

**Full Planning Application**  
**for**  
**Rural Enterprise Dwelling incorporating Bed and Breakfast Accommodation**  
**and the Change of Use of Land to Enable Siting of Two Shepherds' Huts as**  
**Associated Accommodation**  
**at**  
**Yard adjacent to the Vicarage Field,**  
**Southerndown Road,**  
**St. Brides Major**  
**Vale of Glamorgan**

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26 February 2015

**Design and Access Statement**

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## **1. Introduction**

- 1.1. Reading Agricultural Consultants Ltd (RAC) is instructed by Mr and Mrs C Davies to apply for planning permission for a rural enterprise worker's dwelling incorporating bed and breakfast accommodation and the change of use of adjoining land to enable the siting of two shepherds' huts, as associated accommodation, on land which is currently a farmyard adjacent to the Vicarage Field, Southerndown Road, St. Brides Major. The enterprise is to be known as St Bridgets B&B.
- 1.2. This Design and Access Statement (DAS) accompanies the application. It has been submitted in accordance with the requirements of Technical Advice Note 12: Design, which forms part of Planning Policy Wales.

## **2. Planning Policy Context**

- 2.1 The Development Plan for the area comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, which was formally adopted by the Council in April 2005. Policies of particular relevance to this application are:

- ENV1            Development in the Countryside
- ENV 5           Glamorgan Heritage Coast
- ENV 27        Design of New Developments
- HOUS3         Dwellings in the Countryside
- HOUS5         Agriculture or Forestry Dwellings
- TOUR1         New Hotels in the Countryside
- TOUR 4         Caravan, Chalet and Tent Sites

- 2.2 Regard to National Policy is contained within Planning Policy Wales 7<sup>th</sup> Edition (July 2014) (PPW); Technical Advice Note (TAN) 6 - Planning for Sustainable Rural Communities; and TAN 13 - Tourism.

- 2.3 PPW advises in paragraph 2.7.1 that:

*"Where development plan policies are outdated or superseded local planning authorities should give them decreasing weight in favour of other material considerations, such as national planning policy, in the*

*determination of individual applications. This will ensure that decisions are based on policies which have been written with the objective of contributing to the achievement of sustainable development.”*

- 2.4 Section 11 of PPW notes the vital contribution of tourism to economic prosperity and job creation, stating:

*“**Tourism** is vital to economic prosperity and job creation in many parts of Wales. It is a significant and growing source of employment and investment, based on the country’s cultural and environmental diversity. Tourism can be a catalyst for environmental protection, regeneration and improvement in both rural and urban areas.”* (paragraph 11.1.1)

- 2.5 The importance of tourism to rural areas is further reinforced:

*“In rural areas, tourism-related development is an essential element in providing for a healthy, diverse, local and national economy. It can contribute to the provision and maintenance of facilities for local communities. Here too development should be sympathetic in nature and scale to the local environment and to the needs of visitors and the local community.”* (paragraph 11.1.7)

- 2.6 In terms of the manager’s quarters, TAN 6 is supportive of dwellings on new and establishing ventures provided that the tests in section 4.6 are met. This states

*“If it is considered that a new dwelling will be essential to support a new rural enterprise, it should satisfy the following criteria:*

- a. clear evidence of a firm intention and ability to develop the rural enterprise concerned (significant investment in new buildings and equipment is often a good indication of intentions);*
- b. clear evidence that the new enterprise needs to be established at the proposed location and that it cannot be accommodated at another suitable site where a dwelling is likely to be available;*
- c. clear evidence that the proposed enterprise has been planned on a sound financial basis;*
- d. there is a clearly established functional need and that need relates to a full-time worker, and does not relate to a part-time requirement;*

- e. *the functional need could not be fulfilled by another dwelling or by converting an existing suitable building on the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the workers concerned; and*
- f. *other normal planning requirements, for example siting and access, are satisfied.”*

2.7 In addition, TAN 12: Design (2009) sets out the following objectives of good design:

- i) Access                      Ensuring ease of access for all
- ii) Character                Sustaining or enhancing local character
  - Promoting legible development
  - Promoting a successful relationship between public and private space
  - Promoting quality' choice and variety
  - Promoting innovative design
- iii) Community safety      Ensuring attractive safe public spaces
  - Security through natural surveillance
- iv) Environmental sustainability      Achieving efficient use and protection of natural resources
  - Enhancing biodiversity
  - Designing for change
- v) Movement                Promoting sustainable means of travel

### 3. Design

3.1 The principles of good design are based on an understanding of what makes existing places attractive and sustainable places in which to live, as set out in TAN 12, above.

