
Planning Statement (DAS)

Siting of 9 Polytunnels and associated
works at Four Crosses Nursery Ltd,
Elms Field, Domgay Road,
Llanymynech, Powys, SY22 6SL

Prepared on behalf of Mr Swain

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Mr Swain

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Road, Llanymynech, Powys, SY22 6SL

Planning Statement

June 2026

Site address

Four Crosses Nursery Ltd,
Elms Field,
Domgay Road,
Llanymynech,
Powys,
SY22 6SL

Planning Authority

Powys County Council
Neuadd Maldwyn
Welshpool
SY21 7AS

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1. INTRODUCTION

- 1.1. This Planning Statement is prepared and submitted in connection with the full application for the Siting of nine Polytunnels and associated works at Four Crosses Nursery Ltd, Elms Field, Domgay Road, Llanymynech, Powys, SY22 6SL.
- 1.2. The proposed polytunnels would be located adjacent to the existing polytunnels on land currently used for horticulture. Growing plants is essential for the business, and covering the existing growing beds will ensure the business' longevity.
- 1.3. The proposed polytunnels are needed for the existing garden nursery business in order to grow plants that require differing environments.
- 1.4. Aerial view of the site is shown below:



2. CHARACTER

- 2.1 The proposed site for the polytunnels is on land at Four Crosses Nursery.
- 2.2 The proposed polytunnels will each be 44m long x 9m wide x 3.75m high, with 0.5m between each polytunnel.
- 2.3 Polythene sheeting cover will be used as the main material for the polytunnel and can be removed from the land at any time.
- 2.4 The proposed development will be screened by the existing hedgerows and trees along with the existing polytunnels and building therefore will not be easily visible from most public vantage points. Additional native trees will be planted to the west of the proposed development. Please refer to the Biodiversity Enhancement Plan.

3. LAYOUT

- 3.1 The proposed polytunnels are located adjacent to existing polytunnels and will be situated over existing growing beds.

4. MOVEMENTS AND ACCESS

- 4.1 The movements associated with the site will remain unchanged as part of this proposal.
- 4.2 There are no additional highway movements and no highway improvements proposed as part of this application, owing to the proposal being purely for the siting of polytunnels covering existing growing beds.

5. FLOOD RISK

- 5.1 The proposal is located within Flood Zone 3. A Limited Flood Consequence Assessment has been completed to consider and assess the acceptability of the proposal in the flood zone.
- 5.2 The proposal does not involve any hardstanding as the polytunnels are covering existing soil. If a 1 in 1000-year flood event occurs, then the flood water will be able to travel through the polytunnel without impediment, and therefore not increase flood risk elsewhere.
- 5.3 To summarise, the proposal is for a low vulnerable development and therefore acceptable to be placed in Flood Zone 3.

6. PUBLIC RIGHT OF WAY

- 6.1 An application to divert public footpath 15 to reroute the footpath to the north along the top boundary hedge has been submitted to Powys County Council (PCC).

- 6.2 This is part of an overarching scheme to divert and improve the footpaths that are on site, to ensure safety of all users and not impact on the current business.
- 6.3 Full liaison was carried out with the PCC Countryside Services Manager before the submission of the application to divert the footpath.

7. DRAINAGE

- 7.1 A Drainage Consultant has been appointed and has submitted a SAB application. SAB process is a different legislation to planning and will be addressed within that legislation.

8. COMMUNITY SAFETY

- 8.1 Site security is critical throughout day and night to prevent the theft of equipment or machinery.

9. BIODIVERSITY ENHANCEMENT

- 9.1 The proposal includes the siting of nine polytunnels, which will be able to be removed from site and the land restored, if required.
- 9.2 The proposed development will not impact biodiversity at the site. Native trees will be planted to the west of the proposed development in order to improve biodiversity.. Please refer to the Biodiversity Enhancement Plan.

10. POLICY CONTEXT

- 10.1 Further to the adoption of the Local Development Plan, the previous agricultural development policy has been omitted, and onus is put on National Policy to advise on the acceptability of agricultural developments.
- 10.2 Technical Advice Note 6 and Planning Policy Wales provides detail in respect of their main objectives about agricultural development. It is emphasised that support is given to the rural economy and that agricultural development is at the heart of the rural economy.

11. CONCLUSION

- 11.1 The proposed polytunnels are considered subordinate and in keeping with the existing built form on the application site.
- 11.2 There are few public vantage points, and from those the proposal will be seen in connection with the working nursery, away from the road, and therefore will be rarely visible from any public vantage points.

11.3 In light of the above considerations, the proposal is considered fully compliant with all relevant national and local planning policies and therefore should be given approval.