



**PLANNING, DESIGN AND ACCESS STATEMENT**  
**PROPOSED FREE RANGE CHICKEN SHED AT LAND NORTH OF**  
**GLANMYDDYFI, PENTREFELIN, LLANDEILO**

On behalf of  
Mr T Davies

Our Ref: 0161.a  
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Prepared by: JDE

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## 1.0 INTRODUCTION

- 1.1 JCR Planning has been instructed by Mr T Davies (the Applicant) to prepare and submit a full planning application for a 16,000 bird free range chicken unit, landscaping and associated improvements to a highway junction at land north of Glanmyddyfi, Pentrefelin, Llandeilo.
- 1.2 The application represents a resubmission of a recently refused planning application (Ref. No. E/34266), but following discussions with the local planning authority (LPA) the proposal is now for a 16,000 bird unit as opposed to a 32,000 bird unit.
- 1.3 This 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 local planning policy
  - Accessibility
  - Character
  - Community Safety
  - Environmental Sustainability
  - Movement to, from and within the development
- 1.4 This Statement is also accompanied by a wealth of supporting information and a full scheme of drawings, which should therefore be read in conjunction with its contents.

## 2.0 SITE DESCRIPTION

### 2.1 THE SITE

2.1.1 The core element of the application site relates to an agricultural enclosure laid to grass, as illustrated in Photograph 1.



**Photograph 1**

2.1.2 The enclosure in question is largely level, but then slopes upwards in relation to its north eastern portion. All boundaries are currently defined by managed mature hedgerows, with access from the public highway then being gained via an existing gateway in its southern corner.

2.1.3 The second element of the application site then relates to a small portion of a separate enclosure to the south of that described above, which is to be used for the purposes of additional landscaping. This area is currently largely undefined.

2.1.4 The final element of the application site then relates to the junction and adjoining elements of the minor county road onto the A40, pictured below.



**Photograph 2**

2.1.5 In particular, this element of the application site relates to an existing ornamental hedge (shown in the red hand section of Photograph 2), which is to be relocated as part of the application proposal.

## **2.2 THE SURROUNDING AREA**

2.2.1 In the immediate sense, the application site area is adjoined by a mix of further agricultural enclosures and isolated dwellings. The aforementioned minor road then links its northern and southernmost elements, before then connecting to the main road network – in this case the A40 trunk road.

2.2.2 As detailed in accompanying documentation, the landscape within which the application site is set is a typically rolling example found throughout the Upper Tywi Valley area, with mature hedgerows and pockets of woodland being common features.

2.2.3 In the wider sense, the surrounding area is then again dominated by agricultural enclosures interspersed with isolated farms and dwellings, the nearest of which to the application site is some 150m to its south west. The area also contains a mix of existing agricultural buildings, some of which are illustrated below:



**Photograph 3**



**Photograph 4**



**Photograph 5**

2.2.4 Notwithstanding the above variation, there is some consistency in the general style and appearance of new examples of agricultural buildings found in the area, with for example steel profile sheets being the most commonly used finish for both roofs and side elevations.

2.2.5 Further afield then can be found the settlement of Llandeilo some 3-3.5km to the east and the former country estate of Newton House some 2km to the south east.

## **2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES**

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

- **Scale** – To be fit for purpose and work with existing topographical features of the surrounding landscape.

- **Design** – To draw on existing buildings found in the local area.
- **Access** – To utilise the existing point of access serving the site.

### 3.0 THE PROPOSED DEVELOPMENT

3.1 The proposal seeks planning permission for a 16,000 bird free range chicken unit, landscaping and associated improvements to a highway junction. The following information provides an outline of the various elements of the proposed development and should be read in conjunction with the following accompanying information.

- Site Location Plan
- Site Layout Plan
- Site Sections
- Floorplan and Elevations drawing
- Extraction Unit details
- Flood Consequence Assessment
- Ammonia Assessment
- Landscape and Visual Impact Assessment (incl. landscaping and planting scheme)
- Manure Management Plan
- Flood Response Plan
- Ecological Appraisal
- Otter Survey
- Transport Statement

#### *Project Context*

3.1 The application proposal has come about through the Applicant's desire to diversify their current agricultural holding's business' economic model to provide a greater degree of financial sustainability for its future, part of which is to secure employment for their son on the family farm. Through their experience of operating an existing unit, they have been able to identify an appropriate and sustainable location for the new unit, a decision which has been endorsed and supported by the technical evidence and assessments that accompany this application.



### *Siting*

- 3.2 As detailed in the previous planning application, the general location for the proposed development has been based on (a) the land requirement for the proposed number of birds in order to meet industry regulatory standards, (b) the availability of land in the ownership and control of the Applicant to meet such standards and (c) the accessibility of such land for the purposes of managing the operation of the proposed development. In taking all three of these considerations into account, the block of land of which the application site forms part of therefore represented the most suitable location.
- 3.3 Taking into account the above, the specific location of the proposed building within the block of land in question has also been given careful consideration. Factors such as local topography, access to the road network, proximity to existing properties and the wider landscape setting have led to the application site being chosen as the most appropriate and suitable site for the proposed building. Through respecting in particular the topography of the surrounding land, associated landscaping and vegetation management, the siting of the proposal has ensured that all forms of potential impact are either minimised or removed all together.

