
Justification Statement

**Lower Leighton
Leighton
Welshpool
Powys
SY21 8HH**

Erection of agricultural storage buildings and
all associated works

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1.0 The Proposal

The proposal is a development that will provide modern agricultural storage buildings on land at Lower Leighton, Welshpool. The site is already used to store feed and machinery, it is essential the client is able to store the existing machinery and feed indoors.

The application site sits in the centre of the main farmstead with existing large farm buildings surrounding the proposed buildings. Planting doesn't form part of this application however the clients are willing to work with the authority to ensure the proposed buildings are screened.

The proposed buildings are a single storey structure of a rectangular plan layout measuring 14.02m by 85.34m. The proposed materials to be used are juniper green box profile sheeting as per other buildings at Lower Leighton.

The proposed buildings will be located in a developed area with larger buildings surrounding the site and is therefore is compatible with the surrounding area.

The design aims to keep a balance between the two aims of the planning system – efficient economic development and protection of the landscape.

The use of the proposed buildings will cover an existing agricultural storage area used for the client's agricultural machinery and animal feed, the building will not be used to house livestock. There are no other suitable or empty buildings on the proposed site. The building will be used by the applicants and owners of Lower Leighton.

2.0 Assessment of the proposal

2.1 The Site



The site is screened from the road by the surrounding buildings and topography.
The proposed agricultural storage buildings will not have any adverse affect on the site or surrounding area.



2.2 Ecology

The proposed buildings will have no detrimental effect on the wildlife or the surrounding ecology as the area is already a highly intensive agricultural piece of land which is used to access existing buildings by large machinery along with storing the clients machinery and equipment. Due to the intensive agricultural use of the land, the ecological and biodiversity benefit of this ground would be minimal and as such we do not feel a phase 1 habitat survey should be required.

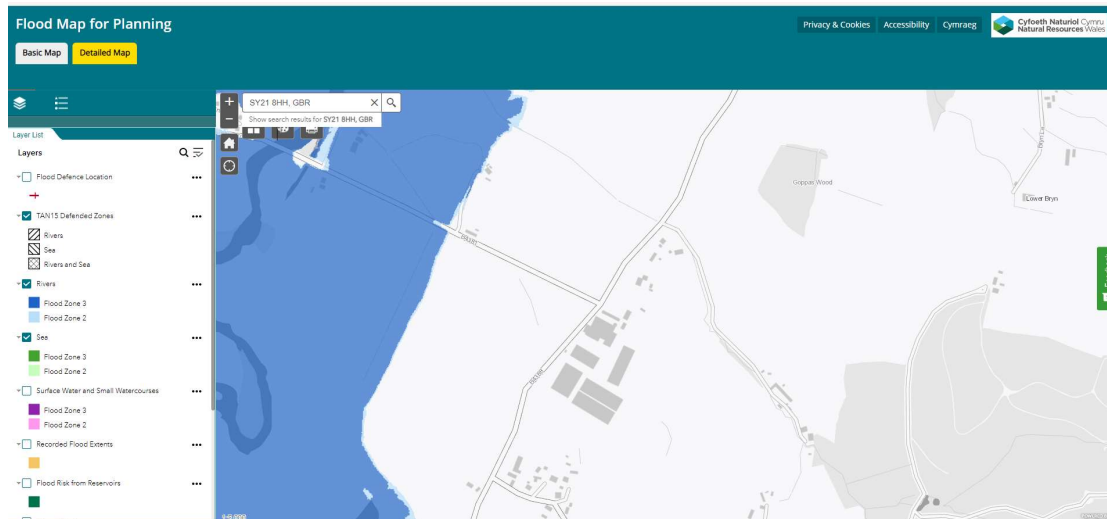


2.3 Highways

The proposal will have no impact on the highways as the site will be accessed by an existing access and used by the applicants. There will be no increased traffic to the site if the proposal is granted.

2.4 Flooding

The site is located outside of any flooding identified on NRW's flood risk assessment map.



