

Planning Justification – Prior Notification.

Proposed poly tunnel at Ty Isaf Farm, Llanilar.

- **The site:**

The site consists of land owned by the applicants, who currently live in the property known as Ty Isaf Farm as shown on the plans. The land lies along the North Eastern bank of the River Ystwyth and is accessed from the Unclassified county highway (U1168.) which leads from the junction with the A485 which is a Principal County Highway. The land has been farmed by the applicants' family for over 53 years and before that was historically used for agriculture.

- **Proposal:**

The proposal is to erect a poly tunnel of 25 metres length and 7.3 metres width to the corner of the field shown. The unit will be located next to the existing sheds.

- **Access :**

The site area is currently used for grazing and lies entirely within land owned and farmed by the applicants with a number of gated access points which will not require any amendment for the proposal. There is no change from agricultural use.

The banks, fences and hedgerows to the extent of the site will be retained as existing.

- **Character & Design:**

The proposal is for a standard translucent dome roofed poly tunnel of maximum height of 2.5 metres. The structure is supported by steel hooped frames and the development does not require any hardstanding for access or the ground below the structures.

- **Layout & Scale:**

The poly tunnel will be relatively low in height and in terms of visual impact.

- **Community Safety:**

The proposal is to use a section of the land to grow plants / food in an internal environment and it is totally within land in the applicants' ownership. As such there is no impact on community safety.

- **Environmental Sustainability:**

The applicant will be able to grow food crops in a safe environment within the poly tunnel and this will allow an element of self-sufficiency in terms of food. Any surplus can be sold locally if required and will reduce the reliance on travel to shop to a moderate extent.

- **Movement to, from and within the development:**

The site will be accessed from within the land owned and farmed by the applicants and as such will have no impact on the highway infrastructure.

- **Landscaping:**

As noted above there is no change to the boundaries or land so no mitigation strategy is currently planned for the site.

- **Surface water drainage from the site:**

There will be no additional hardstanding or non permeable areas within the site and as a consequence the surface water will percolate into the ground naturally as it does now. In terms of sustainable drainage there will be no change to the current make up of the ground and as there will be no impermeable areas involved then the proposal does not require a SAB assessment.

- **Foul water drainage from the site:**

There is no requirement for foul drainage within the site.

- **Flooding:**

The site is identified on the Natural Resources Wales Development Advice Maps as being within outside any floor zones and a copy of the mapping data has been provided.

- **Justification for the Development:**

The land is in the applicant's ownership and they currently reside at Ty Isaf Farm. Due to the current economic climate and the drastic changes that will happen to the global, national and local economies any potential source of self sufficiency in some food crops will be beneficial and a natural progression of the current agricultural use of the land.

The applicant is aware that they can erect a poly tunnel in accordance with the General Permitted Development Order 1995 due to the size of the agricultural holding however to avoid misunderstanding and objections it has been decided to submit a Prior Notification application for the avoidance of any doubts as to the lawfulness of the development.

2 July 2020.

Huw Evans