



PLANNING STATEMENT

in respect of
The Folly, Folly Farm, Presteigne

on behalf of
Mr Michael Guy

17 March 2022

Client Reference: RCA827a

Last User: LC

QMS

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AUTHOR LC

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1. INTRODUCTION

- 1.1. This Planning Statement supports a full application for the proposed reinstatement of an existing fire damaged farmhouse at Folly Farm, Presteigne, Herefordshire (the application site) as an ancillary annex dwelling to the applicant's house at Folly Farm.
- 1.2. The application is made on behalf of Mr Michael Guy (the applicant) by RCA Regeneration Ltd (the agent).
- 1.3. In addition to the drawings and plans, the application is accompanied by the following documents:
 - Drainage Strategy
 - Phase I Ecological Appraisal
 - Transport Statement
 - Heritage Statement
- 1.4. Under Section 62 of the Town and Country Planning Act 1990 (as amended), it is considered that the information submitted with this planning application is sufficient to allow determination.
- 1.5. The remainder of this statement sets out the general planning case with the report split into the following chapters:

Section 2: Site Description

Section 3: Planning History

Section 4: Proposed Development

Section 5: Non-technical Summary

Section 6: Development Plan and Other Material Considerations

Section 7: Planning Balance

2. SITE DESCRIPTION

- 2.1. The site is located at Folly Farm on the eastern side of Broadaxe and to the north of the B4362, on the border between England and Wales, approximately 1km outside the Welsh village of Presteigne.. Folly Farm is made up of 24 acres of pasture land, 14 acres of woodland and a mix of modern and period farm buildings, as well as the subject period farm house that suffered partial fire damage in 2004. The once locally listed building remained in a state of disrepair until the current owners (and applicant) purchased the farm in 2011.

Figure 1: Aerial view of Folly Farm site



- 2.2. Despite their efforts to reinstate the building for its former purpose as a farmhouse, the applicant has not been successful. Although since 2011, extensive restoration of the building and surrounding land has been undertaken to support and maintain the existing structure before further development is permitted, including scrub clearance and comprehensive re-fencing. The adjacent modern and traditional farm buildings have been repaired and renovated and now provide adequate sheep housing as well as stabling for horses.

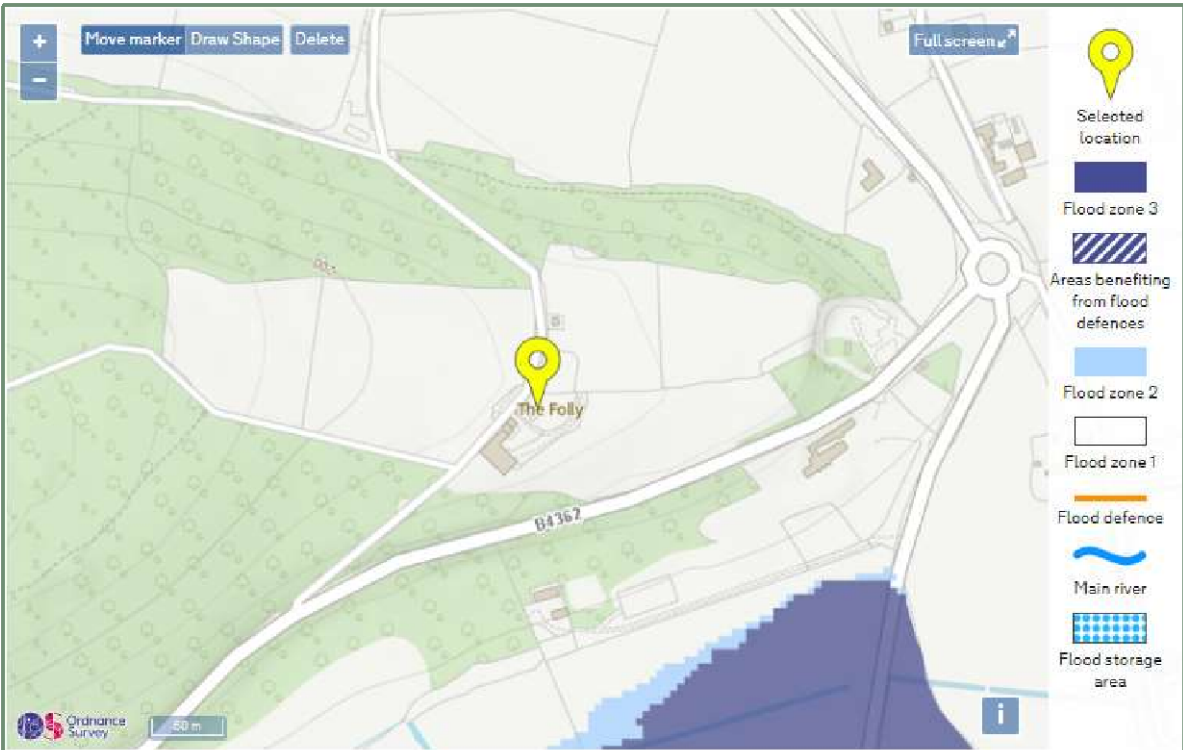
Figure 2: Modern and Traditional farm buildings



