

PLANNING DESIGN & ACCESS STATEMENT INC. GREEN INFRASTRUCTURE

Additional 4no. holiday lodges at Felin Fawr Holiday Lodges, Land
South Of Felin Fawr Llangurig Llanidloes Powys SY18 6RX

January 2024
Rev A - Updated 15.02.24
Rev B – Updated 08.05.24

Summary

This planning, design and access statement supports the Full Planning Application for additional 4No Holiday Lodges at Land South of Felin Fawr Llangurig Llanidloes Powys SY18 6RX

This statement assesses the proposal in accordance with Local Planning Policy (LDP 2018 – 2026) and National Planning Policy, concluding that the proposed development should be supported.

The proposal is for 4no. 1 bedroom / 2 person holiday lodges that has the appearance typical holiday lodge appearance on agricultural land adjoining the existing enterprise of holiday lodges at Felin Fawr granted under planning permission 19/0472/FUL.

The site is very sustainable by being a short walk from the site to the local village of Llangurig, proposals constitute as an extension to a rural enterprise & inevitably helping to support other local businesses and increase tourism within the village of Llangurig and wider area.

Llangurig is situated on the A44 , near where the A470 main North to South road route. From Llangurig village centre there is frequent busses to the coast Aberystwyth, South Via Rhyader and East to Llanidloes on to the Midlands.

The Application Site

- The site is positioned approx. 0.3 miles (8 min walk) from the village centre of Llangurig. The siting & position of the holiday pods means it will be extremely difficult to see from other properties, the highway or nearby footpaths.
- The site is protected by an existing hedgerows & trees to the south & west and by proposed additional extensive tree & shrub planting as part of this scheme.
- The position of the site, although rural, only 0.3 miles (8min walk) from the village centre of Llangurig where local amenities such as pub / restaurant and village shop with access to main bus routes at the A44 & A470.
- The site is situated in a rural area with stunning views of Mid-Wales with access to footpaths & bridleways and close to National Cycle Route 81.

The Proposal

- The proposal is for 4no. holiday lodges, single bedroom for a maximum of 2 people within an agricultural field, there will be hardstanding for parking, turning and access.
- The holiday lodges will be small in scale, approx. 10.3m x 4.26m. The holiday lodges will be a mix of timber & metal clad in untreated timber so that it turns “silvery” and blends in with the landscape and the woodland / trees in the surrounding area.
- The proposed scheme is small, will fit in to the surroundings without having a detrimental impact on the surrounding area, properties, or businesses.
- The holiday lodges will be fitted with services; water, electricity and LPG gas. This proposal incorporates a Package Treatment Plant (PTP) to be installed to manage the foul water and comply with the current guidance: A Klargester Bio-Air 4 (9 person) package sewage treatment plant to be installed with 80m land drains in 0.9m wide trench. The new drainage field will be installed and constructed in a looped system in compliance with BS 6297:2007, A1:2008 and Approved Document H of Building Regulations.
- Drainage field discharge point is 50+m away from any SAC or watercourse. The daily discharge volume will be a maximum of 1.8m³ per day. This figure has been calculated based on 8 occupants (4 x 2person units) using the British Water Code of practice Flows & Loads
- The access to the property off the A470 trunk road highway is new and will meet highway standards with regards to visibility & access using the existing access.

Foul Sewerage

- This proposal incorporates a Package Treatment Plant (PTP) to be installed to manage the foul water and comply with the current guidance: A Klargestor Bio-Air 3 (9 person) package sewage treatment plant to be installed with 80m land drains in 0.9m wide trench. The new drainage field will be installed and constructed in a looped system in compliance with BS 6297:2007, A1:2008 and Approved Document H of Building Regulations. Due to topography and distance the PTP effluent will be pumped to a discharge chamber located in the south east corner of the field and use gravity fed drainage field on a looped system to discharge the treated effluent to the ground.

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Access & Highways

- There is a proposed visibility distance of 215.0m in both directions along the A470 trunk road (as currently provided). This part of the road is double white lined so overtaking is not possible.
- No entrance gates are currently installed nor plan to be installed, if they ever are they will be excess of 25.0m from the edge of the carriageway.

