



Design & Access Statement

Prepared on behalf of:
Messrs SC & CEA Mogford

In support of an Outline Planning Application for the erection of a
Farmworker's Dwelling

At

Glyn Gwilym Farm
Waterfall Road
Resolven
Neath
SA11 4EG

Date: October 2020

Prepared by:
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1. Introduction

This design and access statement supports the outline planning application submitted on behalf of Messrs SC & CEA Mogford for the construction of a new dwelling at Glyn Gwilym Farm, Waterfall Road, Resolven, Neath, SA11 4EG.

2. Site Analysis

- A) Glyn Gwilym Farm is located approximately 1 mile (by road) to the South West of the village of Resolven approximately 6 miles from the larger town of Neath.
- B) The proposed dwelling is to be sited within sight and sound of the existing farmbuildings at Glyn Gwilym Farm which are located to the East of the holding.



3. Amount and Scale

- A) The application is made for a single three-bedroom detached dwelling with a proposed footprint of 75m² with a total footprint over two storeys of 150m².
- B) The requirement for the dwelling is as detailed in the Rural Enterprise Dwelling Report which accompanies this application. The proposed dwelling is considered necessary to provide living accommodation for a rural enterprise worker to ensure they are within sight and sound of the holding to carry out all required farming operations and practices.

4. Layout and Character

- A) It is proposed that the dwelling will be located to the West of the main holding at Glyn Gwilym Farm which is as shown edged in red on the enclosed site plan.

The dwelling will be positioned to overlook the existing farmbuildings at Glyn Gwilym Farm and provide necessary supervision and security to the holding. It is proposed that a separate access will serve the dwelling to allow for the property to retain some independence. The proposed new access will be an extension of the existing access to the Glyn Gwilym Farmhouse.



- B) The application lends itself to a modest two storey dwelling of traditional vernacular design and will reflect its countryside location. Local materials will be sourced and utilised wherever possible. There are no immediate neighbouring properties to Glyn Gwilym Farm (other than the farmhouse) and therefore the proposed new dwelling is not considered to have any imposing impact on the local area.

5. Environment Sustainability

A) Landscaping

The proposed siting of the dwelling will have minimal impact on the surrounding landscape with no requirement to remove any existing trees or hedges therefore having very little effect on the flora and fauna of the area.

We are not aware of any protected habitats on the proposed site and it is proposed that further planting of various species could be carried out to enhance the flora and fauna of the area.



B) Energy and Resource Efficiency

It is proposed that local materials will be sourced and utilised where possible and local contractors hired to carry out any construction work which may create employment opportunities within the local area. Where possible renewable energy sources will be implemented as part of the development.

C) Water and Waste Management

A Sustainable Drainage System will be implemented as part of the proposed development and will be utilised to manage water quantity, quality and biodiversity in order to create (where possible) a natural drainage solution.

6. Access

The site is accessed via Waterfall Road which is an adopted highway ending at the entrance to Glyn Gwilym Farm. The site is located approximately 0.5 mile from the main B4434 Neath Road which links Resolven with Melincourt. Waterfall Road is a single access road with passing point at various locations.



Waterfall Road near entrance to Glyn Gwilym Farm



Passing point along Waterfall Road



Access to Waterfall Road from B4434 Neath Road



Proposed access to site area via an existing hardstanding area to the front of Glyn Gwilym Farmhouse



Due to the rural, isolated location of Glyn Gwilym Farm there are no immediately available public transport links to the proposed site. Public transport is available via a bus service with a stop to the end of Waterfall Road and a more comprehensive bus station at Resolven.

The proposed development site does not affect any public right of way. A public footpath crosses part of Glyn Gwilym Farm to the South and East with a bridleway located to the West. These public rights of way are not within close proximity of the main farmyard and it not considered that the application will have any adverse impact on any persons using these public rights of way.

7. Movement

The purpose of the application is for a farmworker to be based at Glyn Gwilym Farm and therefore reducing reliance on private car use and the need for a worker to travel to and from the holding which can currently, during busy periods, be up to 8 times per day.

