sited adjacent to the existing building, to ensure it is close enough to be in hearing and walking distance of the farm building, but not within the farmyard to ensure it does not implicate the current business, and also have regard to the potential future use as a local needs.

Image showing siting:



The plot will utilise the existing vegetation that is surrounding, to assimilate the new dwelling within the immediate and surrounding area and be adjacent to existing properties.

- 2.3 Alternative locations within the holding were carefully considered, but this was the best one in terms of providing accommodation in close proximity to the farmyard, but yet again a degree of separation to ensure there is no conflict of uses.
- 2.4 The siting is further explored within the agricultural appraisal, as part of the policy context.

### 3. ENVIRONMENTAL SUSTAINABILITY

- 3.1 **Landscape setting** –The proposal will be situated on land south of the existing buildings. It has a good degree of hedgerows to minimise views into the site from long and short distance views, but also to easily assimilate the proposal into the surrounding landscape.
- 3.2 **Biodiversity and local environment** – The development will be sited on an existing grazed agricultural field. The land in question has limited habitat potential. The applicants are looking to provide further biodiversity enhancements, in providing bird and bat boxes around the proposed new dwelling.
- 3.3 **Energy efficiency** – Energy efficiency measures will be implemented as part of the development, such as rainwater harvesting, solar collectors, recycling storage and collection points and thermally efficient heating systems. We will be looking to incorporate an EV Charging point on site.
- 3.4 **Sustainable materials** – All labour and materials will be looked to be supplied locally, and therefore reduce the carbon footprint of the proposed development. The applicants will be looking to do majority of the work, to reduce the carbon footprint of the dwelling.
- 3.5 **Water** – The application site is not liable of flooding through rivers and streams of surface water. The development will deal with the additional surface water, by the means of a soakaway, which can be conditioned and addressed prior to commencement.
- 3.6 **Foul Sewage** – A new treatment plant & Soakaway is proposed.

### 4. MOVEMENT AND ACCESS

- 4.1 The field access will be used for the dwelling to enter and exit onto the public road. The access goes to the main road, which is a well-used access for agricultural and therefore considered acceptable in terms of highway safety.

### 5. CHARACTER

- 5.1 The appearance of the dwelling is an important factor to consider ensuring the proposed build is in keeping with the immediate area. The site location is in a rural area, so it is important to ensure the materials and design is of a traditional nature.

- 5.2 The scale of the house is considered proportionate, in that it is only proposes 4 bedrooms, 15m width and 8.5m depth, and has a floor area of approximately 150sqm, with an eaves height of 5.25m and a ridge height of 8.18m.
- 5.3 A proposed 30sqm double garage is included into the site scheme proposals together with 3 No. possible car parking spaces and a turning head space.

## 6. LAYOUT

- 6.1 The layout provided, is sympathetic to its surroundings, and takes a fraction of agricultural land, which is not considered the best land on the farm.

## 7. COMMUNITY SAFETY

- 7.1 The proposed development will not detrimentally harm the existing community safety of the area or nearby residential properties nearby.
- 7.2 The proposed dwelling will improve the security of the farm holding, having an additional dwelling to naturally survey the holding and the livestock.
- 7.3 The proposal will also assist in crime prevention to the nearby properties, by promoting a sense of ownership and responsibility over the area and producing an informal neighbourhood watch.

## 8. BIODIVERSITY ENHANCEMENT

- 8.1 The development will be sited on an existing grazed agricultural field. The land in question has limited habitat potential. The applicants are looking to provide further biodiversity enhancements, in providing bird and bat boxes within the existing trees on site and the planting of a new hedgerow which has been included to the new boundaries of the site.
- 8.2 Existing hedgerows will also be maintained onsite.

## 9. NATIONAL AND LOCAL PLANNING POLICIES

- 9.1 National planning policies in Wales are defined within Edition 7 (2014) of Planning Policy Wales and 24 Technical Advice Notes which cover different elements of the planning process. The National policies provide a general and overarching view on what the Welsh Government believes should be the primary objectives of development in Wales.
- 9.2 Technical Advice Note 6 (Planning for Sustainable Rural Communities) was issued in July 2010. The purpose of TAN6 is to provide practical guidance on the role of the planning system in supporting the

delivery of sustainable rural communities. It provides guidance on how the planning system can contribute to:

Sustainable rural economies  
Sustainable rural housing  
Sustainable rural services  
Sustainable agriculture

### 9.3 **Sustainable Rural Communities**

The overall goal of the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable. It should be sought to strengthen rural communities by helping to ensure that residents can work and access services locally. Efficiency and competitiveness should be promoted in rural businesses.

### 9.4 **Sustainable Rural Housing**

The Government's vision is for everyone in Wales to have the opportunity to live in good quality, affordable housing and to be able to choose where they live.

Paragraph 4.3 Rural Enterprise Dwellings states that one of the few circumstances in which new isolated residential development in open countryside may be justified is when accommodation is required to enable rural enterprise workers to live at, or close to, their place of work.

Rural Enterprise dwellings include:

A new dwelling on an established rural enterprise where there is a functional need for a full-time worker and the business can demonstrate that the employment is likely to remain financially sustainable.

### 9.5 **Criteria for new dwellings on Established Rural Enterprises**

Additionally, TAN6 sets out the provisions for a new permanent dwelling to support an established rural enterprise:

- There is an existing functional need for a full-time worker, and the business case demonstrates that the employment is likely to remain financially sustainable;
- The enterprise concerned has been established for years, profitable for all 3 years of them and both the enterprise and business need for the job, is currently sound, and has a clear prospect of remaining so;
- The functional need, could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or by any other existing

accommodation in the locality which is suitable and available for occupation by the worker concerned; and

- Other normal planning requirements, for example siting, access, are satisfied.

## 9.6 Other Planning Requirements

Rural enterprise dwellings should satisfy the usual planning requirements in terms of design, sustainability and access.

# 10. CONTEXT

## 9.1 Economic Context

In order to sustain the business, and expand even further, there is a need for an additional dwelling to house the additional full-time worker that is currently working on the farm.

Planning policy Wales is supportive of diversification of agricultural enterprises.

## 9.2 Physical context

The positioning of the dwelling, allows for the close monitoring of the farmstead and respective holding, with it in close proximity to the main farmyard, holding and buildings, but also integration within the landscape by being in close proximity to existing residential properties, with existing natural boundaries.

Its siting and design, will ensure it sits well within the existing landscape, and is seen in connection with other built developments.

# 11. CONCLUSION

11.1 The proposal is for an additional agricultural worker dwelling for the farm business of Mr & Mrs Pugh.

11.2 This is a full application, and the plans illustrate that the type and scale of development proposed on site can be achieved without having any unacceptable adverse impacts on amenity, environment or highway safety.

11.3 In light of all the information provided to you, and the relevant planning policy context that is currently in place, we consider that the proposed scheme should be viewed positively and recommended for approval.