3.2 The Applicants' objectives when considering the design of St Bridgets B&B were to:

- i. provide a development which is both appealing and in keeping with the buildings and fabric of the village of St Brides Major;
- ii. provide a dwelling of a traditional form, similar in design to some of the older dwellings in the village;
- iii. create comfortable accommodation for guests where the resident manager could be available for enquiries and emergency calls;
- iv. be in close proximity to services and with good connectivity to riding and walking areas ;
- v. provide low cost, standalone accommodation in the form of shepherds' huts which have a minimal running cost and low impact upon the environment; and
- vi. provide benefits to the wider community through increased tourist income.

3.3 The proposal is a dwelling which affords all the amenities of modern day accommodation whilst having the appearance of a traditional dwelling. The dwelling would replace a metal sheeted pole barn, with limited aesthetic appeal.



**Fig.1 The proposed dwelling would replicate the style of other dwellings in the village.**

- 3.4 The shepherds' huts would be purchased from a specialist manufacturer and built to a high specification. They would be set on wheels with no permanent fixtures to the ground, or utility connections. They are capable of being moved anywhere on the holding though the Applicants intend to place them within the tree shelterbelt area and moved to alternative locations every 1-2 weeks.



**Fig. 2. Typical style of the proposed shepherds' huts.**

- 3.5 Vehicles associated with the site would be parked within the development boundary, out of sight of the nearby highway. At no time would any vehicles be parked on the public highway.

#### **4. Character**

- 4.1. The yard in which the St Bridgets B&B is to be sited is currently a multi-functional small farmyard which is used to store machinery and hay for the main agricultural holding. It is also the base and pick-up / set-down point for the *Vale Carriages* business with the carriage stored in one of the buildings.
- 4.2. The site lies adjacent to residential properties and relates well to the visual envelope of the village.





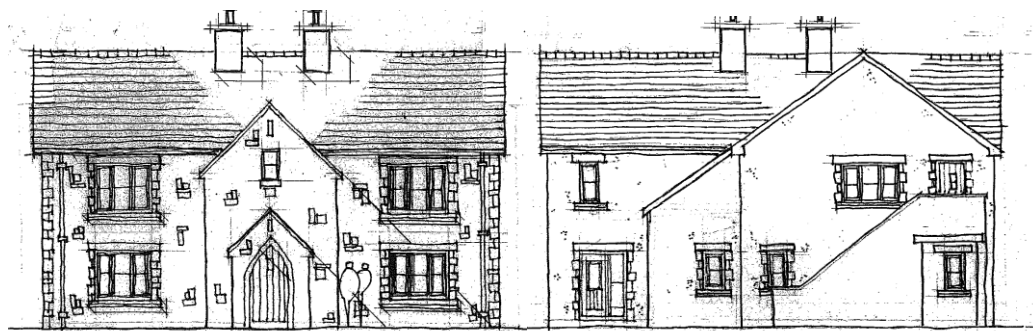
**Fig. 3 The site relates well to the other dwellings in the village with sitings of shepherds' huts and dwelling indicated.**

- 4.3. The proposed dwelling would occupy the site of the open-fronted pole barn in the centre of the yard (see Fig. 4). The two shepherds' huts would be sited amongst the shelterbelt trees, in a space currently occupied by a chicken run and coop. These huts are mobile structures and will be moved on a regular basis to limit dehydration to tree root systems. The Cardiff Treescapes' arboricultural report accompanying this application recommends the use of ground protection boards to prevent soil compaction underneath and around the huts.



