

DESIGN AND ACCESS STATEMENT



Proposed Pet Breeding Unit and Dwelling at Whale Drove, Crowland, Lincs

April 2015

Document Title : Design and Access Statement

1.0 Introduction :

1.1.1 This statement provides an assessment of the proposals by John Dickie Associates for the construction of a pet breeding facility and associated dwelling on land at Whale Drove, Crowland.

In submitting this statement, the aim is to briefly explain the planning and design principles which have been used to formulate the Planning Application.

1.2 The design and access statement is sub-divided into the following:

- Use
- Amount of Development
- Scale
- Layout
- Landscaping
- Appearance

- Access

1.3 The legislative requirements are set out in the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and the Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2006. The Council are prohibited from entertaining an application unless it is accompanied by a Design and Access Statement, where required, and the above legislative measures indicate what should be contained in such statements.

1.4 This Design and Access Statement will help to ensure that development proposals are based on a thoughtful design process and a sustainable approach to access. The Statement is intended to improve the quality of proposals: in preparing the design and access statement, we have considered and subsequently explained the merit of the design and how it relates to the existing setting.

2.0 Planning Policy Backdrop

2.1 National Planning Policy Framework

2.1.2 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

2.1.3 The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

2.1.4 It was adopted on the 27th March 2012 and is accompanied by the Technical Guide to the NPPF which provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework on development in areas at risk of flooding and in relation to mineral extraction.

3.0 Regional Planning Policy

3.1.1 The East Midland Regional Plan (Government Office for the East Midlands (GOEM), 2009) replaced the existing Lincolnshire Structure Plan (Lincolnshire County Council (LCC), 2006) and provides a broad development strategy for the East Midlands up to 2026. The plan recognised the requirement for effective protection or enhancement of the environment.

3.1.2 The Coalition Government has announced its intention to revoke all Regional Spatial Strategies outside London, and provision to do so has been included under s.109 of the Localism Act 2011. However, the Secretary of State has not yet issued the required revocation order and consequently the East Midlands Regional Plan still forms part of development plan relevant to the project.

4.0 South Holland Local Plan

The South Holland Local Plan was adopted by the Council on the 18th July 2006. It is a comprehensive statement of our planning policies for the development and use of land in the District until the year 2021. It replaces the South Holland District Local Plan 1998 and replaces Interim Statements on Rural Housing and Affordable Housing which the Council adopted whilst reviewing that Plan and preparing this one.

4.2 Local Planning Policies

4.2.1 Applicable Policies are referred to in Appendix Two

5.0 The Design Solution as Submitted

Site Layout Plan



Private Driveway
The driveway shown is 5m wide throughout formed in permeable block paviors

Visibility Splays
within the adopted highway (verge) a clear and uninterrupted visibility splay in each direction can be achieved in excess of 2.4m (X) and 215m (Y)
The visibility splays shall be free of any obstruction over a height of 600mm above footway level)
Vehicle to pedestrian visibility splays measuring 2m x 2m shall be provided.

