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# Planning Statement (DAS)

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Siting of 4 Polytunnels and associated works (phase 1) at Four Crosses Nursery Ltd, Elms Field, Domgay Road, Llanymynech, Powys, SY22 6SL

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Prepared on behalf of Mr Swain

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Field, Domgay Road, Llanymynech, Powys, SY22  
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Planning Statement

September 2024

**Site address**

Four Crosses Nursery Ltd,  
Elms Field,  
Domgay Road,  
Llanymynech,  
Powys,  
SY22 6SL

**Planning Authority**

Powys County Council  
Neuadd Maldwyn  
Welshpool  
SY21 7AS

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# 1. INTRODUCTION

- 1.1. This Planning Statement is prepared and submitted in connection with the full application for the Siting of 4 Polytunnels and associated works at Four Crosses Nursery Ltd, Elms Field, Domgay Road, Llanymynech, Powys, SY22 6SL.
- 1.2. The proposed polytunnels be located adjacent to the recently approved planning of 2 other Poly tunnels, which is on land which is used for horticulture. Growing plants is essential for the business, and covering existing beds will ensure the business' longevity.
- 1.3. The proposed polytunnels are very much needed for the existing garden nursery business, in keeping different plants which require differing environments, which the polytunnels will provide.
- 1.4. Aerial view of the site is shown below:



## 2. CHARACTER

- 2.1 The proposed site for the polytunnels is on land at Four Crosses Nursery.
- 2.2 The proposed polytunnels will each be is wide 44m x 9m x 3.75m, with 0.5m between each polytunnel.
- 2.3 Polythene sheeting cover will be used as the material for the polytunnel and can be taken off the land at any time.
- 2.4 The development will be screened by the existing hedgerow and trees along with the existing polytunnels and building and therefore will not be easily visible from most public vantage points. With this in mind, it is felt that minimal landscaping works are necessary, with the proposed planting on 4 native trees. Please refer to the Biodiversity Enhancement Plan. However, should the council feel that further landscaping will be required, we will be happy to provide an updated landscaping scheme.

## 3. LAYOUT

- 3.1 The proposed polytunnels and existing approved polytunnels are located adjacent to the existing polytunnels and closely associated with the existing yard. The current yard has got natural boundaries, which makes this site a natural extension to the yard.
- 3.2 The layout of polytunnel will have informal tracks either side, ensuring it can be practically sited for the garden nursery business to grow.

## 4. MOVEMENTS AND ACCESS

- 4.1 The movements associated with the site will remain unchanged as part of this proposal.
- 4.2 There are no highway improvements proposed as part of this application, given that the proposal is just a polytunnel associated with the current business and will not require any additional movements, as the proposal is just covering existing plant beds.

## 5. FLOOD RISK

- 5.1 The proposal is within flood zone 2. We have formulated a limited flood risk assessment to consider and assess the acceptability of the proposal in the flood zone.
- 5.2 To summarise, the proposal is for a low vulnerable development and therefore acceptable to be placed in flood zone 2.

- 5.3 The proposal does not involve any hardstanding, as the polytunnels are just covering existing soil. If a 1 in 1000 year flood event occurs, then the flood water will be able to go through the polytunnel without impediment, and therefore not increase flood risk elsewhere.

## 6. PUBLIC RIGHT OF WAY

- 6.1 It is fully acknowledged that the proposal is going to obstruct public footpath 15 and therefore a diversion is proposed to take the footpath to the north, along the top boundary hedge.
- 6.2 This is part of a overarching scheme to divert and improve the footpaths that are on site, to ensure safety of all users and not impact on the current business.
- 6.3 Full liaison has been carried out with PCC Countryside Services Manager before the submission of this application.

## 7. DRAINAGE

- 7.1 A Drainage consultant has been appointed, and is in the process of submitting a SAB application.

## 8. COMMUNITY SAFETY

- 8.1 Site security is critical throughout day and night to prevent the theft of equipment or machinery.

## 9. BIODIVERSITY ENHANCEMENT

- 9.1 The proposal only includes the siting of 4 polytunnels, which will be able to be removed from site and bring back the land as it is without any issues.
- 9.2 Although the potential impacts of the development are negligible, we are providing some biodiversity enhancement by ensuring there is ongoing maintenance of the existing hedgerows and trees on site.

## 10. POLICY CONTEXT

- 10.1 Further to the adoption of the Local Development Plan, the previous agricultural development policy has been omitted, and onus is put on National Policy to advise on the acceptability of Agricultural developments.
- 10.2 Technical Advice Note 6 and Planning Policy Wales provides detail in respect of their main objectives about agricultural development. It is emphasised that support is given to the rural economy and that agricultural development is at the heart of the rural economy.

## 11. CONCLUSION

- 11.1 In light of the above considerations, the proposal is considered fully compliant with all relevant national and local planning policies and therefore should be given approval.
- 11.2 The proposed polytunnels are considered subordinate and in keeping with the existing built form on the application site.
- 11.3 There are little public vantage points, and from those it will be seen in connection with the working nursery and away from the road, and therefore will be rarely visible from any public vantage points.
- 11.4 In light of the above considerations, the proposal is considered fully compliant with all relevant national and local planning policies and therefore should be given approval.