

APPENDIX G

DESIGN AND ACCESS STATEMENT

APPLICATION FOR THE CHANGE OF USE FROM AGRICULTURAL SHED TO KENNELS (PEMBROKESHIRE HUNT), HYBRID USE OF PART OF THE ADJACENT FIELD AS AN EXERCISING AREA (HOUNDS) AND FOR AGRICULTURE, WITH LINKED FALLEN STOCK BUSINESS AND ASSOCIATED RESIDENTIAL MANAGER'S CARAVAN ACCOMMODATION (TEMPORARY CONSENT FOR FIVE YEARS)

LAND AT TAN Y GARNE, TREFFGARNE, HAVERFORDWEST,
PEMBROKESHIRE, SA62 5PL



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1.0 INTRODUCTION

This Design and Access Statement (DAS) explains the design principles and concepts that have been applied to this development and should be read in conjunction with the submitted plans, planning application forms, supporting statement and the additional reports. This is in accordance with *The Town and Country Planning (General Development Procedure) (Amendment)(Wales) Order 2009, S.I. 10/24, Section 4D* and *WAG Technical Advice Note 12*. It has been prepared on the basis of the nature and type of development – *Change of use from agricultural shed to kennels (Pembrokeshire Hunt), plus hybrid use of part of the adjacent field as an exercising area (hounds) and for agriculture, with linked fallen stock business and associated residential manager's caravan accommodation (temporary consent for 5 years)*

The scheme has been assessed against the following key areas, as well as the site's context:

- Site Analysis / Proposal
- Environmental Sustainability and character
- Movement to, from and within the development
- Accessibility
- Community Safety
- Future maintenance

Note: *The above aspects have also been covered in the Planning Statement and Justification Report and associated drawings / appendices. As such for transparency some this information is also detailed in this report, however, for full details of the proposal these documents should be referred to.*

2.0 SITE ANALYSIS AND PROPOSAL

2.1 The application site is located immediately to the north of the 'C' class road which runs westward from Treffgarne towards Lady's Cross at a point circa 1.7km west of Treffgarne and 1.1km east of Lady's Cross. The proposed site is 0.7403ha. A private lane, signed as a cul-de-sac, runs in a northerly direction along the eastern boundary of the application site. It is from this unclassified lane that access is obtained via a pair of farm gates to the site. The site access is some 10m from the 'C' class road. This lane also gives access to two farms and to statutory footpaths leading to Brimaston (to the north-west) and around Great Treffgarne Mountain to the north-east. The eastern and southern boundaries of the site contain mature hedging.

2.2 A residential property, *Victoria Park*, is situated some 150m west of the application site boundary. Another dwelling, *Highlands*, lies some 150m to the east on the south side of the road and *Temple*, again a residential property, also to the east but on the north side. The surrounding landscape is generally gently undulating and is mainly down to grassland.

2.3 Drawing 01e indicates the area in the applicant's ownership which includes both the application site and the field immediately to the west. The proposed site has a total area of 6.99 acres (application site 0.59 acres and adjoining field of 6.40 acres) and is already in the ownership of PFS. The original area for sale was for the shed plus 15.78 acres. A local

farmer has acquired the remaining fields not required by the Hunt. The Hunt already collects fallen stock from this adjacent farming unit.

2.4 The application site comprises: -

- An existing green agricultural building with the longer axis from north to south with a stoned forecourt between the building and the access.
- Grass covered areas to the west and north.
- A residential caravan adjacent to the north facing gable wall of the agricultural building.

The boundaries of the application site are frontages to the minor road and to the cul-de-sac both of which are delineated by hedgerows. The west and northern boundaries are also formed by hedgerows.

Proposal

2.5 The proposal comprises of the following elements: -

- The change of use of an existing agricultural shed to 6 indoor kennels for the Pembrokeshire Hunt (which is a sui generis use) together with the addition of 6 outdoor kennel runs constructed in blockwork with metal mesh fencing some 1.5m high above. Both the kennels and their associated runs will only be accessible from within the building.
- The siting of a static residential caravan to the rear (north) of the site as living accommodation for the Kennel Huntsman.
- The change of use of part of the adjoining field from agricultural to an exercise area for the Hounds. As part of training the Hounds it is essential that they are introduced to animals, especially sheep, so that when the Hounds go on a hunt they are not hindered. As such part of the field has to remain as agriculture for the keeping of these sheep (as shown on Drawing 01e and outlined in blue). Introducing sheep to the Hounds will then be undertaken in a managed way and hence at times the other part of the field, used for exercising the Hounds (and outlined in red) will sometimes have a hybrid use as will contain Hounds and sheep.
- Waste from the kennels and runs will be washed down and discharged to a new waste water treatment plant where treated water will be pumped to a percolation drainage field.
- A new septic tank and associated drainage field will be provided to serve the managers residential caravan.
- Waste blood from the fallen stock processing area will be disposed to an external sealed tank along the east facing wall of the building.
- Internal modifications to the shed include: -
 - Removal of unauthorised static caravan.
 - Creation of 5 kennels (known as Lodges) along the western wall
 - Creation of a processing fallen stock area, storage area and separate feed room.
 - The covered lean-to to the rear will be converted to an office area.
 - Provision of internal noise attenuation insulation.

3.0 ENVIRONMENTAL SUSTAINABILITY AND CHARACTER

3.1 As detailed in Section 2 above the aim is to utilise and adapt an existing agricultural building to accommodate an existing use that has been long established at Slade Villas, Haverfordwest. The proposal reflects the need for the Pembrokeshire Hunt to move from its existing site because of the actions of their current landlord and that a sequential search for

possible premises has identified this existing agricultural building as a comparable site. The existing building was original built for agricultural purposes and can readily adapted for the new use without significant alterations. The proposed use is ideally suited to a remote rural location with good transportation links. The introduction of the rural enterprise into the building and using the adjoining land will not have any significant impact on the character or appearance of the surrounding landscape.

1.0 ACCESIBILITY, MOVEMENT TO, FROM AND WITHIN THE SITE.

The application site has the benefit of an existing access off a minor lane close to its junction with the Class C county road. This access leads to an existing surfaced parking and turning area which serves the existing building. The Management Plan contained in **Appendix C** aims to minimise traffic movements by implementing an appointment system and collection service for the fallen stock element of the business. The movement of the hounds for any exercise off site and to hunts and other events has been considered and routed to avoid travelling through Treffgarne.

Following informal pre-application discussions with officers of The Highway Authority no concerns were raised in respect of traffic generation, the current access arrangements and visibility splays

5.0 COMMUNITY SAFETY

The new use will be housed in a secure environment with no public access permitted. Stock proof fencing will be provided around the external exercise areas and the whole operation will be managed on a daily basis by the on-site hound's man. Traffic generation will be limited and secure transport routes for the animals have been established.

6.0 FUTURE MAINTENANCE

The features of the scheme, as described in the main Planning Statement and Justification Report, will be maintained by the applicant and future title holders. Hardwearing materials will be used for and vehicular access around the building and will be maintained and improved as required to provide safe ingress and egress. The main fabric of the building and surrounding fencing and the new drainage systems will be regularly maintained.