John Dickie Associates
Manor Barn,
Wilsthorpe, Stamford,
Lincs PE9 4PE

Tel 01778 560811
Fax 01778 561167
E.mail jda@ndirect.co.uk

Proposed Development at
Whale Drove,
Crowland

Drawing Title : Proposed Site Layout

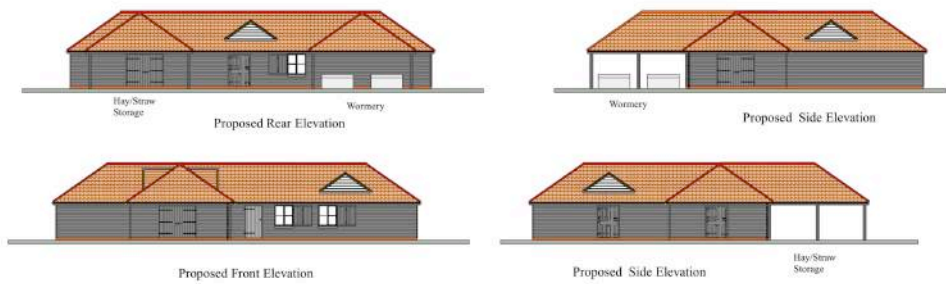
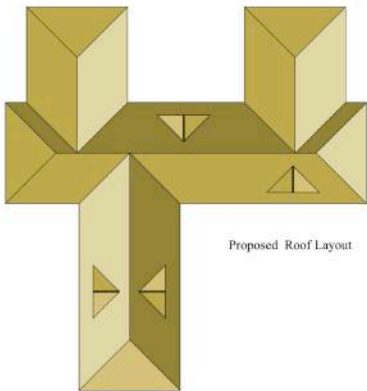
Date : June 2014

Scale 1 to 500 at A3

Drawing No JDA/2014/315//PL/002

PLANNING APPLICATION DRAWING

Proposed Buildings



John Dickie Associates
Manor Barn,
Wilsthorpe, Stamford,
Lincs PE9 4PE
Tel 01778 560811
Fax 01778 561167
E-mail jda@ndirect.co.uk

Proposed Development at
Whale Drove,
Crowland

Drawing Title : Proposed Pet Breeding Unit

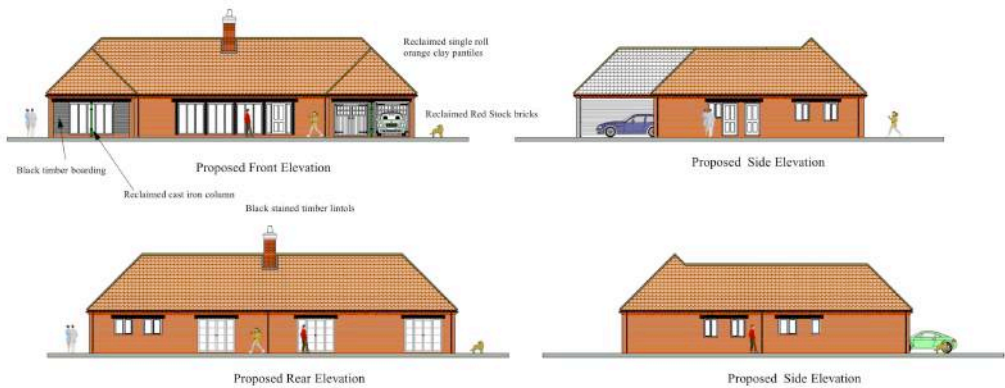
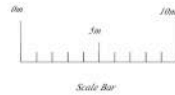
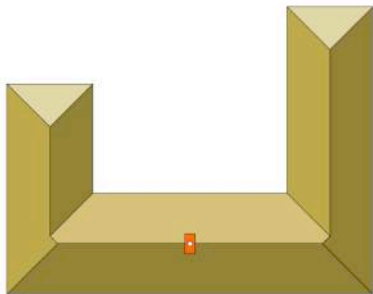
Floor Layout and Elevations

Date : June 2014

Scale 1 to 200 at A3

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John Dickie Associates
Manor Barn,
Wilsthorpe, Stamford,
Lincs PE9 4PE
Tel 01778 560811
Fax 01778 561167
E-mail jda@ndirect.co.uk

Proposed Development at
Whale Drove,
Crowland

Drawing Title : Proposed Bungalow
Floor Layout and Elevations

Date : June 2014

Scale 1 to 200 at A3

Drawing No JDA/2014/315/WD/PL/001

Site Location Plan



5.1.1 Use :

The proposal is for a property intended for a commercial pet breeding facility and associated residential unit.

5.1.2 Amount of Development :

The application site area is 14,235 sq m The gross footprint of the new bungalow is 256 sq m - the commercial building is 307 sq m.

