
Planning Statement (DAS)

Proposed agricultural workers dwelling and associated works at Land at High Lanes, Iscoyd, Whitchurch, Wrexham, SY13 3AZ

Prepared for Mr Martinez



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Planning Statement
August 2022

Site address

Land at High Lanes
Iscody
Whitchurch
Wrexham
SY13 3AZ

Planning Authority

Powys County Council
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Severn Road
Welshpool
SY21 7AS

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1. INTRODUCTION

- 1.1. This Planning Statement is prepared and submitted in connection with the outline planning application for the erection of an agricultural workers dwelling and associated works at Land at High Lanes, Iscoyd, Whitchurch.
- 1.2. The business comprises of Mr & Mrs Martinez, who has established the cattle business for decades.
- 1.3. The business desperately needs a house on site to enable 24/7 care for the cattle, as losses and theft has meant the business has lost significant income.

2. THE APPLICATION SITE

- 2.1 The proposed dwelling is situated within the rural countryside and is sited on the edge of the farm, to ensure it is close enough to be in hearing and walking distance of the farm buildings, 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:



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

- 2.4 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.
- 2.5 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 that is not easily seen from any public vantage point. 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 the planting of a new trees and hedgerow around the proposed new dwelling.
- 3.3 **Energy efficiency** – The dwelling will be constructed with energy efficiency measures, which will be detailed in the reserved matters application.
- 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 Septic Tank & Soakway is proposed.
- 3.7 **Best Most Versatile Land** – The Predictive Agricultural Land Classification (ALC) Map indicates that the application site is classified as good to moderate quality agricultural land (3a). Planning Policy Wales (PPW) seeks to protect agricultural and grade 1-3a. Given the classification of the application site, considerable weight should be given to protecting such land from development.

Notwithstanding the desire to safeguard agricultural land, the proposed development seeks to sustain the existing agricultural business in order to facilitate the economic development of the business which is actively encouraged by Planning Policy Wales and TAN23. Furthermore, the existing site is located on good to moderate quality agricultural land (3a) with no other previously developed land or land in lower agricultural grades available to accommodate the proposed development.

The site is only 0.1ha and therefor the loss is considered to be negligible.

4. MOVEMENT AND ACCESS

- 4.1 The proposed private drive access is shown to spur off from the existing field gate entrance. The field access goes to farm yard which is connect to the public road, which is a well-used access for agricultural and domestic and therefore considered acceptable in terms of highway safety.
- 4.2 No work is proposed to the access to the public road given that the dwelling will not mean additional movement.

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 This is an outline application, and therefore further consideration will be undertaken at reserved matters stage.
- 5.3 The scale of the property is considered at reserved matters, but we have indicated a 3 bedroom house, which will be approximately 125sqm, but again this will be further considered at reserved matters stage.
- 5.4 In terms of scale, the width parameters will be between 6m x 10m and the length 7m – 12m and height in between 6m – 7.5m. The garage will be 4m – 6m wide, 4m – 6m long and between 3.5m – 5.5m high.
- 5.5 A proposed double garage is included within the site scheme proposals together with 2 No. possible car parking spaces and a turning head space.
- 5.6 The indicative build costs for the proposal will be will £175,000 - £190,000.

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 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. POLICY OVERVIEW

National Planning Policy

Technical Advice Note 6 – Planning for Sustainable Rural Communities

4.3 Rural enterprise dwellings

4.3.1 One of the few circumstances in which new isolated residential development in the 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. Whether this is essential in any particular case will depend on the needs of the rural enterprise concerned and not on the personal preference or circumstances of any of the individuals involved. Applications for planning permission for new rural enterprise dwellings should be carefully assessed by the planning authority to ensure that a departure from the usual policy of restricting development in the open countryside can be fully justified by reference to robust supporting evidence.

Rural enterprise dwellings include:

- A new dwelling on an established rural enterprise (including farms) where there is a functional need for a full time worker and the business case demonstrates that the employment is likely to remain financially sustainable. (See paragraph 4.4.1).
- A second dwelling on an established farm which is financially sustainable, to facilitate the handover of the management of the farm business to a younger farmer. (See paragraphs 4.5.1 - 4.5.3).

- A second dwelling on an established farm which is financially sustainable, where there is a functional need for a further 8 or more of a full time workers and at least 50% of a Grade 2 Standard Worker salary, as defined by the latest version of the Agricultural Wages Order, is obtained from the farm business. (See paragraphs 4.5.1 - 4.5.3).
- A new dwelling on a new rural enterprise where there is a functional need for a full time worker and the criteria in paragraphs 4.5.3 a-e are fully evidenced. (See paragraphs 4.6.1 - 4.6.2).

4.3.2 For the purpose of this technical advice note qualifying rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises. Development plans may include a broader definition of qualifying rural enterprises where this can be justified by specific local evidence.

4.4 New dwellings on established rural enterprises

4.4.1 New permanent dwellings should only be allowed to support established rural enterprises providing:

- a. there is a clearly established existing functional need; (See paragraph 4.8.1) – As detailed within the appraisal, there is a functional need for a house, given the isolated nature of the buildings and land, and no available housing in the immediate area.
- b. the need relates to a full-time worker, and does not relate to a part-time requirement; (See paragraph 4.7.1) (See paragraphs 4.5.1 - 4.5.3 for policy exemptions) – The appraisal sets out that the man days is over 1 full time worker – which Mr Martinez is.
- c. the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so; (See paragraphs 4.10.1 - 4.10.3). – The accounts illustrate that the business has been established for years, and that its profitable and has a clear prospect of remaining so.
- d. 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 any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned; (See paragraphs 4.11.1 - 4.11.2) – There is no other dwelling in the immediate area for sale, or buildings able to be converted.
- e. other normal planning requirements, for example siting and access, are satisfied. (See paragraphs 4.12.1 - 4.12.2) – The siting is considered acceptable being grouped with the existing buildings and the access is considered acceptable.

We feel that the proposed development meets the requirements of TAN6 paragraph 4.4.1 and as such the development for a rural enterprise dwelling should be approved.

Furthermore, there is a functional need for a full time worker within the farm business.

We feel that the business justifies this, and more particularly the farming enterprises at High Lanes would more than satisfy the policy objectives.

10. CONCLUSION

- 10.1 The proposal is for an agricultural worker dwelling for the farm business of Mr G & Mrs R Martinez. The house will be occupied by an existing full-time worker on the farm.
- 10.2 This is an outline 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.
- 10.3 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.