**Fig. 4 The open-fronted storage building would be replaced by the dwelling**

- 4.4. The proposed B&B accommodation would provide high quality accommodation in an area of the Vale of Glamorgan where it is clear that additional accommodation is required (see Planning Statement). There would be a symbiotic relationship with the existing business operations undertaken by the Applicants (*Vale Carriages* and *St Brides Riding and Trekking Centre*) and would also link in with the large number of local bridleways, leading onto the nearby Downs and beaches; and walking trails including the Coast Path and Heritage Trail.
- 4.5. The B&B accommodation will comprise three double bedrooms, including one designed for disabled use on the ground floor. Some 30% of the dwelling would be dedicated to the manager's accommodation – this would be located on the first floor and comprise principally two bedrooms and a private lounge with access to this area provided via an external staircase; (see shaded area in Fig. 6).



**Fig. 5 Front and rear elevations of the proposed dwelling**

- 4.6. The dwelling would also provide an externally accessible toilet and shower for use by occupants of the shepherds' huts and other guests, such as horse riders and walkers. A secure tack and harness room would be provided.



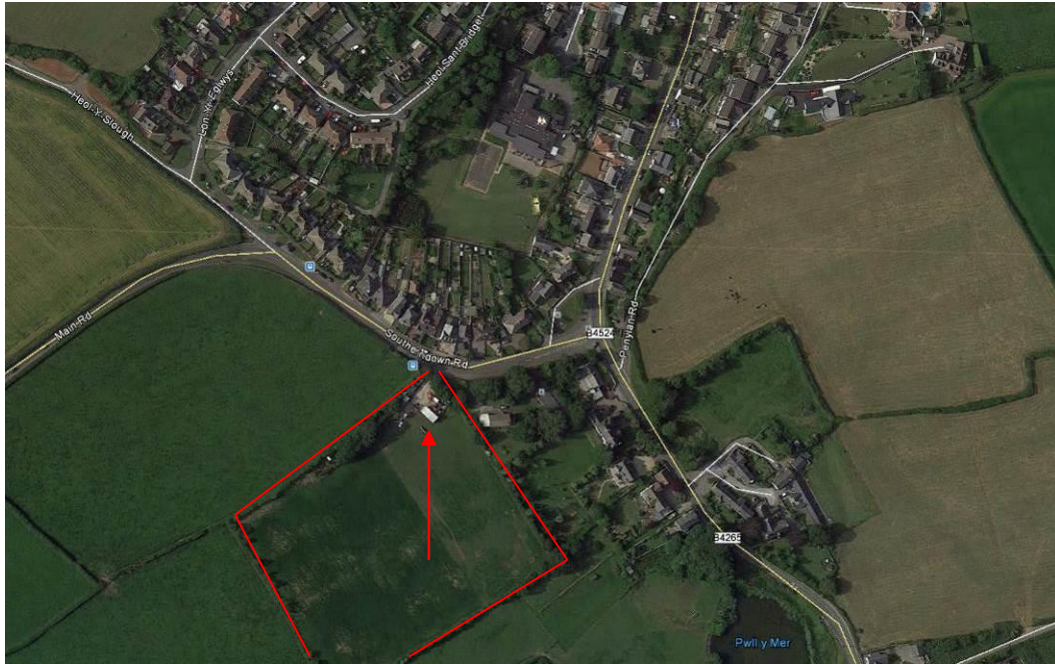
**Fig. 6 Side elevation of the proposed dwelling (the managers quarters are shaded).**



