



Design & Access Statement

Prepared on behalf of:
MR R HOPKINS

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

At

Blaengwenffrith Farm
Tonmawr
Port Talbot
Neath
SA12 9TA

Date: January 2022

Prepared by:
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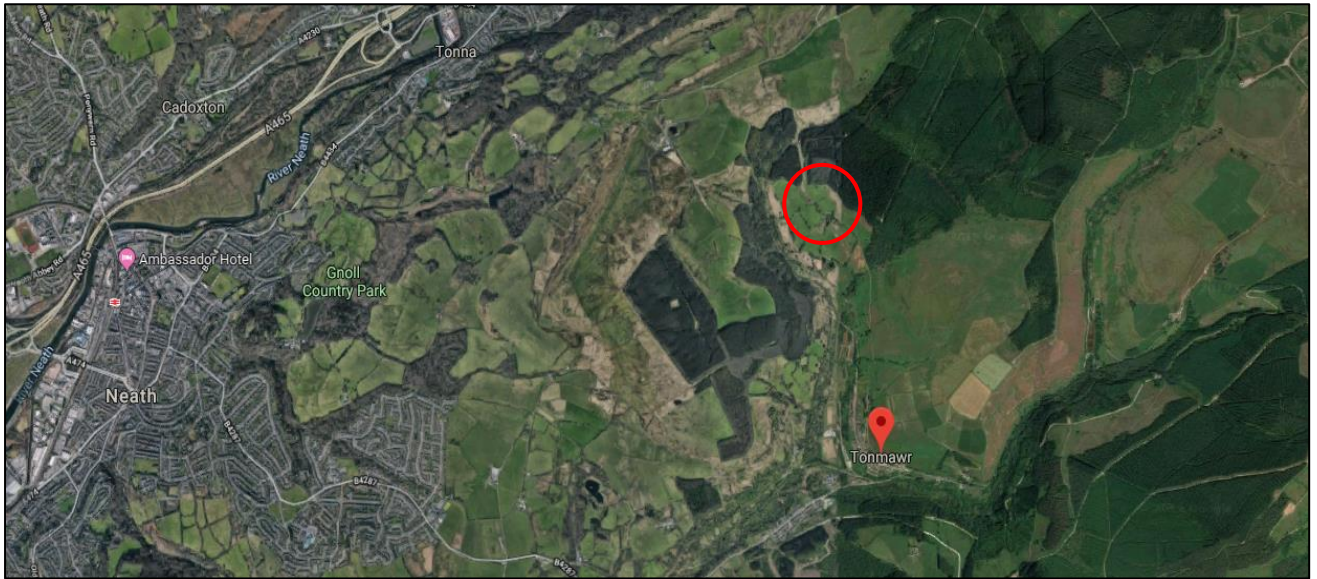
1. Introduction

This design and access statement supports the outline planning application submitted on behalf of Mr Richard Hopkins for the construction of a new dwelling at Blaengwenffrith Farm, Tonmawr, Port Talbot Neath, SA12 9TA.

2. Site Analysis

- A) Blaengwenffrith Farm is located approximately 1 mile to the North of the village of Tonmawr and approximately 2 miles from the village of Tonna within Neath Port Talbot County Borough. Neath Town Centre is located approximately 5 miles West.
- B) The proposed dwelling is to be sited to the centre of the holding at Blaengwenffrith Farm near the site of the original Farmhouse, which is now derelict. Planning permission for an agricultural building has recently been successfully granted under reference: P201/1128. The position of this building is to be within sight and sound of the proposed dwelling.





3. Amount and Scale

- A) The application is made for a single three-bedroom detached dwelling which will be the primary residence of Mr Hopkins, with a proposed footprint of 100m² with a total floor area over two storeys of 200m².
- B) The requirement for the dwelling is as detailed in the Rural Enterprise Dwelling Appraisal which accompanies this application. The proposed dwelling is considered necessary to provide onsite living accommodation for a rural enterprise worker in order that they are available to the holding at all times to carry out all required farming operations and practices.

4. Layout and Character

It is proposed that the dwelling will be located to the centre of the holding at Blaengwenffrith Farm which is as shown edged in red on the enclosed site plan. It is proposed that local materials will be sources and utilised where possible with the design being in keeping with the surrounding countryside.

5. Access

Blaengwenffrith Farm is accessed via Tonmawr Road which is the main road linking Tonmawr with Efail Fach to the West. The site is located approximately 1 mile from the main Tonmawr Road.

