

SUPPORTING STATEMENT

Moorcroft, West Nash Road, Nash, Newport, NP18 2BZ
Erection of an Agricultural Buildings

1.0 Introduction

This Supporting Statement has been prepared by David James on behalf of Mr C. Thomas and Mr A. Thomas and has been provided to support a Prior Notification application for the erection of two separate agricultural buildings to be used for general purpose storage and a workshop.

2.0 Background

The Applicants operate an established mixed agricultural enterprise from Moorcroft including the rearing of beef and sheep. They currently have 160 ewes, 20 beef animals and cut approximately 50-60 acres per annum which is baled for feed throughout the winter months.

Moorcroft extends in total to 3.18 acres (1.29 ha) and is owner occupied by the Applicants. A further block of land, known as land at Goldcliff, is located approximately 2.4 miles to the northeast of the holding and extends to approximately 18.31 acres (7.41 ha) of which is owned. The Applicants farm a further 211 acres (85.39) ha of land on annual grazing agreements based in Nash and Langstone.

The Applicants owned land holding extends in total to approximately 21.49 acres (8.86ha).

We are not aware of any current planning applications that have been submitted in respect of the property, however, are aware of the following historic planning applications below;

Reference	Address	Proposal	Decision and Date
06/0003	Moorcroft, West Nash Road, Nash, Newport, NP18 2BZ	Conversion of Barn to Dwelling	Refused

The site currently comprises an existing agricultural yard inclusive of agricultural buildings and a block of pastureland currently utilised as part of the farming operations which is grazed and mown.

A Location Plan identifying the site has been submitted as part of this application, together with further plans identifying the additional land holding occupied by the Applicants.

3.0 Proposal

The proposal seeks to replace a number of outdated and less efficient structures currently on site with modern, fit-for-purpose agricultural buildings. There is an existing Dutch Barn and lean-to which will be replaced to facilitate the undercover storage of hay and straw, as well as provide space for agricultural machinery ancillary to the wider farming operation.

The provision of appropriate covered storage is reasonably necessary for the purposes of agriculture. By protecting fodder and bedding materials from exposure to the elements, the development will help retain their nutritional value, minimise spoilage, and significantly reduce waste. This will contribute to the overall efficiency and sustainability of the holding.

A replacement workshop is also proposed, as the existing structure is in poor condition and subject to ongoing deterioration.

The existing Dutch Barn and Lean-to extend in total to 185.44m² with the workshop currently occupying an area extending to 60.04m². The proposal seeks to provide a replacement storage building extending to 222.83m² and workshop extending to 148.60m². The gross floor area created by the proposal is 371.43m² with the net additional area being 125.95m² across the two proposed buildings.

The total area to be created remains below the 465m² threshold when considering all relevant buildings and structures erected within 90 metres of the site in the preceding two years. As such, the scale of development is compliant with the relevant permitted development criteria

The proposed buildings are sensitively located within the existing agricultural unit and satisfy all relevant siting requirements:

- The development is not within 25 metres of a metalled part of a trunk or classified road.
- The holding is not within 3 kilometres of the perimeter of an aerodrome.
- The site forms part of an established agricultural holding extending beyond 1.0 hectare and is currently in use as agricultural yard.

An assessment has been undertaken against the provisions of Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The proposal satisfies the relevant criteria, including those relating to scale, siting, and agricultural necessity.

Accordingly, the development is considered to constitute permitted development and does not require full planning permission.

4.0 Access & Highways

The proposal seeks to replace two buildings on site. No new access will be created as part of the proposal, and the buildings will utilise the existing agricultural access from West Nash Road.

As the proposal seeks to replace existing buildings, it is not anticipated that this development will increase traffic movements to and from the highway. As such it is not considered that the development will have a negative impact upon the operation and safety of the local highway network.

5.0 Design & Appearance

Storage Building

The building will be of steel portal frame construction consisting of three 20-foot (6.096m) bays and will comprise of concrete panel walls to 2.0m with Yorkshire boarding above. The roof will be corrugated sheet fibre cement with rooflights to allow natural lighting. The building will be open fronted as per the existing Dutch Barn.

Workshop

The building will be of steel portal frame construction consisting of two 20-foot (6.096m) bays and will comprise of concrete panel walls to 2.0m with Yorkshire boarding above. The roof will be corrugated sheet fibre cement with rooflights to allow natural lighting and will be fully enclosed with a sheeted door located to the southern elevation.



Please refer to the Elevation Drawings submitted as part of this Prior Notification application. The design of the proposed buildings is similar to that of other agricultural structures within the vicinity of the site. It is considered that these types of developments are not uncommon within the locality.

6.0 Scale

The dimensions of the proposed building are as follows:

Storage Building

Length	18.28m
Width	12.19m
Eaves	4.57m
Ridge	6.20m
Roof Pitch	15.00°

Gross External Area 222.83m²

Workshop

Length	12.19m
Width	12.19m
Eaves	4.57m
Ridge	6.20m
Roof Pitch	15.00°

Gross External Area 148.603m²

Total GEA combined: 371.43m²

7.0 Flood Risk & Drainage

According to the Natural Resources Wales Flood Risk Map for Planning the site is located within Flood Zone 3 however it is an area classified as being served by significant infrastructure, including flood defences.