- 4.7. The rooms will be decorated in a Victorian style, in a similar manner to the Victorian theme of the carriage rides and would be presented as a branded package on promotional literature. *Vale Carriages* is already well represented in tourist information relating to the Glamorgan Heritage Coast and this development would build upon the concept.
- 4.8. The two-storey detached house has a strong visual feature with its gabled two-storey front and projecting single-storey porch. Set mid-point between the two chimneys the entrance provides a strong entry focal point and the symmetrical first and second floor sash windows further add to the visual attractiveness of the building's frontage. Proposed stone for the external elevations would be dressed Blue Lias from Aberthaw with quoins, cills and jambs of square Blue Lias. Windows and doors would be painted wood with a Welsh slate roof and metal rain water goods.
- 4.9. The use of the gables adds visual interest and reduces the perceived scale and mass of the building. The proportion of solid walls to openings reflects a stronger local pattern while allowing sufficient light into main rooms. The use of the rear staircase is again both functional and adds richness and visual interest.
- 4.10. The ground and first floor plans indicate the proposed uses of the internal floorspace with the development designed to be accessible to all with suitable bedroom accommodation and facilities on the ground floor for wheelchair users. The layout of the residential quarters for the manager allows this area to operate independently from guests.
- 4.11. Sufficient external amenity area would exist for guests and the occupiers of the house and the low density of development in relation to plot size ensures there would be no adverse amenity impacts on surrounding neighbours. It is anticipated that the removal of the metal-sheeted building and agricultural paraphernalia and replacement with a traditional style dwelling would result in an improved amenity for neighbouring dwellings.
- 4.12. The two shepherds' huts are mobile luxury outdoor accommodation that would be used in the area currently utilised as chicken enclosures immediately to the south of the three co-joined agricultural buildings that bound the west of the yard. The area proposed is 300m<sup>2</sup> which would allow sufficient amenity area for guests staying in the shepherds' huts. Guests staying at the huts would park at the house and could utilise the facilities at the house.

### Site Location

- 4.13. The site is located on the south side of the B4524, Southerndown Road. It is adjacent to the edge of the village and rises gently from the highway towards the south. It is well screened from the public highway by mature trees which form the boundary of the site. This screen will be enhanced by additional planting.



**Fig. 7 The site is in close proximity to the remainder of the village yet has use of fields for grazing horses**

- 4.14. The site currently includes four buildings:
- an open-fronted, corrugated metal sheet clad pole barn (10.8m x 4.8m);
  - an open-sided, monopitch pole barn (11m x 7.2m);
  - a corrugated metal sheet clad storage building (9m x 5.7m); and
  - a stone-built workshop (5.3m x 5.4m).
- 4.15. The field associated with the site extends to some 2ha (5 acres) of permanent pasture.

### Layout

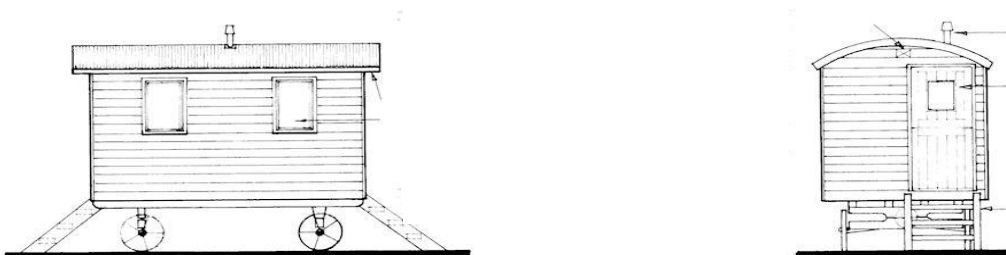
- 4.16. The layout of the site would remain as existing in terms of yard area in relation to the field. The open-fronted storage building in the centre of the yard would be replaced by the proposed dwelling albeit the footprint would be extended to the

rear (south). The manager's accommodation would be on the first floor, looking over the fields where the horses may be grazing, the stables and the shepherds' huts. This will provide additional surveillance to regular checking of horses and guests.

- 4.17. The shepherds' huts will be sited within the shelterbelt area on the western boundary of the property. They would be moveable within this area.
- 4.18. The other buildings would remain in their existing positions adjacent to the western boundary and would provide stabling and storage areas.

#### Scale

- 4.19. The footprint of the dwelling is 214.8m<sup>2</sup> with maximum dimensions being 13.9m x 19.5m. The dwelling would provide two-storey accommodation, with the manager's private accommodation being a portion of the upper floor, as shown in Fig.6 above. The height to the ridge would be 8.4m.
- 4.20. The accommodation for the manager equates to some 125m<sup>2</sup>, which is within guidelines for rural enterprise dwellings. The remainder of the dwelling is dedicated to B&B accommodation and services for other guests.
- 4.21. The two mobile shepherds' huts would have a traditional wood plank exterior and are typically approximately 5.8m x 2.4m. They are set on a four wheeled carriage and are generally some 3.4m in height.