Figure 3 & 4: View of Folly Farm and farmhouse

- 2.3. Presteigne is located in Radnorshire, Wales and is approximately 30 km north-west of Hereford, 18 km north-west of Leominster and 88 km north of Cardiff. The small town of Presteigne has a population (as of the 2011 census) of at least 2,710, and has a number of services that residents of the proposed ancillary dwelling would benefit from, including; leisure centre, local gallery, places of worship and High Street with a number of shops, restaurants and services.
- 2.4. The town is well connected to the rest of Radnorshire and Herefordshire (of which the subject site is part of), with Joe Deakins Road (B4355) running through the town centre and connecting to other peripheral B roads and surrounding settlements. Presteigne also has a well-established bus network, offering a number of routes through the town and to surrounding settlements.
- 2.5. To the south and west of the site, beyond the pasture fields is Caen Wood, a protected Local Wildlife Site (LWS) and part of a Site of Importance for Conservation as part of Herefordshire County. The application site is not part of this designation.
- 2.6. Other than its proximity to the LWS, the application site is unaffected by any other statutory designation concerning nature conservation, heritage or landscape and does not falls within any 'Footnote 7' designations. There are no listed buildings adjacent or in close proximity to the site.
- 2.7. We have used the Environment Agency's (EA) Flood Zone Mapping which shows that the entirety of the site is located within Flood Zone 1 which is land assessed as having less than 1 in 100 annual probability of river flooring in any year (<1%) and is therefore currently suggested to be at low risk from fluvial flooding (see Figure 5).

Figure 5: Flood Risk Map



(Flood Risk Map, GOV.UK, 2021)

3. PLANNING HISTORY

- 3.1. We are aware of a number of previous planning applications relating to the farmhouse and Folly Farm in general, detailed in the table below.

Table 1: Planning History

Planning History		
Application Number	Description of Development	Decision
N110332/FH	Demolition of single storey self-contained annex, construction of garage and conversion of existing and new attic space to storage areas.	Approved with Conditions (30/03/2011)
P151328/F	Proposed restoration of fire damaged house to provide accommodation for an essential rural worker at their place of work.	Refused (24/06/2015)
P153622/PA4	Proposed conversion of and alterations to two agricultural buildings to create one residential dwelling.	Refused (29/01/2016)
P160421/PA4	Proposed prior approval for a proposed change of use of an agricultural building to a dwelling house (Class C3) and for associated operational development - conversion and alteration to two agricultural buildings to create one residential building.	Approval – Prior Approval not required (05/04/2016)

- 3.2. The application in 2015 (P151328/F) relates directly to the former farmhouse (that this application is concerned with), however made entirely different proposals to this application. Application P151328/F proposed the former farmhouse as a rural workers unit, making the farmhouse a separate dwelling to the applicant's current house at the Folly. However, this current application seeks to reinstate the former farmhouse as an ancillary dwelling for the applicant's [REDACTED] parents, as part of the existing property at the Folly.

Pre-Application 210146/CE:

- 3.3. A pre-application inquiry was submitted to the local authority for "*Proposal to reinstate the original farmhouse back into use*", however, this is not directly relevant as this application is materially different, as it proposes an ancillary dwelling to the existing residential property at Folly Farm.
- 3.4. An important matter that was raised within the pre-application advice, regarded the discharge of phosphates into the River Lugg. The council suggested they would resist applications unless they could demonstrate no phosphates discharging into the River Lugg. Accordingly, a full assessment and technical note accompanies this application which confirms the proposed works would not contribute to phosphates into the River Lugg (see technical note submitted with this application).

