
Planning Statement (Incorporating DAS)

The erection of building to house indoor arena, stables and associated stores, together with the erection of a horse walker, and associated works at Alltfawr, Meifod, Powys, SY22 6DT

Alltfawr,
Meifod,
Powys,
SY22 6DT

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Mr & Mrs Bondi

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Planning Statement

October 2023

Site address

Alltfawr,
Meifod,
Powys,
SY22 6DT

Planning Authority

Powys County Council
Neuadd Maldwyn
Welshpool
SY21 7AS

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1. INTRODUCTION

This Planning Statement is prepared and submitted in connection with the full application for the erection of building to house indoor arena, stables and associated stores, together with the erection of a horse walker, and associated works at Alltfawr, Meifod, Powys, SY22 6DT

- 1.1. The site is currently vacant and comprises a large area of poor agricultural land of approx. 0.3 hectares. The site sits in the context of the existing farm yard and land.
- 1.2. The proposal is to support a small private stud operation focused on the rearing of high-quality young sport horses. The facilities will support the ethical training and preparation of select horses that Mr and Mrs Bondi own. Access to quality facilities on site means that young horses do not need to be transported off the premises to visit training facilities and competition venues out of the area.
- 1.3. Mr & Mrs Bondi wish to develop the site to provide all equine facilities on one site. This includes housing an indoor arena, stables and associated stores, together with the erection of a horse walker, and associated works.
- 1.4. The proposal includes the use of existing farm access along with a new entrance at the east of the proposed building. It aims to achieve a high standard of design, with careful consideration given to detailing and materiality in keeping with the character of the local area, whilst making every effort to ensure high standards of energy efficiency and low carbon consumption.

2. SITE AND CONTEXT ANALYSIS

Site Location and Context

- 2.1 The site is located at Alltfawr, Meifod, Powys, SY22 6DT. 5 miles from the village of Meifod.
- 2.2 Aerial View:



- 2.3 The proposal is to support a small private stud operation focused on the rearing of high-quality young sport horses. The facilities will support the ethical training and preparation of select horses. Access to quality facilities on site means that young horses do not need to be transported off the premises to visit training facilities and competition venues out of the area.
- 2.4 The site is currently accessed on a PCC Highways Road south of the proposed building and associated works. The surroundings of the proposed site is agricultural land.
- 2.5 The site is roughly rectangular but splays out towards the north for the horse walker, following the natural boundary provided by the watercourse.
- 2.6 The site benefits from panoramic views of the open countryside in all directions. New trees are to be planted south of the proposed building to restrict the viewing of the building.

3. AMOUNT

- 3.1 The proposed development is for full planning permission for Erection of building to house indoor arena, stables and associated stores, together with the erection of a horse walker, and associated works.
- 3.2 The stable area will have facilities to home a maximum of 10 horses at any given time.
- 3.3 The proposal includes a new improved access to the proposed dwelling at the east of the building along with a new parking area. The proposal also looks to use existing access to the west of the building. The development therefore will ensure that a safe means of highway access will be developed, which will benefit the prospective residents.
- 3.4 The site will extend to approximately 0.3ha.

4. ENVIRONMENTAL SUSTAINABILITY

- 4.1 **Landscape setting** – The existing site is agricultural land and disused agricultural buildings of a generally poor and unkempt quality. The Trunk Road is to the south of the site and agricultural fields to the North, West, East and North.
- 4.2 **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.

- 4.3 **Sustainable materials** – The proposal includes all elevations comprised of Fibre Cement Wall and rood Sheets, Timber Cladding, Weather Boards and Render. The applicant will look to utilise materials locally and introduce recycled materials where possible.
- 4.4 Surface water drainage has been considered and assessed in a separate document, in which a system will be put in place, to ensure no surface water issues arise from the development.

5. MOVEMENT & ACCESS

- 5.1 The application submitted includes the existing access onto the road, which will serve the erection of building to house indoor arena, stables and associated stores, together with the erection of a horse walker, and associated works.
- 5.2 The proposed arenas and associated works will generate a negligible amount of traffic throughout the year, which is expected to be very considerably less than in previous years when the farm was a considerably larger, busier operation. The proposal is to include all facilities on site, therefore there is less demand on the use of transport.
- 5.3 This proposal is for Mr Bondi only, and not to be used by visitors. This can be conditioned.
- 5.4 The road pattern internally to the site is single track lane and will be provided with a suitable turning head to allow all vehicles using the site to enter and leave in a forward gear. Suitable pedestrian facilities will be provided throughout the development.
- 5.5 The provisions included within the development will be level access around the exterior of the proposed works, level threshold access to each entrance door at ground floor level and sockets and light switches at appropriate heights.