Biodiversity Enhancement

We are dedicated to the enhancement of our holiday lodge site in Wales, not only as a retreat for our guests but also as a contributor to the preservation and enrichment of the local environment. In line with this commitment, we have incorporated the following recommendations to further enhance the habitat and biodiversity of the site:

1. Native Habitat Enhancement along the River: It is recommended that additional habitat enhancement along the river to the south of the site be carried out. This involves reinforcing the woodland corridor with tree and shrub planting, filling in any gaps. Suitable species for this initiative include hazel, oak, alder, birch species, and hawthorn. This strategic planting will provide additional cover for animals utilizing the river corridor and enhance terrestrial opportunities.

2. Otter-Specific Habitat Enhancement: To specifically enhance habitat for otters, it is recommended to create at least one log pile amidst the tree cover to the south of the site. The log pile should have a loose structure with sufficient foliage around to provide cover. The recommended dimensions for this log pile are 2mx2m, offering a conducive environment for otters to thrive.

3. Shrub Planting around Cabins: Shrub planting will be carried out around the cabins, notably at the north and south of the plot. Shrubs will be selected based on their value to wildlife, with a preference for native species. The recommended species for this planting scheme include common dogwood, Guelder rose, wild privet, spindle, honeysuckle, and lavender (providing an excellent nectar source, although not native).

4. Wildlife Boxes for Bats and Breeding Birds: To provide opportunities for bat species and breeding birds, wildlife boxes will be installed on mature trees along the west boundary of the field. This includes two Woodcrete bat boxes, positioned at least 3m from ground level and facing south or southwest. Additionally, two Woodcrete open-fronted bird boxes will be installed, positioned at least 2.5m from ground level and facing away from the prevailing wind.

Through these recommendations, we aim to create a holistic and sustainable environment that not only complements the natural beauty of Wales but actively contributes to the preservation of local flora and fauna. Our commitment to green infrastructure extends beyond the lodge site, fostering a harmonious relationship with the surrounding ecosystem.

In conclusion, our commitment to green infrastructure at this holiday lodge site in Wales reflects our dedication to environmental stewardship. By embracing native plantings and sustainable design, we aim to create a lasting legacy that enhances the ecological resilience of the area while providing a unique and enriching experience for our guests.

beauty and biodiversity of the surrounding landscape while providing guests with memorable and sustainable experiences.

Green Infrastructure Statement

Green Infrastructure Statement for Extension to Felin Fawr Holiday Lodges, Llangurig Powys

1. Introduction: The Extension to Felin Fawr Holiday Lodges proposes the installation of four holiday cabins in Llangurig, Powys. This statement outlines our commitment to integrating green infrastructure principles into the development, ensuring the preservation of natural habitats, and enhancing biodiversity while meeting the needs of the community and the environment.

2. Site Details: The proposed site is adjacent to the River Wye to the west, bounded by woodland to the west, and native hedges to the east.

3. Preliminary Ecology Survey Summary: The findings of the Preliminary Ecological Appraisal conducted by Arbor Vitae in 2024 provide valuable insights for green infrastructure planning:

- Loss of approximately 0.5ha of semi-improved grassland for cabin installation.
- No hedge removal required; plans to maintain and enhance east boundary hedge.
- No direct impact on the river, with a Pollution Prevention Plan proposed for the nearby minor watercourse.
- Waste directed to a treatment plant,
- No evidence of badgers; measures to minimise disturbance to otters passing through the site.
- Wildlife Sensitive Lighting Plan to retain dark movement corridors

Step-wise Approach:

1. **Baseline Assessment:** Preliminary Ecological Appraisal conducted by Arbor Vitae was carried out.
2. **Preservation and Enhancement:** Prioritise the preservation and enhancement of existing natural features on site which includes the native hedge row to the east, woodland to the west. These are all to be enhanced by infilling of gaps with native tree & shrub planting, this is all detailed in the Preliminary Ecological Appraisal & shown on the planning specifications on proposed drawings. Additional shrub planting around lodges, installation of woodcrete bird & bat boxes & a 2m x 2m log pile.
3. **Integration of Green Spaces:** Integrate green spaces within the site to provide recreational and ecological benefits – the development is that for tourism to come and enjoy green spaces & general nature Mid-Wales has to offer.
4. **Ecological Connectivity:** Establish wildlife corridors and green corridors to enhance ecological connectivity – these have been enhanced around the east and west of the site as mentioned above.
5. **Sustainable Water Management:** Implement sustainable water management practices to protect riparian habitats – the scheme will comply with SAB.
6. **Promotion of Active Travel:** Provide infrastructure for pedestrian and cycle-friendly transportation options – the lodges have guidance on local bus, pedestrian / foot path routes to and from the site. This will be continued in any new lodges.