4. PROPOSED DEVELOPMENT

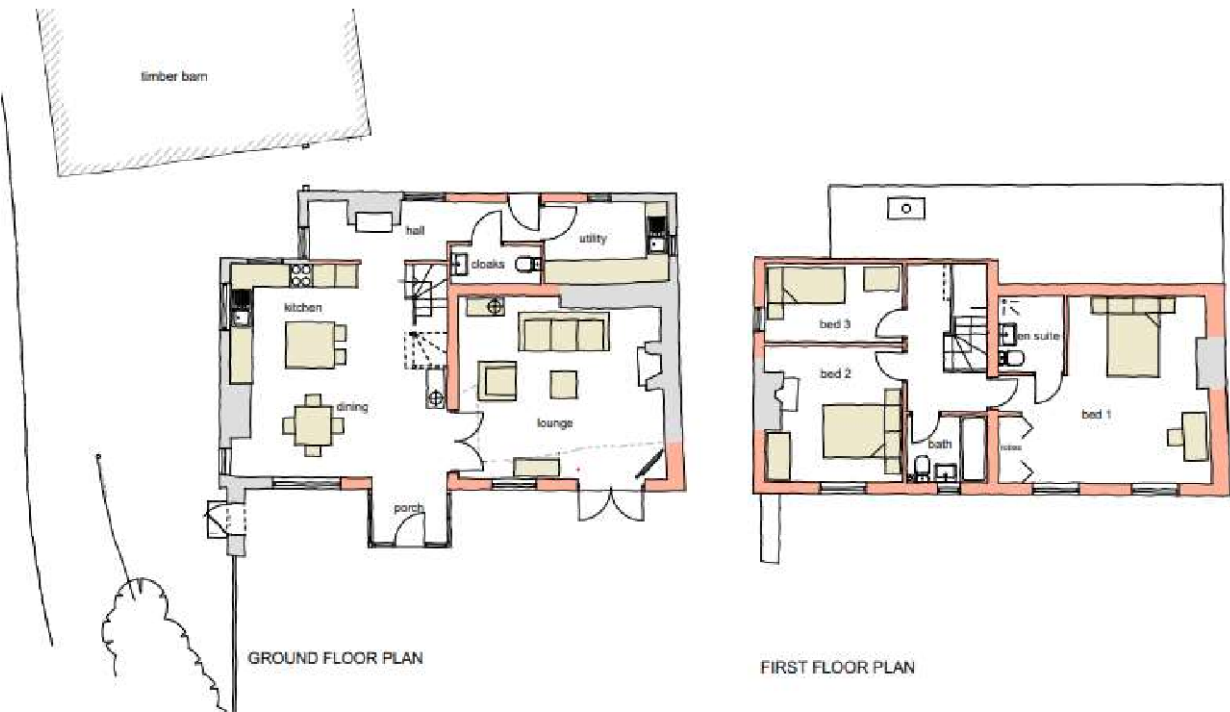
- 4.1. The application proposes the reinstatement of an existing fire damaged farmhouse at Folly Farm, Presteigne, Herefordshire (the application site) as an ancillary dwelling to the applicant's house at Folly Farm.
- 4.2. The dwelling type and size is detailed in the accommodation schedule below:

Table 2: Accommodation Schedule

Accommodation Type	SqM	SqFt
3-bed Detached Ancillary Dwelling	143.00	1,539
TOTAL	143.00	1,539

- 4.3. The proposed scheme will reintroduce some 143.00 SqM (1,539 SqFt) of residential floor space across its ground floor lounge, kitchen/dining and utility spaces, as well as three first floor bedrooms with bathroom and master ensuite.
- 4.4. The proposed site plan is shown in figure 6 below and at Appendix A to this report:

Figure 6: Proposed Layout



- 4.5. The farmhouse building which once housed farm workers associated with the Folly, is currently out of use and in a poor state of repair, however, the essential structure remains intact, including all exterior walls, numerous roof joists and many interior fittings such as the original range in the kitchen and other less flammable fittings.
- 4.6. A restoration of the farmhouse on its existing footprint, will utilise the structure's existing form and massing to bring it back to substantially the same building before the fire. The ancillary dwelling would allow the applicant to accommodate their [REDACTED] parents. It would

be ideal accommodation for them and allow better ease of care and assistance to them within an immediate proximity. Access from the applicant's house is via a private path.

- 4.7. The proposed ancillary annex seeks a high-quality design and will look to repair the existing brick and stone walls and chimney stacks. The roof will consist of a natural slate against powder coated cast aluminium gutters and down pipes, in keeping with the building's 18th Century construction.
- 4.8. Large portions of the first-floor exterior walls will be clad with softwood weatherboarding, alongside European oak windows and doors. Accompanying stone masonry where appropriate will seek to preserve and enhance the buildings heritage value.
- 4.9. Boundary hedgerows and trees are to be maintained, with only clearance work pertaining to the building and immediate surroundings being undertaken. All clearance work is to be undertaken in complete coherence with the ecological appraisal submitted in this application, which concluded that, providing all mitigation measures are followed, the proposals inflict minimal ecological impact.

Figure 7: Elevations



5. NON-TECHNICAL SUMMARY

Drainage Strategy

- 5.1. A drainage strategy has been prepared by Link Engineering and the infiltration testing has been undertaken by Percolation Tests. The assessments and accompanying reports, detail a sustainable drainage strategy in the context of the site's location within the River Lugg catchment area. The technical note produced by Link Engineering concluded that; ground conditions on site, as confirmed by infiltration testing to BRE365 specification, have been deemed suitable for infiltration to be utilised as the primary drainage method. Surface water shall infiltrate into the ground via a 10m³ capacity soakaway, while foul flows shall infiltrate via a drainage field covering an area of 25.3m², after being filtered by package treatment works. Since all flows shall undergo infiltration, instead of being discharged into a watercourse or public sewer, the nitrate/phosphate content in the River Lugg shall not increase. A detailed drainage strategy and technical report is submitted with this application.