6. CHARACTER

- 6.1 The building will be finished with board-on-board vertical timber cladding and fibre cement sheets. It is thought that the proposed development will seek to integrate well within the settlement in its appearance, and complement the existing designs and materials currently used within the settlement. (See elevations drawings for details)
- 6.2 An understanding of the distinctive character of the site setting, both in built form and broader landscape has played a key role in the development of proposals, which look to achieve a high standard of design and enduring quality, whilst seeking to avoid the pitfalls of creating a poor-quality anonymous place or pastiche.
- 6.3 Grasping a distinct character of the area and being able to translate this through a development of this scale is equally challenging. But there is a clear aspiration to create a sense of place and identity,

coherent as a neighbourhood in its own right whilst starting to build on and inform the expanding farm as a place of distinction set within a wonderful rural landscape. Via a consideration of an expanded area of the rural context, absorbing places such as Meifods village and a variety of farmsteads sitting alongside the network of major local roads, the proposed new buildings take cues from local rural and agricultural architecture.

Form and Layout

- 6.4 The layout has been carefully considered to balance a confident urban density whilst remaining rural in scale and character. It is taking cues from local farmsteads, the layout and arrangement embraces a hierarchy of building types arranged around a sequence of courtyard spaces
- 6.5 The site is already well screened with mature hedgerows and vegetation surrounding the field. Some minor removal of hedgerows will need to take place to facilitate the new roadway. This allows an opportunity to provide additional areas of landscaping, to negate against any biodiversity loss as seen on the Landscaping map.

7. COMMUNITY SAFETY

- 7.1 In proposing an equine development, consideration must be given to ensuring an attractive but safe place is created. Site security is a key element in any development, and one element of ensuring this is developing a site that has natural surveillance.

8. NATIONAL AND LOCAL PLANNING POLICIES

- 8.1 National planning policies in Wales are defined within Edition 11 (2021) 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.
- 8.2 Local Development Plan policies (2018) - Local planning policies are derived and drafted on the basis of National policies, which the current adopted Powys County Council Local Development Plan is no different. In light of this, although material consideration must be given to the strategic objectives as set out by Welsh Government policies, the main considerations must be taken from Powys' adopted Unitary Development Plan
- 8.3 DM2 – The Natural Environment
- The development proposals cannot unacceptably effect any sensitive sites
- 8.4 DM4 – Landscape
- New development shall not have an unacceptable effect on a valued landscape.

8.5 DM13 – Design & Resources

- The proposal needs to be designed to complement the character of the area.
- Does not have an impact on tourism assets.
- Creates safe places and community safety is paramount.
- Full provision for people with disabilities.
- Landscaping is provided.
- Minimise the impacts on the transport network
- Shall not create noise, dust, air pollution, litter or overlooking issues.

8.6 T1 – Travel & Traffic

- Proposals should create a safe and efficient flow of traffic for all transport users.
- Manage any impacts of the network to an acceptable level.

All the above local policies, together with the overarching national planning policies have been considered in designing this proposal. We feel that the development accords with all policies, and therefore should be considered principally acceptable.

9. CONTEXT

12.1 **Economic context** – The proposed scheme will inevitably boost the local economy, in providing local business to nearby businesses, providing work during construction to local businesses and labourers as well as the continued need for veterinary nurses.

12.2 **Social context** – Socially, the development will provide a facility for Mr and Mrs Bondi to home many more horses that they currently do and be able to accommodate all equine requirements in one space.

12.3 **Physical context** – The physical context of the site as existing is an agricultural field along with disused agricultural buildings. The site is considered to be a natural extension to the farmyard and an improvement to the existing equine facilities on site. The site will be surrounded by new trees and hedgerows to ensure the proposed works will integrate well within the immediate and surrounding landscape.

10. CONCLUSION

10.1 The proposed development is for the erection of a building to house indoor arena, stables and associated stores, together with the erection of a horse walker, and associated works.

10.2 The scheme will have a significant positive impact on the existing local businesses providing an increase in need for their services.

- 10.3 The proposal is considered environmentally friendly and is ethically preferable compared to the physical and psychological stress that young horses experience when travelling in trucks.
- 10.4 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.