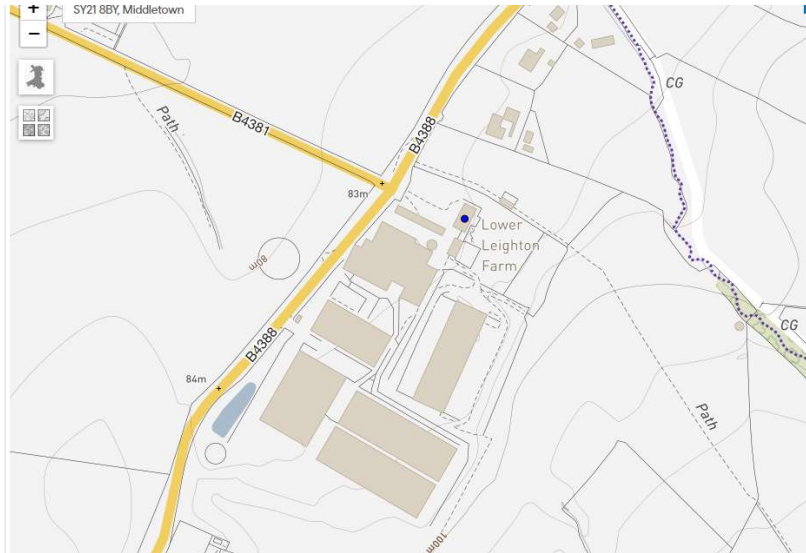
2.5 Footpath

The proposed buildings will have no effect of the right of way going adjacent to Lower Leighton.



2.6 Cultural Heritage Assessment

Lower Leighton farmhouse is listed, however the main large farmstead of Lower Leighton sits between the listed building and the proposed site therefore the proposed buildings will have no detrimental effect on the listed building.



3.0 Policy Context

The policy framework for the consideration of agricultural buildings is set out in TAN6 – Planning for Sustainable Rural Communities. Section 6.1.1 states “the Welsh Assembly Government’s objective is a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the environment, animal health and welfare, adapting to climate change and mitigating its impacts, while contributing to the vitality and prosperity of our rural communities. The planning system can play an important part in supporting the future sustainability of agriculture.”

Policy DM13 sets out the general requirements of all development proposals. This development proposal does not fall within a specific policy as set out by the Powys Local Development Plan. Therefore, for the purposes of this development, the proposal will be considered against policy DM13 of the Powys Local Development Plan (2018).

The proposed buildings are deemed to be in keeping with the surrounding area. The proposed buildings are considered to be of an appropriate size and scale relative to the holding known as Lower Leighton. As such it is considered to be of an acceptable design in this setting. The materials selected are typical and practical for farming and assist in assimilating the building into its local setting.

In light of the above, it is considered that the principle of development complies with the Powys LDP (2018) subject to the following:

DM13 – Design and Resources

Siting, Design, and Appearance

With respect to design, specific reference is made to LDP policy DM13 (Criterion 1). LDP policy DM13 requires development to be able to demonstrate good quality design in terms of siting, appearance, integration, scale, height, massing, design detailing and to have regard to the qualities and amenity of the surrounding area, local infrastructure and resources.

In considering the amenities enjoyed by the occupiers of neighbouring properties consideration has been given to the Powys Residential Design SPG and LDP policy DM13 on agricultural development. For developments of this nature considerations of impact on neighbour amenities should include odour, flies, dust and noise.

The proposed agricultural buildings are not considered to have an adverse impact on any neighbouring properties given the distance between. The proposed site is located within a rural location with neighbouring agricultural holdings and pastureland which will reduce any impact of the development.

DM4 - Landscape

Policy DM4 of the Powys Local Development Plan (2018), states that development proposals must not, individually or cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys Landscape.

The proposal is not deemed to have an unacceptable impact on Powys landscape as it is sited in an appropriate location on an existing agricultural unit and is sensitively designed helping to assimilate the building into its surroundings. The scale and height of the building is not overbearing and it is located at a distance and position which will not adversely impact the wider landscape

In accordance with TAN 5: Nature, Conservation and Planning, and Powys LDP Policy DM2: The Natural Environment, as part of the planning process Powys LPA should ensure that there is no unacceptable damage to biodiversity as a result of a proposed development.

The proposed development does not impact upon any existing buildings as it will see the creation of new detached agricultural buildings, therefore it is unlikely that the proposed development will result in any adverse impact to roosting bats or nesting birds. The location of the proposed development is upon an area of existing hardstanding which is considered to be of low ecological value. It is therefore not considered that the proposed development will have a negative impact upon biodiversity.

3.0 Conclusion

The proposed buildings would provide additional agricultural storage which is required to fulfil the functional need of Lower Leighton. The clients require the additional agricultural storage building to store the necessary machinery required to farm the surrounding agricultural land and a place to store the fodder and hay produced. The site is already used to store the clients machinery and equipment, the clients require the machinery to be stored undercover.

The proposed buildings are of an agricultural nature in appearance, single storey and would sit adjacent to existing buildings. It is considered that any visual impact would be minimal in this context.

The site is already used to store the necessary machinery and the proposal would be a betterment of the existing site.

There will be no impact on the site's ecology, footpaths, listed buildings, highways or flood risk.

Whilst the building is large in size the proposed agricultural building is considered to be of appropriate size and scale in this location and the proposed materials are typical and practical for farming operations and assist in assimilating the building into its local setting. It is, therefore, considered that the selected materials are acceptable in their use at this location.

It is therefore considered the proposal is compliant with national and local planning policies, we therefore politely request the application be approved.