Phase I Ecological Appraisal

- 5.2. The Ecological Appraisals (submitted with this application) have been prepared by Brindle & Green Ltd and identify all potential species and habitats on-site and the planned strategy to protect them over the course of the development phase and beyond. Mitigation strategies such as checks for bats, birds, [REDACTED] hedgehogs and mice before and during construction under supervision of an ecologist were advised in the report, as well as other Reasonable Avoidance Measures such as; maintaining hedgerows and boundary trees.

Transport Statement

- 5.3. The transport statement (submitted with this application) was prepared by Banners Gate Transportation Ltd and demonstrates that a safe and suitable access can be achieved into the application site. The scheme has been designed to incorporate the existing access at Folly Farm and utilise the farm's generous courtyard parking. No noteworthy additional journeys are expected to be created as a result of this proposal.

Heritage Statement

- 5.4. The heritage statement (submitted with this application) was prepared by Historic Buildings and Areas Consultant, Stephen Bateman (IHBC) and highlights the historic value and local importance of this non-designated heritage asset, that contains late C17th and early C18th character. The building sheds light on an example of the county's heritage of designed landscapes and, if restored, to function in a similar aesthetic fashion once more.

6. DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan

- 6.2. The Development Plan for the area comprises the Herefordshire Local Plan Core Strategy which was adopted by Herefordshire Council in October 2015. We consider that the following policies of the Local Plan are relevant to the development proposals:

Herefordshire Local Plan Core Strategy 2011 - 2031 (October 2015)

- 6.3. The relevant policies for this application are as follows (detailed policy information can be viewed in the appendix):
- SS1 – Presumption in favour of sustainable development
 - SS6 – Environmental quality and local distinctiveness
 - RA1 – Rural housing distribution
 - RA3 – Herefordshire's countryside
 - RA5 – Re-use of rural buildings
 - MT1 – Traffic management, highway safety and promoting active travel
 - LD1 – Landscape and townscape
 - LD2 – Biodiversity and geodiversity
 - LD3 – Green Infrastructure
 - LD4 – Historic environment and heritage assets
 - SD1 – Sustainable design and energy efficiency
 - SD3 – Sustainable water management and water resources
 - SD4 – Wastewater treatment and river quality

The National Planning Policy Framework (NPPF)

- 6.4. The Government published the latest revision of the National Planning Policy Framework (NPPF) on July 2021. The NPPF sets out the Government's planning policies and how these should be applied.
- 6.5. The NPPF emphasises the importance of sustainable development and notably the presumption in favour of sustainable development.
- **Paragraph 7:** Paragraph 7 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.
 - **Paragraph 8:** Paragraph 8 sets out the overarching objectives of sustainable development, including economic, social and environmental sustainability.
 - **Paragraph 11:** Paragraph 11 sets out that plans and decisions should apply a presumption in favour of sustainable development.
 - **Paragraph 38:** Paragraph 38 identifies local planning authorities should approach decisions on proposed development in a positive and creative way.
 - **Paragraph 70:** Paragraph 70 notes that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.
 - **Paragraph 80:** Planning policies and decisions should consider isolated rural development favourably when one or more of the following circumstances apply:
 - a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential building; or
 - e) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
 - **Paragraph 92:** Planning policies and decisions should aim to achieve healthy, inclusive and safe places.
 - **Paragraph 104:** Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
 - **Paragraph 119:** Planning policies and decisions should support development that promotes an efficient use of land.
 - **Paragraph 126:** The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.

- **Paragraph 174:** Planning policies and decisions should contribute to and enhance the natural and local environment.
- **Paragraph 194:** Applicants should describe the significance of any heritage assets affected by their application, including any contribution made by their setting.

Titley Group Neighbourhood Development Plan

- 6.6. After the first plan was drafted in November 2018, the Titley Group Neighbourhood Development Plan (NDP) ran its course through regulation 14 submission, regulation 16 plan stage, an examination stage and through to a referendum stage. The parish voted on May 6 2021 and as the number of votes cast in favour of a 'yes' vote did not constitute more than half of those voting, the Titley Group Neighbourhood Development Plan will not be made.
- 6.7. Despite the NDP not being made and its draft versions holding no material weight, we have still considered its key vision and objectives to create:
 - A home for thriving and distinct local communities, where the needs of all ages (including those of the younger generation) for both housing and local employment can be met; and
 - A place where high-quality and sustainable community services, infrastructure and transport are available, with additional provision delivered by or in step with new development; and
 - A location which supports successful and environmentally sustainable farming enterprises and other small businesses, home working, flexible working and self-employment; and
 - A sustainable rural environment where the character of the villages, the natural beauty of the landscape, wildlife and historic heritage are conserved and enhanced, providing an attractive and peaceful countryside for all to enjoy.