**Fig. 8. Typical shepherds' hut accommodation**

#### Appearance

- 4.22. The proposed dwelling is designed to replicate some of the older dwellings within the village. It is anticipated that a traditional appearance would appeal to tourists more than a modern style which would also require regular updating. The

Victorian marketing theme for *Vale Carriages* has also proved successful and the proposals would build upon this success.

- 4.23. The dwelling would have a local stone finish with slate roof and painted windows and doors.
- 4.24. The shepherds' huts also have a traditional appearance. There are several colour options available from the various manufacturers. The alternative is a natural wood finish which would fade in colour over time. The decision would be left to the officer's discretion.

#### Landscaping

- 4.25. St Bridgets B&B would be set back from the road and accessed *via* an existing entrance with potential for widening if thought necessary by the Council. The yard area would remain with a concrete finish in order to provide a safe walking surface for horses. The site will have its own curtilage which does not take land out of agricultural production. The curtilage of the dwelling will be emphasised by the introduction of a native species hedgerow. This would provide ecological connectivity between the east and west boundaries of the property.
- 4.26. Additional planting would be undertaken to support the existing screening to the north of the property. This would further decrease visibility into the site from the public highway and footway.
- 4.27. The Cardiff Treescapes' arboricultural report has indicated that the development would not cause undue damage to any of the existing trees. The safeguards suggested in the report will be adopted during the construction process and due care undertaken once completed in order to preserve the health of the trees.

#### Drainage

- 4.28. The site is in a large village location with access to a mains sewer. It is proposed to link into this system. Toilet and washing facilities for the shepherds' huts will be provided in the dwelling.

### **5. Access**

- 5.1 The site is accessed via an existing 3.8m wide gateway from Southerndown Rd, B4524. The access area off the highway would remain as existing, although the gates would be set back some 3.5m to enable visitors to pull off the highway before entering the site. The apron would be concreted for some 5m to prevent

the egress of loose material onto the highway. Vehicular movement in and out of the site can be carried out safely with good visibility in both directions.

- 5.2 The site would be conveniently accessed from the village on foot *via* the segregated footways either side of the main roads. The topography also facilitates easy walking and helps promotes cycling. There is a bus stop adjacent to the site entrance which assists in promoting the use of public transport in the area. The proximity of the two village pubs, bus stops and village halls are all very accessible.
- 5.3 Access to the field area to the rear, which also provides access to one of the agricultural buildings and the proposed siting of the shepherds' huts, has a hardcore base with a fine stone and gravel surface which will provide year-round access.
- 5.4 Sufficient circulation space already exists within the site to enable vehicles to exit the site in forward gear, with ease. The space is currently used for the existing *Vale Carriages* business as a pick-up and set-down point for tourists undertaking assorted tours of the area; this will not change.
- 5.5 Seven car parking spaces would be provided in the development. This number would be sufficient to serve;
- the permanent resident (manager) who would take up only one bedroom;
  - the three guest bedrooms; and
  - guests staying in the two shepherds' huts.
- 5.6 There is also ample additional overflow parking area within the field, on the hardstanding access area to the storage building. This can be used for visitors' horse boxes if necessary
- 5.7 Inclusive access for all sectors of society is important and so the design of facilities has to take into account older people, children and disabled people. Disability encompasses a wide variety of issues from mobility impairments, sensory impairments and people with learning difficulties. The requirement for inclusive access to the proposed dwelling/B&B is important to the aspirations of the business as it is anticipated that guests associated with the riding for the disabled element of the riding school will use the site on a regular basis.



- 5.8 The whole site is relatively flat and so there is unlikely to be difficulties for wheelchair users of the B&B. The shepherds' huts are elevated and restricted in internal space, therefore, wheelchair users will be encouraged to use the B&B accommodation facilities as an alternative.
- 5.9 All doors would meet the requirements of Part M of the Building Regulations. Threshold steps from external areas will be minimised to aid those with impaired ambulatory and visual capacities. The internal ground floor area will be devoid of steps and there is dedicated disabled accommodation on the ground floor.
- 5.10 The proposal has been designed to minimise movement for those with difficulty walking whilst also providing a pleasant environment with plentiful natural lighting to assist visibility and movement.