5.1.3 Scale:

The proportion of 'developed site' reflects the form and scale of development in the locale in terms of the 'footprint to plot' ratio - the garden/amenity area to the proposed dwelling is commensurate with the scale of the property.

5.1.4 Layout :

The positioning of the buildings within the confines of the circa 3.5 acre site has also been the subject of careful deliberation in order to minimise the visual impact and effects upon the surrounding landscape.

5.1.5 Landscaping :

That said, the proposed Site Layout incorporates appropriate scope for both hard and soft landscaping within the constraints of the application site area. None of the trees on the site are protected and all are on the periphery. Existing hedgerows will be strengthened.

5.1.6 Appearance :

The new residential unit has been designed to resemble a converted single storey agricultural building (cart hovel proportions and detailing). The commercial building is a timber framed and boarded single storey structure with the proportions and architectural detailing similar to many single storey farm buildings in South Lincs. Brickwork where shown will be reclaimed red stock bricks and all roofs will be covered in reclaimed local orange/red pantiles.

5.1.7 Access :

Both vehicular and pedestrian access is via the existing access onto Whale Drove and both buildings will be designed and built to accord fully with the requirements of Part M of the Building Regulations. There are no steep gradients either within the site area or at the road frontage. A double garage is proposed for the dwelling along with a block paved driveway/turning area that will enable vehicles to leave the site in forward gear.

8.0 Conformity Checklist Erection of Development at Whale Drove, Crowland

The proposed development has been assessed against the CABE checklist for the preparation of Design & Access Statements

- Process

Does the statement show that the applicant has assessed the site's full context, including physical social and economic characteristics and relevant planning policies?

The application documentation sets out an appraisal that has been used to evaluate and formulate the proposals. From the appraisal conclusions are drawn to inform and guide the design response. Criteria satisfied.

Has the applicant demonstrated how they have taken account of the results of any community involvement?

Not applicable in this case

Does the statement show that the scheme has emerged from a rigorous assessment- involvement- evaluation- design process rather than trying to justify retrospectively a predetermined solution?

The relevant planning context of the site has been carefully considered. Criteria satisfied.

- Design

Use

Would the application help to create an appropriate mix of uses in the area?

The proposed use would be compatible with the overall character of this locality. Criteria satisfied.

Would different uses work together well, or would they cause unacceptable annoyance?

The proposed use is compatible with surrounding development. As such no compatibility issues are raised.

Criteria satisfied.

- Amount

Is the density appropriate?

The scale of development proposed is compatible with the scale and density of surrounding development. It is proportionate to the site area. Criteria satisfied.

Could the neighbourhood's services support the amount of development planned?

Not relevant or applicable in this case.

- Layout

Do all spaces have a purpose?

Yes. The proposed use of space, and the arrangements of the proposed building and car parking/turning area illustrate an appropriate use of space. Criteria satisfied.

Will public spaces be practical, safe, overlooked and inclusive?

There is no public space as part of this scheme.

Will private spaces be adaptable, secure and inviting?

Yes. The development will be adaptable, secure and inviting

- Scale

Will the buildings sit comfortably with their surroundings?

Yes. The design solution will ensure a development that is compatible with its surroundings. Particular attention has been paid to the siting of the proposed building. Criteria satisfied.

Will they, and parts like doors and windows be of a comfortable scale for people?

Refer to application drawing - Criteria satisfied.

- Landscaping

Has landscaping been properly considered from the start?

Yes. A generic Landscaping scheme has been included in the proposal. Criteria satisfied.

Will it help to make the place look good and work well, and will it meet any specific aims for the site?

Landscaping presently makes a contribution to the character of the existing dwellings. This will not be compromised by the scheme proposals. Criteria satisfied.

Appearance

How will the development visually relate to its surroundings?

In design terms, the development will complement adjoining development. This will ensure the building integrates satisfactorily with its surroundings. Criteria satisfied.

Will it look attractive?

Yes. This application represents an opportunity to provide a high quality of design. Design, scale and

building form are the most critical elements. Criteria satisfied.