7. PLANNING BALANCE

- 7.1. The following section sets out how the proposed development accords with local and national policies, together with material planning considerations supporting the proposed development when weighed against the planning balance.
- 7.2. The proposals have been informed by the background evidence, from the Drainage Strategy, Phase I Ecological Appraisal, Transport Statement and Heritage Statement.
- 7.3. The following table demonstrates how the proposals comply with the relevant local development plan policies.

Table 3: Compliance with the Herefordshire Local Plan Core Strategy 2011 - 2031 (October 2015)

SS1 – Presumption in favour of sustainable development	<p>The proposals comply with the sustainable development principles of high-quality environment, managed economic growth and social equity, as set out in SS1.</p> <p>Environmentally, the proposals would result in the use of previously developed land where the remains of the fire damaged farmhouse stand resulting in reduced pressure on more sensitive rural sites in Herefordshire. The site is locationally sustainable just 500m south of the town of Presteigne, allowing walking and cycling to meet most day to day needs. The proposed scheme is sympathetic to boundary trees and hedgerows. The ancillary dwelling will also be substantially insulated and air tight to reduce energy demand.</p> <p>Economically, the development will bring two new residents to this area of Herefordshire who will spend money locally, helping to underpin the viability of the many independent shops, pubs and cafes in Presteigne and surrounding settlements. The development of the site will also create approximately 3 short-term jobs during the construction period..</p> <p>Socially, the scheme will allow the applicant to provide the best care for their ageing parents.</p>
SS6 – Environmental quality and local distinctiveness	<p>Heritage assets, however modest, are an irreplaceable resource so decisions by owners and planning authorities about their future should be made on the basis of understanding their significance. The proposals seek to bring the former Folly farmhouse, which once housed farm workers, back into its intended residential use. The farmhouse, although not listed, holds local distinctiveness and should be maintained and enhanced where possible, with a reinstated residential use as the most sensitive and viable way of doing so. Despite its state, the structure has the ability to shed light on an, as yet undiscovered, example of the county's heritage of designed landscapes and, if restored, to function in a similar aesthetic fashion once more.</p> <p>The former farmhouse benefits from rear garden area, which, as concluded in our ecological appraisal (submitted with this application), holds limited environmental value. Boundary trees and hedgerows to be retained.</p>

RA1 – Rural housing distribution	The proposed dwelling will be ancillary to the applicant's existing residence and will not create additional housing. However, the proposal will add greater mix and distribution of multigenerational households to rural Herefordshire, providing accommodation for the applicant's parents, on a plot where a former residential building once stood.
RA3 – Herefordshire's countryside	This policy states that residential development will be limited to proposals which satisfy one or more of a number of criteria. One of these criteria includes the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting. The proposals seek to utilise the former farmhouse at the Folly.
RA5 – Re-use of rural buildings	As noted in RA3, the local plan supports development that re-uses any redundant or disused rural buildings, which make a positive contribution to residential development or are essential to the social well-being of the countryside. In the case of this application, this criterion is met. The proposal for an ancillary dwelling to our client's existing dwelling, demonstrates a respect for the character and significance of the building. It can also be proven as the most viable option for the long-term conservation of the building. The proposals will not impact any protected species and will not involve any change of use. The farmhouse is in a poor state of disrepair; however the core structure of the building remains, with walls and chimney stacks remaining. New first floor walls and a roof are required but a reconstruction is not necessary as the proposals seek to utilise the farmhouse's existing structure.
MT1 – Traffic management, highway safety and promoting active travel	The proposal utilises the existing access at Folly Farm and as an ancillary property it is unlikely that the annex would generate traffic in its own right. Therefore, it is not intended to construct a parking area. There is sufficient space within the courtyard of Folly Farm in the event that the ancillary dwelling generates occasional vehicular trips. Additionally, the proximity to the nearby town of Presteigne, just 500m north, allows for walking and cycling to local services, promoting sustainable transport methods.
LD1 – Landscape and townscape	The enhancement of the former farmhouse supports Policy LD1. Protecting this building by bringing it back into regular use will conserve an important feature in Herefordshire's scenic rural landscape, which has stood since the 17 th Century.
LD2 – Biodiversity and geodiversity	As concluded in the accompanying ecological appraisal in this application, the proposals create no harm to any protected or endangered species or habitats. Providing the advised mitigation techniques are carried out, the farmhouse and rear garden can be appropriately reinstated.
LD3 – Green Infrastructure	The proposals seek to maintain and enhance hedgerows and boundary trees.