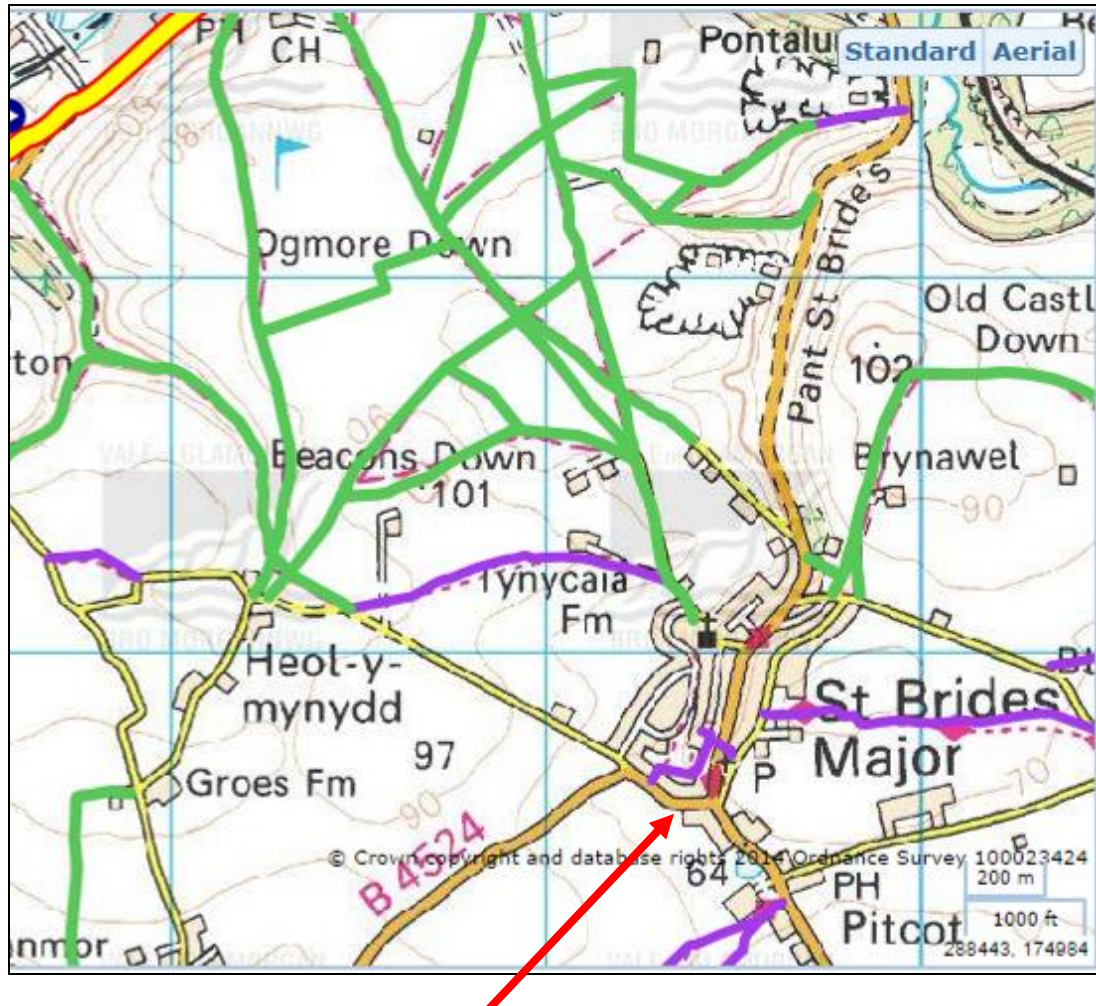
#### Public Right of Way

- 5.11 There are no public rights of way on the site. However, PROWs and bridleways form an important element of the business plan as the site is likely to appeal to walkers and horse-riders.
- 5.12 These are shown in Figs. 9 and 10 below.