- Access

Will the space be safe and easy for everyone to move around?

Yes. It provides as safe an easy environment for users. Criteria satisfied.

Will it make the most of the surrounding movement network?

The site relates well to existing movement networks. Criteria satisfied.

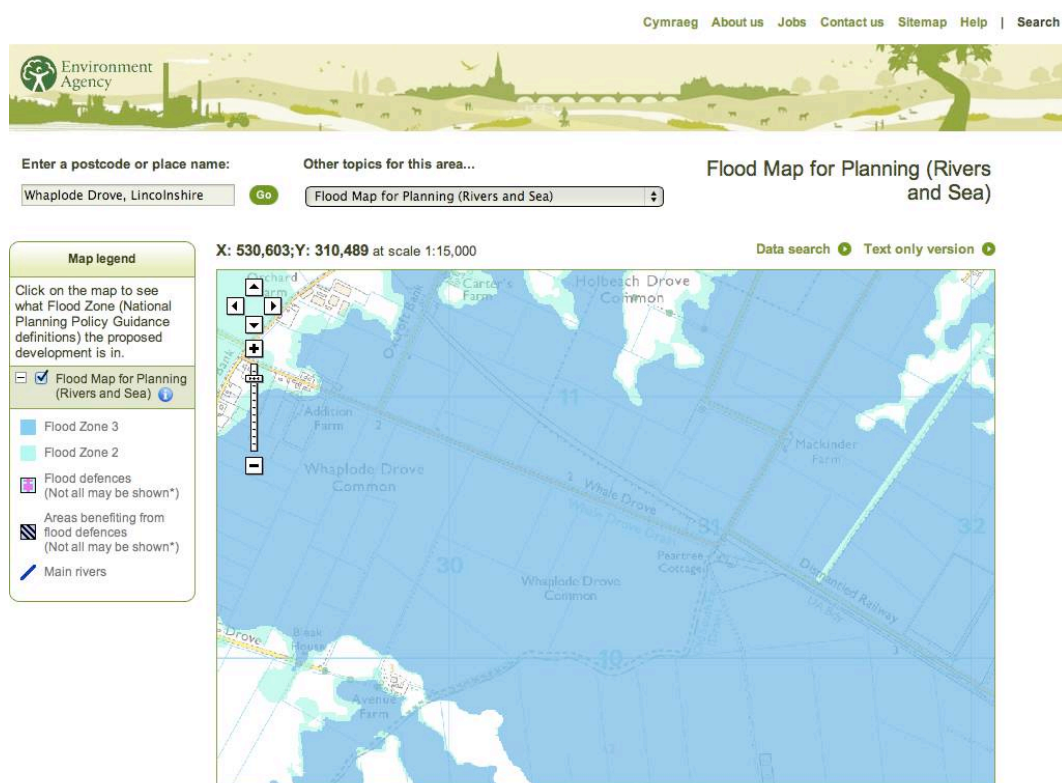
Has the applicant clearly described their policy approach and consultation, whether carried out or planned?

The development conforms to relevant National, Regional and Local policies. Criteria satisfied.

John Dickie Associates
Manor Barn, Wilsthorpe,
Stamford, Lincs PE9 4PE
Tel 01778 560811 Fax 01778 561167 [Jda@ndirect.co.uk](mailto:jda@ndirect.co.uk)

Appendix One

Environment Agency Flood Mapping



Appendix Two - Planning Policies

The South Holland Local Plan was adopted by the Council on the 18th July 2006. It is a comprehensive statement of our planning policies for the development and use of land in the District until the year 2021. It replaces the South Holland District Local Plan 1998 and replaces Interim Statements on Rural Housing and Affordable Housing which the Council adopted whilst reviewing that Plan and preparing this one.