SD1 – Sustainable design and energy efficiency	The proposals have been designed with an emphasis on sustainability with solar panels and water harvesting. An electric vehicle charging point would be provided at Folly Farm (EN 62196-2 (J1772) Type 2, Mode 3, 7 pin, 32 amp, 7Kw or subsequent comparable electrical specifications). Fundamentally, the use of solar power would reduce energy consumption and allow an electric vehicle to be charged at a minimal cost. These energy sustainability measures can be secured via an appropriately worded planning condition. These proposals align with the principles of sustainable development promoted by Policy SD1.
SD3 – Sustainable water management and water resources	The drainage strategy submitted with this application details the water management approach the proposed works will follow. The report concludes that the development will not contribute to any flooding and will not contribute to any phosphates discharging into the River Lugg. The site is in Flood Zone 1, having low flood risk and is less than 1 ha.
SD4 – Wastewater treatment and river quality	Foul flows shall infiltrate via a drainage field covering an area of 25.3m ² , after being filtered by package treatment works. No phosphates will discharge into the River Lugg as a result of the proposed works, as identified in the accompanying drainage strategy.

7.4. The following table demonstrates how the proposals comply with the relevant NPPF policies.

Table 4: Compliance with NPPF

Paragraph 7, 8 and Paragraph 11	As demonstrated in response to the relevant Core Strategy policies, the proposals comply with the three pillars of sustainable development (social, economic, and environmental). The proposals are considered to constitute sustainable development.
Paragraph 38	In accordance with paragraph 38, local planning authorities should approach decisions on proposed development in a positive and creative way.
Paragraph 70	The small size and scale of the proposal will involve a relatively short build-out time and respond quickly to housing demand as the applicant's parent intend to move to Hereford, so by reconstituting the farmhouse, it would net 1 unit to Hereford's housing stock.
Paragraph 68	The proposed scheme is relatively small and would provide a home in an area of high housing demand, without the need for extensive infrastructure.
Paragraph 80	The proposal seeks to re-use a redundant and disused building and enhance the site's immediate setting by reinstating the former residential farmhouse, being a heritage asset of local significance.
Paragraph 92	The site's location to the nearby town of Presteigne will encourage walking and cycling to nearby services and facilities, as well as using surrounding PRow networks (e.g. "Presteigne 1812(B and C)/1"). The proposals are also inclusive and safe, located in immediate proximity to Folly Farm, allowing our client to provide care and support to their [REDACTED] parents.
Paragraph 104	The proposal utilises the existing access at Folly Farm and as an ancillary property it is unlikely that the dwelling would generate traffic

	in its own right. Therefore, it is not intended to construct a parking area. There is sufficient space within the courtyard of Folly Farm in the event that the dwelling generates occasional vehicular trips. Additionally, the proximity to the nearby town of Presteigne, just 500m north, allows for walking and cycling to local services, promoting sustainable transport methods.
Paragraph 119	The proposed development makes the most efficient use of a disused former farmhouse with heritage value, which unless brought back into regular use, will be lost.
Paragraph 126	The scheme boasts both a high-quality level design and sustainability, in a sustainable location, close to community facilities and amenities.
Paragraph 174	The scheme proposes to enhance and maintain hedgerows and boundary trees around the rear garden to the proposed ancillary dwelling.
Paragraph 194	The application is submitted alongside an accompanying heritage statement, which identifies the former farmhouse of having local heritage significance. Bringing the building back into regular residential use will seek to enhance and maintain it.

Planning Balance

- 7.5. The scheme proposes the reinstatement of the former farmhouse as 1 no. ancillary dwelling at Folly Farm for the applicant's [REDACTED] parents.
- 7.6. The existing access would be used and there are currently ample parking facilities in Folly Farm's courtyard.
- 7.7. The proposal would make efficient use of the former farmhouse building and provide a net contribution to Herefordshire's housing stock, by freeing up the applicant's parent's current home. The proposal would also help to diversify Herefordshire's rural housing mix by providing a multigenerational dwelling that allows care and support to be provided to the applicants [REDACTED] parents.
- 7.8. The proposals will protect and enhance Herefordshire's scenic rural landscape by conserving an important feature which has stood since the 18th Century.
- 7.9. The proposals are aligned to the provisions of the Herefordshire Core Strategy and NPPF, through the re-use of a redundant and disused building, enhancing the site's immediate setting by reinstating the former residential farmhouse.
- 7.10. The submitted plans and elevations demonstrate that the applicants are seeking a high quality design, that will reinstate the farmhouse in a style that is sympathetic to its period and local significance. With a materials 'palette' and design that will address the building's wider setting and rural character.
- 7.11. The proposals have been designed with an emphasis on sustainability with solar panels, water harvesting and electric vehicle charging point to be provided at Folly Farm via an appropriately worded condition. These measures would significantly reduce the carbon footprint of the ancillary dwelling as a whole.

