



PLANNING, DESIGN AND ACCESS STATEMENT
PROPOSED NEW LIVESTOCK BUILDING AT DREFACH, HENLLAN
AMGOED, CARMARTHENSHIRE

On behalf of
Mr and Mrs Gibbin

Our Ref: 0148.c(1)
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1.0 INTRODUCTION

1.1 Full planning permission is sought for a new livestock building on land forming part of Drefach, Henllan Amgoed, Carmarthenshire. This application forms one of three applications that relate to an expansion of the existing facilities at the farm, with the remaining two then relating to a new parlour building and livestock care building. However, it should be noted that these proposals are not to facilitate an increase in livestock numbers, but to improve stock welfare and production efficiency at the farm.

1.2 This Planning, Design and Access Statement therefore forms part of the submissions of the application to be considered by the Authority, and in compliance with the requirements of TAN12 provides information on the following points:

- A brief description of the site and surrounding area
- A description of the proposed development
- Consideration of relevant planning policy
- Accessibility
- Character
- Community Safety
- Environmental Sustainability
- Movement to, from and within the development

2.0 SITE DESCRIPTION

2.1 THE SITE

- 2.1.1 This application site relates to part of an existing agricultural enclosure laid to grass, shown in the background of the photograph below.



Photograph 1

- 2.1.2 As can be seen, the enclosure as a whole slopes downward in a general west to east direction. The boundaries of the enclosure are defined by a mix of post and wire fencing and hedgerows, although only two of the application site's boundaries are currently defined.
- 2.1.3 As outlined above, with its north eastern and north western boundaries currently undefined, the application site can be accessed directly from the agricultural enclosure it currently forms part of. Notwithstanding this, a gateway can be found in the applications site's southernmost corner, which then provides access to the existing complex of the holding.

2.2 THE SURROUNDING AREA

2.2.1 In the immediate sense, elements of the existing core complex can be found to the south west and south east, which include those illustrated in the photographs below.



Photograph 2



Photograph 3



Photograph 4

2.2.2 The residential dwelling serving the holding is then located directly to its south west, from which then the access road serving the complex leads west to the public highway beyond.

2.2.3 In the wider sense, the core complex in question is surrounded by further agricultural enclosures in all directions, interspersed then with other agricultural holdings or

isolated dwellings. The nearest settlements then is Cwmfelin Boeth to the south east and Henllan Amgoed to the north west.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

2.3.1 As a result of the local context, the following design principles and parameters have influenced the design subject of this planning application:

- **Scale** – To be fit for purpose and to provide sufficient livestock housing to secure the desired animal welfare and production improvements.
- **Design** – To draw on the finishes and the general style of buildings forming part of the existing core complex.
- **Access** – To be accessed via the adjoining core complex for efficiency of use.

3.0 THE PROPOSED DEVELOPMENT

3.1 The proposal is for a new livestock building to serve the existing holding. As detailed previously, it represents part of larger proposal to assist in improving animal welfare and production efficiency at the holding. Full detailed drawings for the proposal are submitted as part of the application and the following information should therefore be read in conjunction with them and the accompanying Waste Management Plan.

The Holding and Development Justification

3.2 Drefach is a successful and efficient dairy farm that is constantly seeking to improve all aspects of its operation. The existing holding consists of 161.83ha of owned land with further land then rented on short-term let agreements.

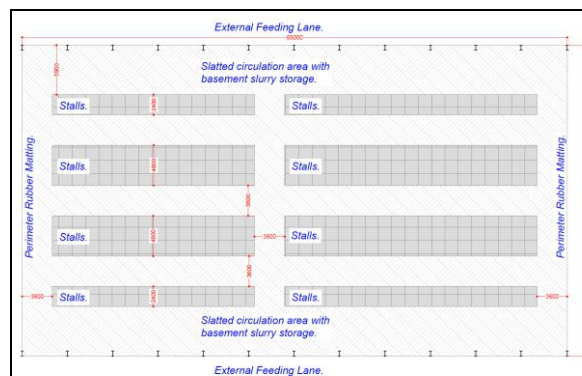
3.3 The holding's system is primarily based on a dairy setup, with the farm currently holding 250 dairy cows and a mix of calves and youngstock amounting to a further 286. However, whilst the bulk of the herd is based around the core complex of Drefach all year round, much of the youngstock is housed elsewhere during winter months creating challenges for the efficient and effective management of the holding.

3.4 At present, the holding's system involves a large proportion of its livestock (youngstock) being kept during winter periods at a separate location to that of the core complex. This obviously creates issues in terms of labour efficiencies and for the storage and transfer of feed and bedding from the core complex.

3.5 The proposal therefore seeks to facilitate additional livestock housing for the existing herd, ensuring that all stock can be kept under cover during winter months. This would not only result in all livestock being managed from one location, but would also provide additional welfare benefits for the herd itself through cover being provided for all animals.

Design

- 3.6 The proposal will consist of a new building based on a steel portal frame. The building will consist of largely open sides with roof elements then being clad in grey coloured profile sheeting with Perspex light wells, as indicated on the accompanying drawings.
- 3.7 Internally, the building will consist of a mix of stalls and a slatted circulation area with basement for slurry storage in the manner illustrated below.