The existing access to Blaengwenffrith Farm also serves Blaenavon Farm. We are informed by Neath Port Talbot Council Rights of Way Team that the access leading to Blaengwenffrith Farm is shown on the 'List of Streets' and is therefore an

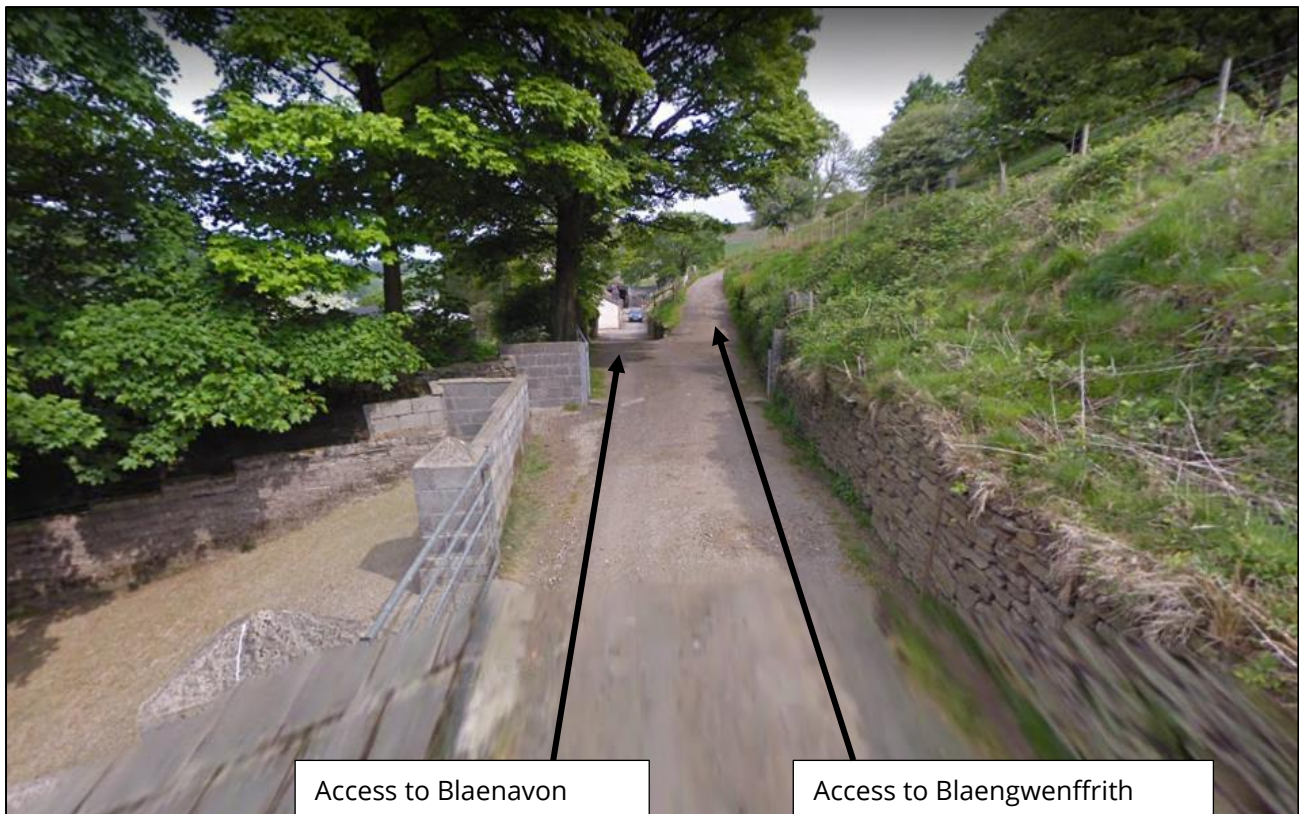
adopted highway which is maintainable at public expense. Please see plans shown in Appendix A.



Access off Tonmawr
Road to Blaengwenffrith



Existing access to Blaengwenffrith



The application lends itself to a modest two storey dwelling of traditional vernacular design and will reflect its rural countryside location. There are no immediate neighbouring properties to Blaengwenffrwd Farm therefore, the proposed new dwelling is not considered to have any imposing impact on local residents in the area.

Due to the rural location of Blaengwenffrith Farm there are no immediately available public transport links to the proposed site. Public transport is available via a bus service with various stops and turning area at Tonmawr along Johns Terrace and Railway Terrace.

The proposed development site does not affect any public right of way. As outlined above the road leading to Blaengwenffrith Farm is an Adopted Highway. Public footpath 53/12/1 crosses part of Blaengwenffrith Farm to the South. The application is not considered to have any impact on this public footpath and will not have any impact on use.

6. 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.*

A tree survey of the site and immediate surrounding area has been prepared and is attached to this report under Appendix B.

There are no protected areas or habitats on or within the immediate vicinity of the proposed site. It is proposed that suitable and appropriate plant-based species for the area will be planted to enhance the flora and fauna within the immediate 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 suitable Rural 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 and reduce run off.

7. Movement

The purpose of the application is for a farmworker to be based at Blaengwenffrith 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. With a farmworker based on site it will significantly reduce the requirement to travel to and from the holding.

8. Community Safety

The application area will be visible from the adopted highway serving Blaengwenffrith Farm albeit is not visible from the main Tonmawr Road. There are no immediate neighbours to the site area. It is considered that the erection of a dwelling at Blaengwenffrith Farm will provide greater security to the holding and avoid acts of trespass which currently occur frequently by off road vehicles.