7.12. We consider that in light of the supporting evidence and having regard to the development plan and other material considerations, the proposals constitute sustainable development, and we urge you to consider them favourably.

8. SUMMARY AND CONCLUSIONS

- 8.1. The proposed development will secure the long-term protection of an 18th Century former farmhouse, which is currently in a poor state, by providing an ancillary dwelling to Folly Farm. The proposal will utilise the existing access and ample parking facility at Folly Farm.
- 8.2. The proposal will provide significant social benefit to the applicant and their [REDACTED] parents, allowing them immediate support and care.
- 8.3. The principle of development is considered entirely appropriate and is aligned with the provisions of the Herefordshire Core Strategy and NPPF as it would allow for the re-use of a redundant building which would enhance the site's immediate setting by reinstating the former residential farmhouse.
- 8.4. Following the advice of the council pertaining to the "Moratorium on Development" in Herefordshire, a drainage report has been prepared by Link Engineering, to ensure the site's private foul and storm drainage does not impact on phosphate levels in the River Lugg. The drainage proposals are sound and do not impede the Moratorium.
- 8.5. The ancillary dwelling proposed promotes sustainable development, whilst also making a small but important net contribution to housing stock by freeing up the applicant's parent's current house. Additionally, a number of environmentally conscious design features, such as electric car charge point and water harvesting, that aim to enhance the surrounding area for years to come.
- 8.6. As demonstrated in section 6, the scheme aligns appropriately with the relevant local and national planning policy guidance and proves through various assessments in drainage, ecology, and transport that the proposals would make a positive contribution to Folly Farm and the local authority area in general.
- 8.7. We therefore urge you to consider the proposals favourably.

APPENDIX A

PROPOSED SITE LAYOUT

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DO NOT SCALE OFF THIS DRAWING



SITE PLAN (Proposed)
scale 1:500

LOCATION PLAN (Existing)
scale 1:1250



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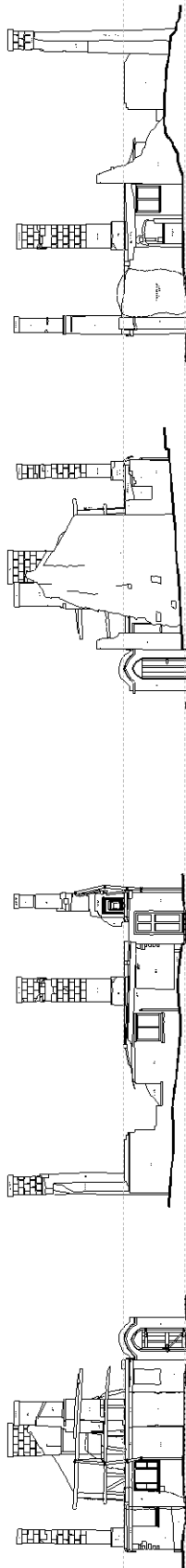
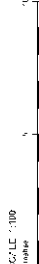
nick joyce architects ltd architects and historic building consultants COMP 205 No. 9317906 Registered in England & Wales 5 BARBOURNE ROAD, WORCESTER, WA1 1BS TELEPHONE 01905 746107/129311 FAX 01905 716397			
'THE FOLLY', PRESTEIGNE.			
location plan and block plan.			
SCALE 1:1250 & 500 (G. A2)	DRAWN: AAS	DATE: December 2020	CHECKED: DRG/NO
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APPENDIX B

PROPOSED ELEVATIONS

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SCALE: 1:100



scale 1:50.00m

SOUTH WEST ELEVATION

NORTH WEST ELEVATION

NORTH EAST ELEVATION

SOUTH EAST ELEVATION



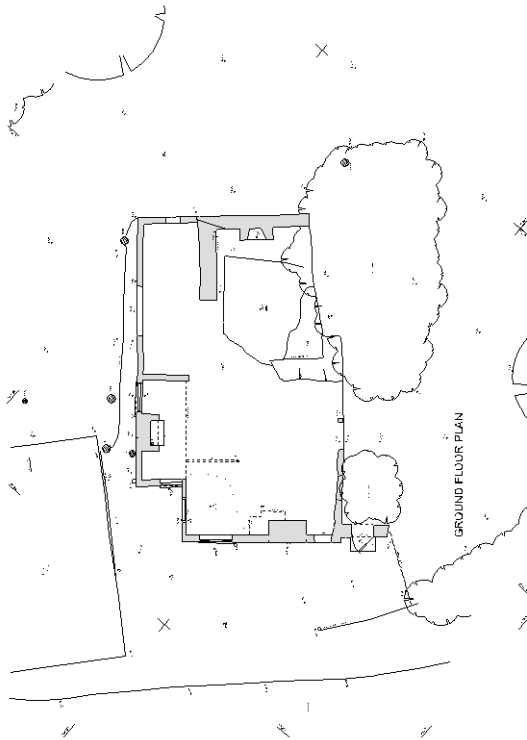
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INTERNAL NORTH EAST ELEVATION