The specific local Planning Policies that apply are as follows ;

Policy SG1 – General Sustainable Development
Policy SG3 – Settlement Hierarchy
Policy SG4 – Development in the Countryside
Policy SG5 – Non-Agricultural Development on Agricultural Land
Policy SG6 – Community Infrastructure and Impact Assessment
Policy SG7 – Energy Efficiency
Policy SG11 – Sustainable Urban Drainage Systems (SUDS)
Policy SG13 – Pollution and Contamination
Policy SG14 – Design and Layout of New Development
Policy SG16 – Parking Standards in New Development
Policy SG17 – Protection of Residential Amenity
Policy SG18 – Landscaping of New Development

HS7 – New housing in the Open Countryside including Other Rural Settlements

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Regional Planning Policy

The East Midlands Regional Plan (Government Office for the East Midlands (GOEM), 2009) replaced the existing Lincolnshire Structure Plan (Lincolnshire County Council (LCC), 2006) and provides a broad development strategy for the East Midlands up to 2026. The plan recognised the requirement for effective protection or enhancement of the environment.

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National Planning Policy Framework

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

It was adopted on the 27th March 2012 and is accompanied by the Technical Guide to the NPPF which provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework on development in areas at risk of flooding and in relation to mineral extraction.

SHDC Five Year Housing Land Supply

The application is accompanied by the Housing Land Supply Assessment dated 31st March 2014 which confirms that SHDC does not have a deliverable 5 year supply of housing land.

Appendix Three - Planning Policy Commentary

Core Strategy and General Policies

Policy SG1- General Sustainable Development

Planning permission for development will be granted where the Council is satisfied that the proposal is consistent with the principles of sustainable development, and where:

- 1) the quality of life for residents is unimpaired or enhanced;

- 2) reasonable measures have been taken to conserve energy and natural resources; and
- 3) South Holland's essential character and main environmental assets are not damaged.

Commentary :

The nature of the proposal and it's 'link' to the adjacent long established business means that it conforms with the content and intent of Policy SG1.

Policy SG2 - Distribution of Development

All proposals for development must be located having regard to sustainable development principle should:

- 1) adopt a sequential approach which gives priority to the use of previously developed land and buildings within defined settlement limits, then to greenfield land within defined settlement limits and finally to land adjacent to defined settlement limits;
- 2) make efficient use of land;
- 3) ensure that, wherever possible, development is served by a choice of transport modes including existing public transport or by improvements to public transport infrastructure linked directly to the development and the existing highway network; and
- 4) ensure that the development is acceptable in terms of traffic generation and road safety in the surrounding area.

Commentary :

The proposal makes efficient use of land, preserves a long term local business and will result in less traffic generation than if the owner/operator resided away from the established business location. There are no equivalent existing properties available in the area that would be suitable for this use.

Policy SG4 - Development in the Countryside

Planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits. Development proposals that would result in an unacceptable impact upon the landscape character of an area, either individually or cumulatively, will only be permitted where:

- 1) the need for the development in that location outweighs its impact; and
- 2) no other site or solution exists to accommodate the proposed development.

Commentary :

The applicant has run a pet breeding enterprise at nearby Throckenholt for over 15 year. The need for the development of a 'linked' dwelling house is essential and therefore the need outweighs the impact.

Given the nature of the site and its setting, the impact (individually and cumulatively) on the landscape character is negligible and therefore considered acceptable.

The business is established, is demonstrably commercially viable and there are no other sites with a suitable combination of commercial building and a residential unit available.

Policy SG5 - Non-Agricultural Development On Agricultural Land

Planning Permission will only be granted for the development of the best and most versatile agricultural land (Grades 1, 2 and 3a) where:

- 1) land of a lower agricultural grade is not available to accommodate the proposed development;
- 2) available lower grade land has an environmental value recognised by a wildlife, landscape or designation that outweighs agricultural considerations;
- 3) the development is proposed on land of the lowest possible grade.

Commentary :

The site is currently meadow/grass land - much of the undeveloped portion of the circa 3.5 acres will be used for the cultivation of grass feedsptock for the business - this is in essence a rural business that can only be operated in a countryside setting.