It is anticipated that more sustainable modes of travel will be adopted should the application be successful to include walking to and from the property to the farmyard and to public transport links.

8. Community Safety

The application area is not visible from the main B4434 public highway and does not have any immediate neighbours. Waterfall Road leads to the entrance of Glyn Gwilym Farm which is often mistaken for access to the Melincourt Waterfalls. It is considered that the erection of a further dwelling at Glyn Gwilym Farm will provide added security and avoid acts of trespass occurring.

The proposed development will result in less vehicle journeys taking place to and from Glyn Gwilym Farm and increase pedestrian activity. Due to the activities associated with farming the holding will be utilised for various seasonal uses throughout the calendar year at different times of the day although no impact will be had on other properties situated on Waterfall Road.

9. Planning Policy Context

A. National Policy

Technical Advice Note 6 – Planning for Sustainable Rural Communities (July 2010)

The planning policy framework governing the development of Rural Enterprise Dwellings is predominantly set out in Technical Advice Note 6 – Planning for Sustainable Rural Communities.

As outlined in TAN 6 2010 Rural Enterprise Dwellings include:

'A new dwelling on an established rural enterprise (including farms) where there is a functional need for a full-time worker and the business case demonstrates that the employment is likely to remain financially sustainable.'

Of particular relevance to this application is Paragraph 4.3 of TAN 6:

'One of the few circumstances in which new isolated residential development in open countryside may be justified is when accommodation is required to enable rural enterprise workers to live at, or close to, their place of work...'

This is further re-iterated within Sections 4.4 and 4.7 of Tan 6:-

Paragraph 4.4.1 provides:

a. 'there is a clearly established existing functional need;'

b. 'the need relates to a full-time worker, and does not relate to part-time requirements;'

c. the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business' need for the job, is currently financially sound, and has clear prospects of remaining so;'

d. the functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned;'

e. other normal planning requirements, for example siting and access, are satisfied.'

Paragraph 4.7.1 provides:

'Planning applications for new permanent and temporary rural enterprise dwellings in the open countryside need to be supported by robust evidence. A Rural Enterprise Dwelling appraisal must accompany planning applications for this type of development and include information sufficient to enable the planning authority to make a full and effective assessment.'

Planning Policy Wales – 10th Edition December 2018

The current planning policy in Wales refers to the Well-being of Future Generations Act which sets out 7 goals. The goals of relevance are highlighted below:

- A Prosperous Wales:
'An innovative, productive and low carbon society which recognises the limits of the global environment & uses resources efficiently and proportionately, and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities...'
- A Healthier Wales:
'A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.'
- A More Equal Wales:
'A society that enables people to fulfil their potential no matter what their background or circumstances...'
- Wales of Cohesive Communities
'Attractive, viable, safe and well-connected communities.'

Technical Advice Note 12 (TAN 12) – Design (March 2016)

Together with Planning Policy Wales, TAN 12 advised on 'promoting sustainability through good design' and 'planning for sustainable building'. TAN 12 refers to 5 key objectives of design:

1. Access
2. Character
3. Community Safety
4. Environmental Sustainability
5. Movement

B. Local Planning Policy

The Local Development Plan (LDP) governing the site area is the Neath Port Talbot CBC Local Development Plan (2011 – 2026). In accordance with the LDP the site area is allocated under policy M1 and policy EN3:

Policy EN2 – Special Landscape Area

Policy M1 – Safeguarding Minerals (Category 1 Sandstone Resource)

10. Conclusion

The application and design are committed to achieving a high quality, sustainable development which will integrate comfortably into the immediate neighbourhood taking into consideration the area's character whilst providing a 21st century life quality.

The application is submitted by a genuine farming family whose main interest is to ensure the continuation of a successful farming business and the continued use of Glyn Gwilym Farm as a working farm with a view to ensuring a future for the next generation of young farmers.