Conclusion:

The Green Infrastructure Statement for the Extension to Felin Fawr Holiday Lodges demonstrates our commitment to sustainable development and environmental stewardship. By integrating green infrastructure principles and ecological enhancements, we aim to preserve natural habitats, enhance biodiversity, and promote the well-being of both residents and the environment in Llangurig Powys

Key Local Planning Policies

The following extract is from Powys' LDP 2018 – 2026 and National Planning Policy have been considered to demonstrate the proposals compliance with key policies:

Policy TD1 – Tourism Development

Development proposals for tourist accommodation, facilities and attractions, including extensions to existing development, will be permitted as follows:

- 1. Within settlements, where commensurate in scale and size to the settlement.*
- 2. In the open countryside, **where compatible in terms of location, siting, design and scale and well integrated into the landscape** so that it would not detract from the overall character and appearance of the area and in particular where:
 - i. **It is part of a farm diversification scheme; or***
 - ii. It re-uses a suitable rural building in accordance with TAN 6; or*
 - iii. **It complements an existing tourist development or asset, without causing unacceptable adverse harm to the enjoyment of that development or asset; or***
 - iv. **It is not permanent in its nature.****
- 3. **Accommodation shall not be used for permanent residential accommodation.***

LDP Policy TD1 supports expansion of existing tourism enterprises, the proposed development attempts to align with this as closely as possible, by being a subservient, well designed holiday lodges that is not permanent in nature nor permanent in the accommodation it provides.

The nature of the proposal will have minimal or no effect on the areas landscaping.

Policy DM13 – Design and Resources:

Development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources.

Proposals will only be permitted where all the following criteria, where relevant, are satisfied:

- 1. Development has been designed **to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.***
- 2. The development contributes towards the preservation of local distinctiveness and sense of place.*
- 4. The development **does not have an unacceptable adverse impact** on existing and established tourism assets and attractions.*
- 5. The layout of development creates attractive, safe places, supporting community safety and crime prevention.*
- 7. It is **inclusive to all, making full provision for people with disabilities.***
- 8. It **incorporates adequate amenity land, together with appropriate landscaping and planting.***
- 10. The development has been designed and located to minimise the impacts on the transport network - journey times, resilience and efficient operation - whilst ensuring that highway safety for all transport users is not detrimentally impacted upon.*
- 11. The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.*
- 12. **Adequate utility services exist** or will be provided readily and timely without unacceptable adverse effect on the surrounding environment and communities.*

13. It demonstrates a sustainable and efficient use of resources by including measures to achieve:

i. Energy conservation and efficiency. ii. The supply of electricity and heat from renewable sources. iii. Water conservation and efficiency.

The proposed holiday lodges aim to match as closely as possible the scale, form, massing and integration of the existing lodges on site. The proposed design incorporates principals from *Life Times Homes* and *Wheelchair Housing Design Guide (3rd Edition)*. The low carbon construction methods used in the existing dwelling will be replicated in the proposals, using timber frame, timber cladding, non-oil-based insulation such as “Warmcell” achieving a Greenguide rating of A to A+. Adequate services already existing lodges and are capable of being extended to the additional lodges without need for additional or overhaul of existing apparatus.

Overall the proposals overwhelmingly comply with policy DM13.

Given the size of the lodges, there will be minimal amount of light, noise or other pollution as a result of this development. The holiday lodges can host a maximum of 2 people which usually attracts couples. Given the location compared to other properties it will not impact them under Policy DM7.

There would be a maximum of 2 vehicles per lodge on site during operation, traffic movements in relation to these holiday lodges of this nature would prove negligible.

Conclusion

The proposal is an extension of 4no. holiday lodges to an existing enterprise is to be considered favourably against key planning policy TD1 providing accommodation which is sensitively designed which is also environmentally, socially and economically sustainable. It has been widely seen that Policy TD1 works in favour of such developments seeking to enhance tourism which accounts for a large contribution of Powys's economy.

The nature of the proposal will have minimal or no effect on the areas landscaping.

The site is very sustainable, allowing users to connect by foot, bike to Llangurig and the wider area. Using the local services such as public house and village shop.

If further information is required, the applicant would gladly welcome the opportunity to provide any additional clarification or evidence necessary and would also be happy to discuss any appropriate conditions with the Council for the application to move forward with a positive recommendation.