Policy SG7 - Energy Efficiency

Development proposals will be encouraged where they are designed to provide maximum energy efficiency, through site layout and orientation, through the layout and design of individual buildings, including maximizing solar gain especially for residential buildings, and where they make full practical use of energy from renewable resources.

All development with a floor space of 1000 sq. m. or more, or 10 or more residential units, will be required to demonstrate good practice in energy efficiency and to incorporate renewable energy production equipment to provide at least 10% of its predicted energy requirements.

Commentary :

The proposed development will make the very best use of 'renewable energy' technology and resources by utilizing a photovoltaic array (refer to site drawings) and air source heat pumps.

Policy SG8 - Water Efficiency

Planning permission will only be granted for development where its demand for water can be adequately met without detriment to existing users and the water environment. Applicants will be expected to demonstrate that every opportunity has been taken to include water efficiency and conservation measures in their proposals.

Commentary :

The detailed design (water efficiency and conservation) of the development will ensure that the demand for mains water will not be detrimental to existing users. The development will abstract water under and EA license for potable uses.

Policy SG9 - Development and Flood Risk

In areas of flood risk planning permission will only be granted where a flood risk assessment has been carried out and submitted to the Council. Proposals shall, where necessary, include details of measures designed to reduce the risk and consequences of flooding.

For permission to be granted the Strategic Flood Risk Assessment and site specific assessment will need to demonstrate how the proposed development will be defended from flooding for its proposed life, taking into account proposed mitigation measures.

Built development that would be at high risk of flooding, or which may be subject to rapid inundation, will not normally be permitted unless exceptionally required for operational reasons.

Commentary :

The site is within a designated Flood Plain - refer to the associated Flood Risk Assessment.

Policy SG10 - Water Quality

Development shall not degrade or threaten the quality of water and the water environment. Planning permission will only be granted for development proposals that include whatever measures are necessary to ensure that both ground water and surface water resources (on-site and offsite) will be protected:

- 1) from pollutants carried by surface water or waste water; and
 - 2) from the harmful effects which may arise from physical change to water features.
- Such measures must be able to achieve long term acceptable levels of performance.

Commentary :

The detailed design (storm water systems) of the development will ensure that ground and surface water resources are protected - there will be no increase in the current impermeable run-off areas on the site.

Policy SG12 - Sewerage and Development

Proposals for development which would give rise to foul sewage discharge will only be granted planning permission if they include provision for its effective collection, treatment and disposal as follows:

- 1) new development shall be served by mains foul sewers and sewage treatment works, wherever the opportunity exists;
- 2) where it is impracticable to provide mains foul sewerage (and if there are no works programmed which would enable such connection) development shall normally be served by a package treatment plant;
- 3) septic tanks will only be acceptable as an alternative to package treatment plants where:
 - (i) only a single dwelling or small group of dwellings is proposed, and
 - (ii) ground conditions (in terms of the structure and drainage of the soil) are proven by the applicant to achieve long term acceptable levels of performance, and
 - (iii) the plot is of sufficient size to provide an adequate subsoil drainage system.

Commentary :

The property will have a 'package sewage treatment' plant that has sufficient capacity to deal with FW discharge from the new dwelling and commercial building.

Policy SG13 - Pollution and Contamination

Planning permission will only be permitted for development proposals which:

- 1) do not cause unacceptable levels of pollution of the surrounding area by noise, light, toxic or offensive odour, airborne pollutants or by the release of waste products;
- 2) provide, as necessary, appropriate treatment of land to clean up pollution and contamination.

Commentary :

The detailed design of the development will ensure that there will be no undue pollution or contamination.