Plan A

- 3.8 Levels around the building will then be graded to match or meet existing ground levels as shown on the accompanying drawings.

Phasing

- 3.9 As highlighted above, it should be noted that this application proposal forms part of a larger project. However, we understand that it is intended that all three elements are to be constructed at the same time, ensuring that all elements are introduced to the immediate and wider setting as one.

Drainage

- 3.10 All surface water generated from rainfall will be either collected and re-used, or will be disposed of via new soakaways. All waste then generated by livestock housed in the building will form part of the farm's Waste Management Plan (See accompanying

document), which will continue to be implemented without detriment to the holding or wider environment.

4.0 LOCAL PLANNING POLICY

4.1 In terms of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the adopted development plan for the area within which the application site is positioned is the Carmarthenshire Local Development Plan (LDP). It is therefore the policies of this document that have been referred to in the preparation of the proposal subject of the planning application in question, including the following:

- SP1 – Sustainable Places and Spaces
- GP1 – Sustainability and High Quality Design

4.2 In the formulation of this planning application, particular attention has been paid to Policy GP1 and so the following represents an assessment of the proposal against the relevant requirements of this key policy in question.

Policy GP1 – Sustainability and High Quality Design

4.3 Policy GP1 represents the overarching policy of the LDP document against which all development proposals must be assessed. It contains a series of criteria outlining requirements to be met with respect to a range of topic areas. Taking into account the application proposal, it is considered that in total 6 of these criteria are applicable.

4.4 The first criteria for consideration is Criterion a), which deals with a range of design related aspects, requiring that a proposal must conform and enhance “... *the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing*;”. As the accompanying drawings illustrate, the proposed building is comparable in both scale, form and design to that of existing buildings forming part of the existing complex. This together then with its logical and close association and positioning in terms of the existing development, ensures that it will represent a harmonious addition to the holding in compliance with the requirements of Criterion a) and also those of Criterion c).

- 4.5 In addition to the above, the existing ground levels of the site and those of the adjoining areas has been given full consideration to ensure ease of access and efficiency in the flow of livestock in and out of the building. This has been achieved without breaking surrounding skylines and so has ensured that the proposal adheres to the requirements of Criterion b) and also in turn Criterion h).
- 4.6 The final two criteria for consideration – j) and k) – then deal with the matters of the disposal of surface water and waste generated by the proposal. As highlighted earlier, it is proposed that surface water will be collected and re-used or disposed of via new soakaways. In terms then of any waste generated by the proposal, the application is supported by a Waste Management Plan for the holding, which identifies that as the holding is not proposing to increase stocking levels, current measures and provisions are sufficient and so ensures that the proposal adheres to the requirements of the criterion in question.
- 4.7 In summary therefore, the proposal adheres fully to all relevant aspects of adopted local planning policy.

5.0 ACCESSIBILITY

5.1 ACCESSIBILITY

5.1.1 The proposed development will gain access from the adjoining complex of the holding at an appropriate gradient for all users.

5.2 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

5.2.1 Potential access points to the building will be available on all four sides, but will be dictated by the animal holding regime in place at any one time. Access will however be on a level basis from the adjoining land for each of the building's elevations. General access to the building will then be gained from the adjoining enclosure or existing complex, which in turn is then connected to the public highway via the farm's existing private drive.

6.0 CHARACTER

Landscape Design

6.1.1 The application site currently consists of part of a grassed enclosure. However, the existing farm complex then occupies areas to the south and west of the application site, with further development then to be located to its north.

6.1.2 Taking into consideration the existing landscape setting, the proposed structure seeks to harmonise and play a subservient role in the landscape through being closely associated with the development of the existing farm complex, but at a position that is comparable or lower than existing development.

Scale

6.1.3 The proposal is to provide additional livestock housing for the holding's existing herd.

Number

6.1.4 The proposal is for one new livestock building.

Layout of Development

6.1.5 The alignment of the proposed building has been steered by the existing topography of the location in question, together then with the level and form of existing development associated with the adjoining farm complex.

Appearance

6.1.6 As detailed in earlier Sections of this Statement, the physical appearance of the proposed building has sought to harmonise with the existing setting.

7.0 COMMUNITY SAFETY

- 7.1 The proposal does not include any public spaces and so no assessment of their community safety level has been undertaken.

8.0 ENVIRONMENTAL SUSTAINABILITY

Landscaping/Townscape Setting

- 8.1 As detailed above, the proposed development respects the existing setting of the existing farm complex and surrounding landscape setting.

Biodiversity and Local Environment

- 8.2 The proposal will not result in any detriment to the existing biodiversity levels of the site, although the proposal does present the potential to increase them, through for example bird nesting opportunities.

Energy Efficiency/Carbon Reduction

- 8.3 We are advised that the following measures will be taken into consideration to maximise energy efficiency and carbon reduction of the proposal during its construction:

- Use local suppliers and labour wherever possible
- Use recycled products wherever possible

Sustainable Materials

- 8.4 We understand that recycled or reclaimed products will be used in the construction of the proposal wherever possible

Water

- 8.5 We understand that the existing water supply of the farm will be used if required.

Waste Management

- 8.6 All waste generated by the use of the proposal will be dealt with as part of the holding's Waste Management Plan.