**Fig. 9 Footpaths and bridleways are plentiful around the site**

- Designated public footpath
- Bridlepath
- Wales Coast Path



**Fig. 10 The various bridlepaths and PROWS are easily accessible from the site.**

#### Location Sustainability

- 5.13 The site is located on the boundary of St Brides Major and is within easy walking distance of a range of facilities which would be expected for this type of village, including two public houses, two village halls, church, primary school and three bus stops. As such the site is considered a sustainable location.
- 5.14 This is emphasised by the presence of a bus stop alongside the entrance to the site. The 303 service runs between Barry and Bridgend hourly during the week and every 1-2 hours at weekend. This will enable visitors to link into the wider

transport network and is likely to appeal to the many walkers who visit the area, decreasing the need for private transport.

- 5.15 It is anticipated that visitors to the equine B&B would arrive with a vehicle and horsebox. This is most likely to be a once weekly journey. The remainder of the time the trailer would remain on-site and the horse and rider would leave on a daily basis on horseback. Guests have the option of the convenience of public transport when visiting the wider area for shopping or sightseeing.
- 5.16 Links to the local footpath network make the site one of the most sustainable locations in the Vale for travel and countryside tourism.
- 5.17 The Applicants currently drive to the site at least twice a day, often more during the busy summer season for carriage rides. This would be eliminated if they lived on the site.
- 5.18 Guests will be encouraged to use public transport to the site. However, it is anticipated that if bringing suitcases and other baggage, many of the guests will arrive by car, as is the nature of most tourist activities. Access roads to the site are good and the small number of additional vehicles would not adversely impact upon the amenity of local residents.
- 5.19 Within the site there would be parking space for seven cars with a level access to the highway providing very good visibility in both directions. Existing screening by foliage will minimise any visibility of these vehicles from off site. This screening will be enhanced through additional planting.

## **6. Environmental Sustainability.**

- 6.1 The proposed dwelling / B&B accommodation is a new-build scheme and so has to meet the Code for Sustainable Homes. The Welsh Government guidance in TAN 22: Planning for sustainable Buildings states that : -

*“The sustainability of new buildings is an integral part of planning for, and delivering sustainability. Designing buildings to be more sustainable can provide a number of benefits to both the occupant and to the wider society.”*

- 6.2 The Applicants commit to provide a dwelling at Code level 4, aspiring, subject to detailed examination under the building regulations submission, to Code 5. The

site will be registered with an interim and final certificate provided in line with legal requirements and best practice.

6.3 The Code for Sustainable Homes Technical Guide November 2010 has nine categories:-

Category 1: Energy and Carbon Dioxide Emissions

Category 2: Water

Category 3: Materials

Category 4: Surface Water Run-off

Category 5: Waste

Category 6: Pollution

Category 7: Health & Well-being

Category 8: Management

Category 9: Ecology

6.3 Category 1: Energy and Carbon Dioxide Emissions

The dwelling will be designed to have a high specification of insulation on all the main building fabric elements and a high standard of construction to minimise CO<sub>2</sub> emissions.

External lighting will be PIR low energy and at least 75% of all the lights and fittings installed in the dwelling will be energy efficient. A large part of the domestic heating will be provided by wood harvested from the Applicants' farm.

The design includes solar passive design by way of orientation and glazing to maximise solar heat gain and light gain. Further low and zero carbon technologies are being considered in the form of solar hot water. These will be subject to discussion with the planning officer.

6.4 Category 2: Water

The consumption of indoor water use will be minimised through the use of water efficient fittings and appliances, dual flush WCs and a water recycling system. A grey water system is being considered for WC's.

For external water use a system which will collect and store rainwater for use off the roof, such as a water butt, will be implemented.

#### 6.5 Category 3: Materials

Materials with low environmental impacts over their life-cycle are to be specified where possible.

Responsible sourcing of materials for both basic building elements and finishing elements will be implemented. The building stone for the face of the dwelling would be sourced locally in order to blend naturally into the village and Heritage Coast environment.

#### 6.6 Category 4: Surface Water Run-off

Rainwater from the roof area of the building will be collected in butts, with the surplus delivered to soakaways. This will not increase flood potential because there is a deep porous rock structure below the soil surface, thus providing slow percolation of surface water to ground in a similar manner to Sustainable Urban Drainage Systems (SUDS).

#### 6.7 Category 5: Waste

All domestic waste will be stored on-site in a storage area in readiness for weekly collection of co-mingled waste by the Vale of Glamorgan kerbside collection and recycling service. The Applicants will focus on reducing, reusing and recycling the waste generated from the site in order to minimise the waste sent to landfill.