Policy SG14 - Design and Layout of New Development

New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. It should normally respect the vernacular architecture of the area in which it is located although high quality contemporary design will be supported in appropriate contexts. In assessing the design and layout of new development the following matters will be taken into consideration:-

- 1) local distinctiveness;
- 2) the choice of materials;
- 3) the historic pattern of development in the locality;
- 4) the relationship of the development to the character, form and scale of existing buildings nearby;
- 5) the scale, form and height of the proposed development;
- 6) architectural detailing;

- 7) the effect of the development on the amenity of nearby residents in terms of noise, smell, general disturbance, overlooking and loss of light;
 - 8) planting and measures to promote biodiversity;
 - 9) the layout of vehicular access, parking and maneuvering facilities and the provision of facilities for cyclists and pedestrians;
 - 10) the needs of disabled persons;
 - 11) the use of sustainable materials and methods of construction;
 - 12) measures to reduce the potential for crime and disorder.
- Development that would have an adverse effect on the character and appearance of the locality, or which would prejudice the comprehensive development or redevelopment of an area, *will not be permitted*.

Commentary :

The design of the two buildings has been carefully considered to ensure that the submitted design solution is entirely appropriate for its open countryside setting and in context with the surrounding buildings and land uses.

- *Local distinctiveness. The buildings will be built using local materials - see drawings.*
- *Choice of materials. High quality facing materials will be used and approved at a later date.*
- *The historic pattern of development in the locality. Refer to above.*
- *The relationship of the development to the character, form and scale of existing buildings nearby. Refer to above.*
- *Scale, form and height of the proposed development. Refer to above*
- *Architectural detailing. Please refer to the submitted design drawings.*
- *Effects on Amenity. Please refer to the submitted design drawings.*
- *Planting and bio-diversity. The proposed scheme will incorporate as much by way of soft landscaping and inherent bio-diversity and the site constraints will permit.*
- *Parking etc. The site layout indicates compliant provision for parking, maneuvering and pedestrian access.*
- *Disabled needs. The design will comply fully with the requirements of Part M.*
- *Sustainable Materials. The detailed design and specification of the development will make the very best use of available sustainable materials.*
- *Crime and disorder reduction measures. The occupation of this property will enhance natural surveillance in this area.*

Policy SG15 - New Development: Facilities For Road Users, Pedestrians And Cyclists

Proposals for development shall provide safe and convenient access to and within the site for motor vehicles, cyclists, pedestrians, the less able-bodied and people with disabilities to accommodate the potential increase in movement generated by the proposal. New and improved roads, cycleways and footpaths shall reflect through layout and design the anticipated nature of future traffic and the character of areas to be served.

Commentary :

The site layout indicates compliant provision for parking, maneuvering and pedestrian access.

Policy SG16 - Parking Standards in New Development

Development proposals will be required to provide appropriate parking and servicing arrangements. Parking will be required in the form of residential or operational car and cycle spaces, which shall be provided in accordance with the maximum parking standards appended. Where appropriate, provision will be assessed as an average across the development rather than on a plot by plot basis.

The precise level of provision will be determined by negotiation to reflect the proposed use, its location and potential for access by public transport.

Commentary :

The site layout indicates compliant provision for parking.

Policy SG17 - Protection of Residential Amenity

Planning permission will be granted for development which would not cause material harm to residential amenity.

In considering proposals the following criteria will be taken into account:-

- 1) the extent of any overlooking or loss of privacy;
- 2) the extent of any overbearing or overshadowing effect;
- 3) potential noise nuisance including that associated with vehicular activity;
- 4) the levels of smell, emissions and pollutants.

Commentary :

The design of the dwelling is such that the residential amenity of the nearby properties will not be impaired.

Policy SG18 - Landscaping of New Development

Proposals for new development should, where appropriate, incorporate landscaping proposals as an integral part of their design and layout and a landscaping strategy will be required to support all major development proposals. Particular attention will be paid to:-

- 1) the protection of any existing trees and hedgerows, and any other attractive landscape features;
- 2) the provision of strategic tree planting of indigenous species to improve the setting of development within the wider landscape;
- 3) the maintenance and establishment of wildlife habitats and corridors.

