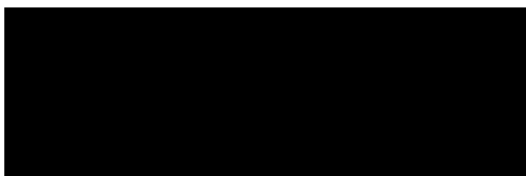


DESIGN, ACCESS & PLANNING STATEMENT

CHANGE OF USE OF LAND TO ALLOW FOR THE SITING OF ONE SHEPHERDS HUT
FOR USE AS HOLIDAY ACCOMODATION (RETROSPECTIVE)

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1. INTRODUCTION

This statement has been prepared by Drs Bruce and Sarah Herriot after discovering that planning permission was required for the shepherds hut that Dr Bruce Herriot built as a retirement project. The project was inspired by finding original cast iron wheels on the farm when we bought the property in 1998. These old wheels have been adapted to be the chassis for the current hut.

2. BACKGROUND INFORMATION

Bruce and Sarah Herriot run a small-holding business from the 17 acres at Hope House Farm. They have a flock of 40 sheep and manage the land in an environmentally friendly way with no fertilizers or pesticides. They have replanted the old traditional orchards with over 150 standard fruit trees. The hedges have been restored and some of them have been laid in a traditional Herefordshire way. They are seeking to diversify through the letting out of the shepherds hut for holiday use. The scheme would represent the sustainable growth and expansion of an existing rural and agricultural business. In time it would be hoped that a part-time member of staff could be employed to manage the hut.

3. THE DEVELOPMENT PROPOSAL

The overall proposal relates to the change of use of agricultural land to permit the siting of ONE shepherds hut for the use of holiday accommodation.

4. AMOUNT

The development seeks full planning consent for the change of use of land to permit the siting of ONE shepherds hut. The application has been submitted as a full application and full elevation drawings and site plan are enclosed. The hut is of a traditional agricultural design, measuring 5558mm x 2570mm, with an overall height of 3357mm.

5. USE

It is proposed to use the hut predominantly as holiday accommodation. It will also be used for three weeks a year as accommodation for Bruce Herriot during the lambing season as the hut is sited near the lambing shed for. The

proposal is of low impacting use when considering environmental and residential amenity aspects such as noise nuisance, waste management, lighting, traffic generation etc. The hut will be aimed at the adult couples market.

The project will not pose a threat to any of the existing operations within the agricultural business.

6. LAYOUT

The hut is sited just south of the lambing shed at Hope House Farm. It is a small corner (100 square meters) of a field used for grazing the sheep. Its boundary on two sides is an existing mixed hedge and it is proposed to put a stock fence across the front of the plot to prevent sheep from damaging the hut.

Access to the hut will be by foot only. Parking will be at the existing driveway and turning area near the farmhouse. This parking area will not need to be extended.

7. APPEARANCE

The attached elevation drawings and photographs show the appearance and design of the hut. The hut is tin clad, finished in a dark green colour with a black roof. The windows are wooden of traditional design. The interior walls and ceiling are a tongue and groove effect. The floor and shelving have been made from ash and apple wood from the farm. These trees came down in a storm over five years ago and were machined and air dried in preparation for this project.

8. SCALE

The hut offers 1-bedroom accommodation with an en-suite WC and shower for 2 adults. It has mains electricity and water. There are solar panels on the lambing shed, providing some green energy into the grid.

9. LANDSCAPING

The location for the hut was chosen with both practicality and landscape impact in mind. It is near to the lambing shed for Spring use during lambing time. It is not too far from the existing parking area. It has excellent views, but our land can be seen from very few public vantage points. The hut is just visible from one gateway on Tanhouse Lane near Whitehouse Farm and from a small section of Cradley Footpath 14, Street id: 23221743, Path reference: CD 14. The views of the development are extremely localised due to the minor footprint and minimal overall height. We have no footpaths on our smallholding.

There is a small gravel hardstanding in front of the hut enclosed with new oak sleepers. The rest of the area is grassland.

The hut does not cause a detrimental impact on the character of the surrounding landscape.

10. ACCESS

Access to the site is via the current farm drive. The traffic implications of renting the hut are negligible. It is anticipated that when occupied there would be a total traffic generation of approximately one car per week.

11. PLANNING POLICY

National Planning Policy is contained within the National Planning Policy Framework (July 2018). The NPPF provides support for economic growth and development of agricultural businesses in paragraph 83.

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

- a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) The development and diversification of agricultural and other land-based rural businesses;*
- c) Sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) The retention and development of accessible local service and community facilities, such as local shops, meeting places, sports*

venues, open space, cultural buildings, public houses and places of worship.

The National Planning Policy Framework provides clear support for the application within paragraph 83. The proposal represents sustainable rural tourism, which respects the character of the countryside, and also related to the sustainable growth and expansion of an existing rural business.

12.LOCAL POLICY

The current relevant development plan for the area is the Herefordshire Local Plan Core Strategy 2011 - 2031 (adopted October 2015). The Core strategy is explicit in its desire to *promote investment in Herefordshire's tourism potential for the enjoyment of all*. In setting the picture, paragraph 2.22 highlights that: *"Tourism has become an important part of the local economy with visits and tourist expenditure growing. In 2011 there were 5.1 million visitors, spending £466.8 million and 9% of employees in Herefordshire worked in tourism"*.

In support of rural accommodation, paragraph 3.77 goes on to highlight that: Over 4.7 million visitors come per year mainly for short stays to take advantage of the outstanding countryside, rich heritage and cultural offer. The delivery of high-quality tourist, cultural and leisure development will be supported in the county where it capitalises on existing assets, develops sustainable walking, cycling or heritage routes, benefits local communities and the economy and is sensitive to Herefordshire's natural and built environmental qualities.

In pursuit of maintaining and securing the future economic and social prosperity of the County, it is clear that the Core Strategy supports development which will respectfully utilise any unique environmental assets for leisure visits. We consider our hut to be one of these assets, and the development is a respectful form of development within this context. Core Strategy Policy RA6 states that development which promotes the sustainable use of the natural environment and sustainable tourism of an appropriate scale will be supported. It seeks that development proposals:

Ensure that the development is of a scale which would be commensurate with its location and setting;

Do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise, dust, lighting and smell;

Do not generate traffic movements that cannot safely be accommodated within the local road network;

Do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4.

Core Strategy Policy E4 states that Herefordshire will be promoted as a destination for quality leisure visits and sustainable tourism by utilising, conserving and enhancing the county's unique environmental assets. The policy sets out several measures to support this, including:

The development of sustainable tourism opportunities, capitalising on assets such as the county's landscape, rivers, other waterways and attractive rural settlements, where there is no detrimental impact on the county's varied natural and heritage assets or on the overall character and quality of the environment.

Retaining and enhancing existing and encouraging new accommodation and attractions throughout the county, which will help to diversify the tourist provision, extend the tourist season and increase the number of visitors staying overnight.

13.CONCLUSION

The proposed Development Scheme represents desirable sustainable development, compliant with the policies of the NPPF and local development framework.