#### 6.8 Category 6: Pollution

All insulation materials will have a low global warming potential (GWP). Materials with a GWP less than 5 will be used for:

- roof areas;
- walls (internal);
- hot water cylinder, pipe insulation and other thermal stores; and
- external doors

A low-NO<sub>x</sub> boiler will be installed and serviced annually to maintain its efficiency. A wood burner is likely to be installed to provide the majority of the water heating



in the dwelling. The wood will be sourced from the holding through the course of woodland and hedgerow management practices. This type of efficient heating system will reduce the net amount of carbon emissions to the atmosphere.

#### 6.9 Category 7: Health & Well-being

The design promotes good use of natural light and thereby improves quality of life and reduces the need for energy.

The site is close to all the amenities of St Brides Major and its associated services. This would promote walking with the accompanying health benefits.

#### Category 9: Biodiversity

6.10 It is acknowledged that there has been a reduction in rural biodiversity since the 1940s through the change and intensification of agricultural practices and the requirement to produce more home grown food. This has resulted in habitat fragmentation and loss.

6.11 The Applicants will seek to preserve biodiversity on the holding with the prospect of enhancing it through positive actions such as hedgerow planting.

### **7. Community Safety**

7.1 The locality is a low crime area. The dwelling, with full-time residents and the presence of visitors, would provide an increased deterrent to opportunist house burglaries through passive surveillance and the unpredictable presence of people in the vicinity.

7.2 The safety of the local community from injuries and accidents relating to the site will be preserved. No public footpaths cross the application site and the construction area is already segregated from public access by a mature hedgerow and netting fence. This would be enhanced through the use of Heras fencing during construction. On completion of construction the hedgerow would be supplemented with species of local provenance in order to increase screening.

7.3 The perimeter of the building site will also be the dwelling curtilage once building works is complete. The curtilage boundary to the south will comprise a newly established hedgerow, reinforced by a post and rail fence to prevent any animals escaping onto the highway. Gateways providing access to the holding are closed at all times. This also prevents livestock straying off the holding onto the public highway.

- 7.4 The site has ample parking area and turning area to enable vehicles to enter and leave the site in a forward gear. Visibility splays are good in both directions.

## **8. Movement**

- 8.1 All vehicular and pedestrian access to the holding will be maintained as the existing, off Southerndown Road.
- 8.2 The proximity of the site to the village of St Brides Major presents the opportunity for the use of an integrated public transport system through use of the 303 bus service which has a bus stop immediately adjacent to the site entrance. The bus service connects the towns of Barry and Bridgend with hourly stops in each direction. This also provides connectivity to the railway network, with stations in Barry and Llantwit Major, Bridgend and Port Talbot.
- 8.3 It is considered that the combined B&B accommodation and manager's dwelling, is sited in a sustainable location well situated for accessibility to all local services whilst enabling tourists to participate in rural pursuits.

## **9. Conclusion**

- 9.1 St Bridgets B&B is an innovative proposal which will build upon two existing equestrian-based tourist businesses. It would create shared B&B accommodation with manager's quarters in the form of a traditional style stone dwelling. Two moveable shepherds' huts would provide additional, more informal, accommodation
- 9.2 It is sited in a sustainable location on the edge of St Brides Major which has the benefit of local services expected of a village of this size, including public houses and bus services which are likely to be used on a regular basis by tourists.
- 9.3 It is sited alongside a main road providing ease of access and good visibility.
- 9.4 There is a distinct shortage of this type of accommodation within the area and it is anticipated that there will be synergistic benefits to other businesses in the area.
- 9.5 Ample provision for parking and amenity areas would be available which would not be visible from the highway. The proposed building would be of traditional appearance and would not adversely affect the village or residential amenity of neighbours or neighbouring properties.

- 9.6 The proposal would provide a planning gain for the area through replacement of farm buildings with a traditional style dwelling.
- 9.7 The shepherds' huts would be heavily screened by the existing shelterbelt trees which would be protected from adverse effects by ground protection boards and frequent resiting.

**This report was prepared by:**

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