Commentary :

The proposed scheme will incorporate as much by way of soft landscaping and inherent bio-diversity and the site constraints will permit.

Economic Policies

Chapter Five in the Local Plan deals with 'Economy' Policies

- 5.20 Whilst businesses in and around the towns are the major sources of a range of employment opportunities, it is important that economic activity is encouraged in the wider rural area. This can help to diversify and enhance the area's economy and provide for those wishing to work locally. A strong rural economy can also ensure that the rural landscape of the District is maintained and managed so that it retains its diverse character and quality which is itself a prime asset to the economy of the District. However, new large scale industrial uses will not be appropriate in the open countryside.

Policy EC3 - Existing Employment Areas/Premises

Proposals for new development, redevelopment and changes of use for employment uses within existing employment curtilages and / or proposals for the expansion of existing employment undertakings will be permitted provided they are acceptable in terms of environmental impact, the level of traffic movement and intrusion into the open countryside.

Exceptionally, the redevelopment and/or change of use to non employment uses will be permitted where the existing use is unsatisfactory or where the benefit of the proposed use outweighs the need to retain the existing use.

Commentary :

The proposed development will enable this existing viable and successful business to continue.

Policy EC2 Distribution of Development

All proposals for development must be located having regard to sustainable development principles. They should:

- 1) adopt a sequential approach which gives priority to the use of previously developed land and buildings within defined settlement limits, then to greenfield land within defined settlement limits and finally to land adjacent to defined settlement limits;
- 2) make efficient use of land;
- 3) ensure that, wherever possible, development is served by a choice of transport modes including existing public transport or by improvements to public transport infrastructure linked directly to the development and the existing highway network; and
- 4) ensure that the development is acceptable in terms of traffic generation and road safety in the surrounding area.

Commentary :

Given that the property will be 'linked' to the operation of the existing long standing business, it is considered that it's location can be considered 'sustainable' and in accord with Policy SG2.

Policy HS7 - New Housing in the Open Countryside including Other Rural Settlements

Outside the defined settlement limits of Spalding, Area Centres and Group Centres, new housing development will only be permitted where:

- 1) it is proven to be essential to meet the needs of agricultural, forestry or other workers and complies with Policy HS12; or
- 2) the proposal is for small scale, rural exception affordable housing that complies with Policy HS9.

Commentary :

Given that the property will be 'linked' to the operation of the existing long standing business, it is considered that it's location can be considered 'sustainable' and in accord with Policy HS7. The location of the owner/operator alongside the business means the intent of this Policy is considered satisfied.

Policy HS12 - Agricultural, Forestry and Other Workers' Dwellings

Proposals for new permanent agricultural, forestry and other workers' dwellings outside defined settlement limits will only be permitted where all of the following criteria are satisfied:

- 1) It can be demonstrated that the accommodation needs cannot be met or located within defined settlement limits or through the re-use of a suitable traditional building or the extension of or adaptation of another dwelling on the unit. The history of the original holding will be investigated to establish whether any disposal of dwellings or buildings capable of conversion has taken place which would constitute evidence of a lack of functional need for a further dwelling.
- 2) It can be demonstrated that the proposed accommodation is essential to the functioning of a financially sound enterprise which has been established for at least three years and that the dwelling is proposed to be located on and used in connection with that unit.
- 3) The size and specification of the dwelling are commensurate with the functional requirements of the unit.
- 4) The proposal would not cause harm to the character and appearance of the landscape and is sited close to existing buildings.

Commentary :

The history of the existing business is well known - the proposed new dwelling will be tied to the business via a Section 106 Planning Obligation.

The business has been operating profitably for well in excess of three years - see attached report from the clients accountants. This report provides evidence of the financial viability of the business coupled with confirmation of the commercial history - in this regard, we would contend that both the Financial and Functional Tests are proven.

The size and specification of the proposed dwelling is commensurate with the scale and functional requirements of the business enterprise.

The proposal will not cause harm to the character and appearance of the immediate landscape.

Document End