The proposed development will result in less vehicle journeys taking place to and from Blaengwenffrith 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 any nearby properties. As on occasions Mr Hopkins travels approximately 60miles a day, between home and Blangenffrith,

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:

Policy M1 – Safeguarding Minerals (Category 1 Sandstone Resource)

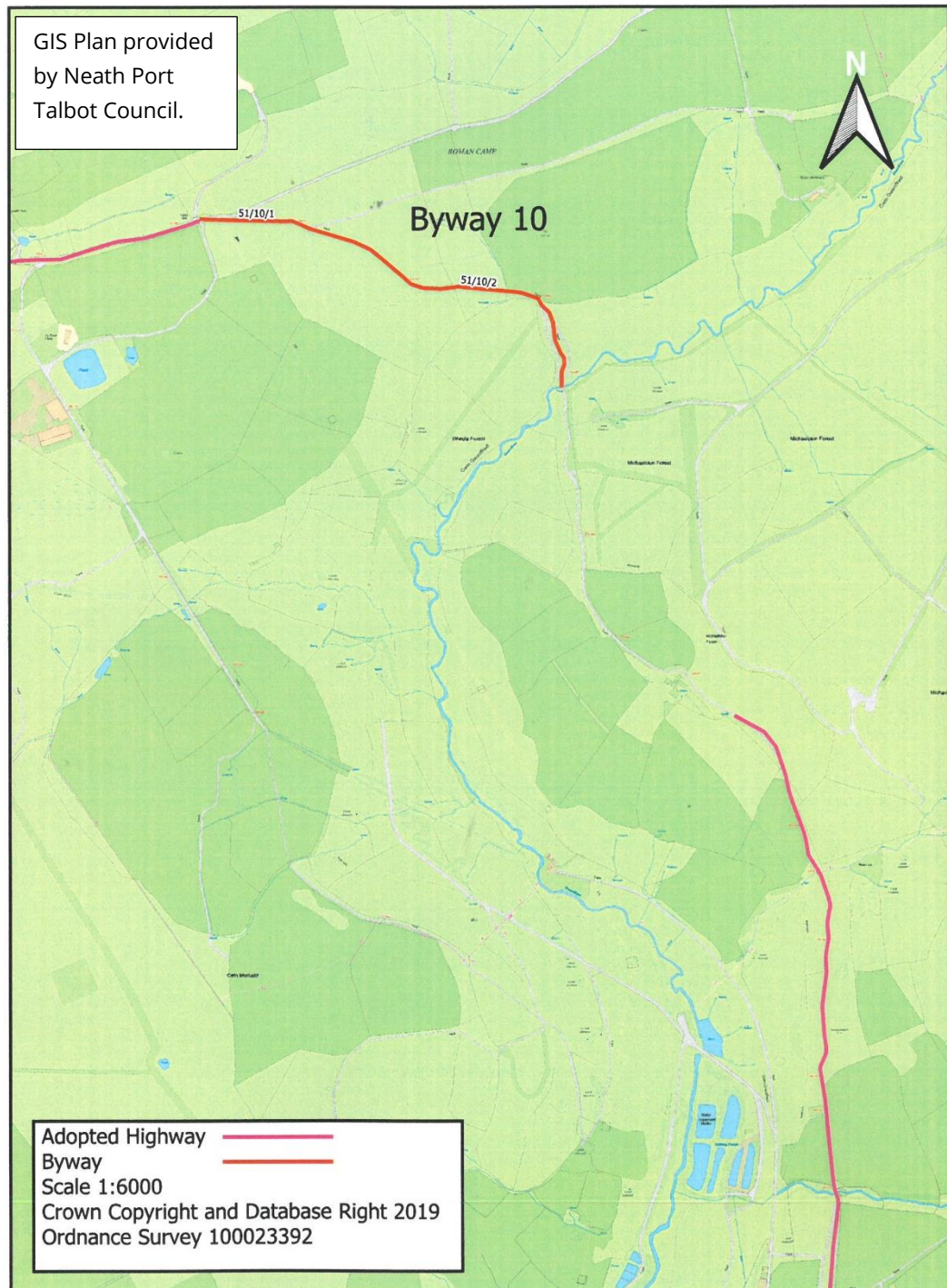
10. Conclusion

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 family whose main goals are to ensure the continued success of the farm business to secure a future for the next generation.

APPENDIX A

Bleanavon Farm and Bleangwenffrith Farm



This plan outlines that a Byway Open to all Traffic is in existence to the North of Blaengwenffrith Farm. The plan also outlines that an Adopted Highway (maintainable at public expense) is in existence to the South.

SPECIAL EMERGENCY EDITION 1938.
(Not on general sale to the public)

NEATH DIVISION

CLYNE PH

LONG 3° 44' W

5° 43'

BAGLAN HIGHER
(Detached)

Mynydd Blunavon

PORT TALBOT RAILWAY

SOUTH WALES MINERAL RAILWAY

Tim-mawr

MICHAEL

In accordance with these plans, access to Blaengwenffrith Farm is categorized as an Adopted Highway which we have been informed is maintainable at public expense.