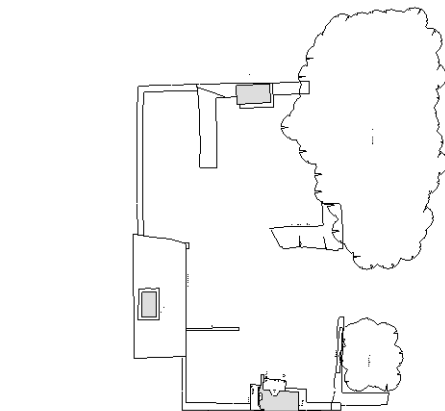
INTERNAL SOUTH EAST ELEVATION

INTERNAL SOUTH WEST ELEVATION

INTERNAL NORTH WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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ARCHITECTS AND INTERIOR DESIGNERS
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

THE FULLY, PRESTIGE.

plants and elevations as existing.

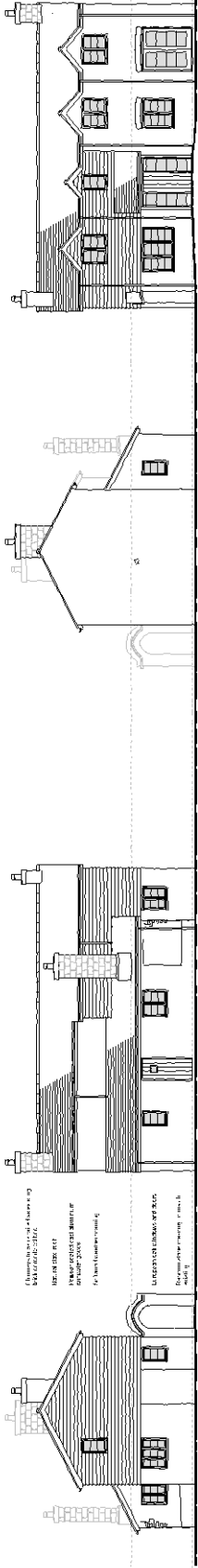
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DATE: 2023-01-01
DRAWN: J. J. J.
CHECKED: J. J. J.

Ⓢ is a measure and the unit is as the depicted in the capacity of the
 solution and is not the unit of the system is a different one.

IT'S NOT SCALE OFF THIS CHAINING

U.S. POST OFFICE PERMIT NO. 1000 NEW YORK, N.Y.

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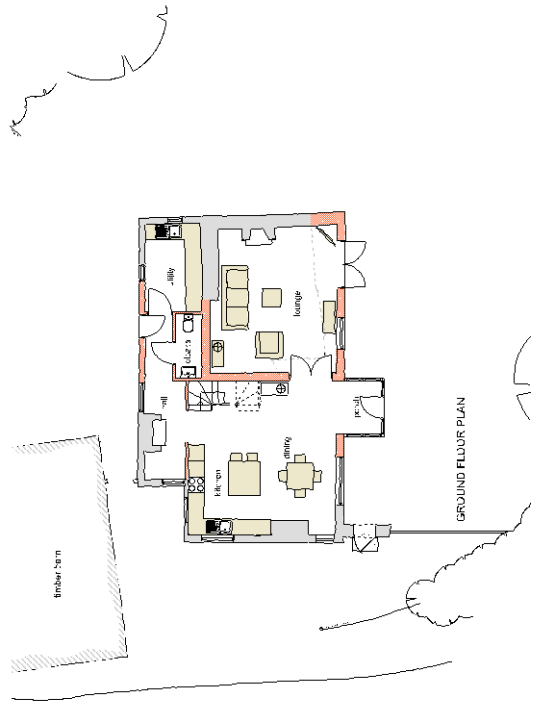
SOUTH EAST ELEVATION

NORTH EAST ELEVATION

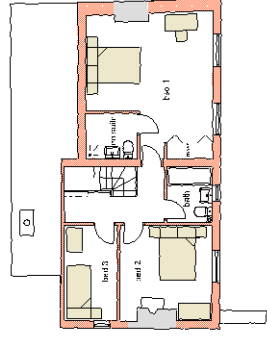
NORTH WEST ELEVATION

SOUTH WEST ELEVATION

url = 163.00m



GROUND FLOOR PLAN



FIRST FLOOR PLAN

nick joyce architects ltd

[illegible]

ACKNOWLEDGMENTS

THE FULLY' PRESTIGE.

plans and elevations as proposed.

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