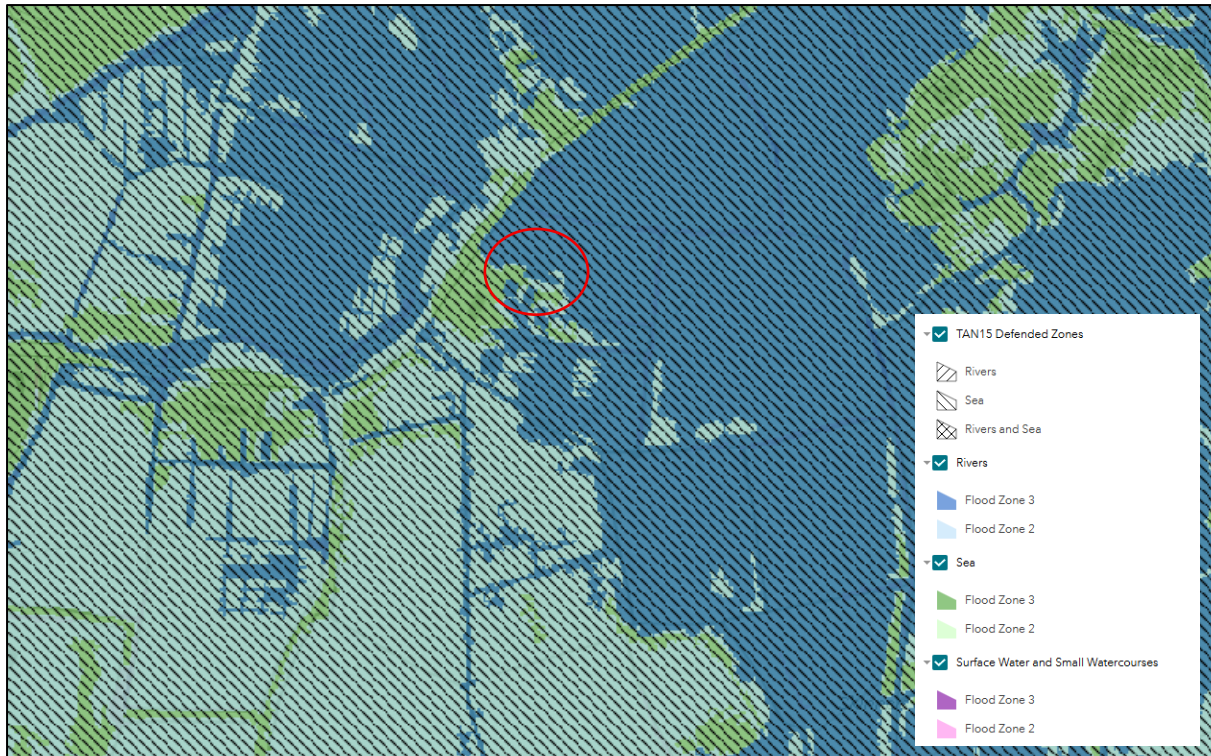


Figure 1 – Natural Resources Wales Development Advice Map

Agricultural buildings are classified as less vulnerable development under TAN 15 and are often necessarily located within rural areas where flood risk may be present. The proposed development does not involve residential use, presents limited risk to life, and can be designed to withstand and recover from flood events. Furthermore, it is essential to the ongoing agricultural use of the site and can be implemented without increasing flood risk elsewhere. As such, it is not considered an inappropriate or unacceptable form of development within a flood risk zone and no Flood Risk Consequence Assessment is required.

8.0 Landscape & Ecology

The proposed development will be situated upon existing agricultural yard. It is not considered that the buildings will have a negative impact upon any neighbouring local receptors. None of the existing green infrastructure on the holding will be impacted by the proposal.

It is proposed to install a bird box to the northeastern gable of the building as a biodiversity net gain. This will be in the form of a Vivara Pro Seville 32mm WoodStone Nest Box (See Figure 2 below). It is proposed to secure the box at least 12ft off the ground and its position on the northeastern gable will provide the natural protection from direct sunlight, wind and rain.

Figure 2 – Vivara Pro Seville WoodStone Nest Box



This is shown on the Location Plan submitted as part of this application.

9.0 Conclusion

The proposal seeks to replace two existing agricultural buildings on the holding with new structures designed for the covered storage of hay and straw, along with agricultural machinery and paraphernalia associated with the wider farming operations. There is a further replacement workshop proposed.

The development is considered reasonably necessary for agricultural purposes and aligns with both national and local planning policies.

It is not anticipated that the proposal will result in any adverse impact on nearby receptors or cause harm to the character of the surrounding landscape.

We therefore kindly ask the Local Planning Authority to confirm that Prior Approval is not required for the above development.