### *Scale and Appearance*

- 3.4 The proposed building will be as set out in the accompanying drawings. The building will be capable of accommodating 16,000 birds. At the side of the proposed building will then be located two feed silos of the size indicated. All elements will then be positioned on a concrete slab.
- 3.5 In terms of appearance, we understand that the building itself will be covered in green steel profile sheeting, with doors then to match. The silos will then be white in colour.

### *Landscaping*

- 3.6 In terms of the area surrounding the proposed building, the immediate area will be concreted to the extent shown on the accompanying plans. The remainder of the

enclosure will then be graded and reseeded to grass where required. All hedgerows will be managed in the manner outlined on the accompanying landscaping plan.

- 3.7 In terms then of the remaining two elements of the application site, the first will see the introduction of a wooded strip, while the second will then include the introduction of a replacement hedge to facilitate junction improvements.

*Accommodation and Operational Activities*

- 3.8 In terms of the building itself, the bulk of the internal space will be utilised to accommodate the proposed free range chickens and associated nest boxes. The remainder of the building will then be occupied by a packing room, egg store and then an office and W.C. to be used by staff, of which there will be 2 Full Time and 2 Part Time members.
- 3.9 The proposed unit will also have a full system to provide ventilation to the area housing the chickens. This will amount to 11 exhaust air stacks on the roof and 4 wall fans built into the rear (eastern) elevation. Full details of these elements accompany this application.
- 3.10 Staff will be present on site as and when required during typical agricultural working hours, although all accesses to the building for the proposed chickens will be electronically operated.
- 3.11 In terms of traffic generation, this will relate to trips generated by staff during working hours, 3 rigid lorries visiting the site each week for the delivery of feed or collection of eggs, together then with trips generated as part of the Manure Management Plan, which will in effect amount to 1 visit per four days.

*Access and Parking*

- 3.12 The access to the site will be located at the existing field access. The existing cattle compound will be removed and a hardstanding and vehicle manoeuvring area created. The position of the access ensures that the length of single-track lane that

must be travelled to reach the site is minimized. Notwithstanding this and to the benefit of all users, the application proposal also includes details relating to the improvement of visibility at the aforementioned junction with the A40, which have been approved by the Welsh Government.

- 3.13 The site then provides sufficient parking provision for both staff and any visitors by means of the new hard standing area to the south west of the proposed building.

*Drainage*

- 3.14 As detailed on the accompanying drawings, the proposed building will dispose of surface water run-off and rainwater via new soakaways. All foul water will then be disposed of via a new septic tank or bio-disk system.

*Manure Management*

- 3.15 This application is accompanied by a full Manure Management Plan and Ammonia Report that sets out the process and capacity for dealing with manure generated by the proposal. As can be seen, all methods for the management of the manure will comply fully with the relevant requirements.
- 3.16 Notwithstanding the above and accompanying information, as a result of discussions with the LPA and Natural Resources Wales, it is proposed that the following measures in relation to manure management also be included as part of any planning permission issued for the proposed development in question:

- No manure of any kind will be spread on the 42 acre block of land of which the application site forms part of.
- No manure shall be sold to any individual or business owning or renting land within 1.5km of the boundary of the Dinefwr SSSI.
- A register of purchasers of any manure generated by the application proposal shall be maintained and made available to the LPA upon any request made.
- All recommendations of the Manure Management Plan shall be adhered to at all times.

## 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
- SP14 – Protection and Enhancement of the Natural Environment
- GP1 -Sustainability and High Qualities Design
- GP2 – Development Limits
- EQ3 – Regional and Local Designations
- EQ4 – Biodiversity

4.2 Due to the nature of the proposal – agricultural development – the principle of its location was supported previously by the LPA and so it is considered that the proposal continues to adhere to the requirements of Policy SP1 and Policy GP2. Similarly, and as demonstrated by the accompanying documentation, there is no doubt that the proposal will cause no detriment to either local or national local nature conservation interests and will in fact contribute to enhancing the area's local biodiversity level, ensuring then that it adheres to the requirements of Policy SP14, Policy EQ3 and Policy EQ4. As a result, the following now provides an assessment against the overarching policy of the LDP – Policy GP1 – and its associated criteria.

### Policy GP1 - Sustainability and High Qualities Design

4.3 As outlined above, Policy GP1 represents the overarching policy of the LDP and is used to assess all forms of development put forward. It is a criteria based policy, where all relevant criteria must be met or satisfied if development proposals are to be considered acceptable. Of the policy's 14 criteria, 9 are considered to be of relevance

to the application proposal and the following therefore provides an assessment of the proposal against each in turn.

- 4.4 Criterion (a) requires that proposals conform with “... *the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing*”. As detailed in Section 2 of this Statement and the accompanying documentation, the application site is located within a rural area of Carmarthenshire that is typified by a mosaic of agricultural enclosures and pockets of woodland, within which are located isolated or small clusters of dwellings, farmsteads and agricultural buildings. With this in mind, the principle of an agricultural building within such a landscape is therefore acceptable and in line with the guidance of Criterion (a), as are the proposed external finishes which are commonly found on existing examples in the area, which in turn then also ensures it complies with the requirements of Criterion (c).
- 4.5 In terms then of the scale, height and massing of the proposed building, it should be noted that the current proposal is in fact smaller than that considered by the Authority during the previous planning application. During the former application, we understand that no objection was raised by Officers or statutory Consultees with regard to the scale, height and massing of the previously proposed building and so with a reduction now proposed, it is considered that the proposal continues to adhere to all requirements of Criterion (a).
- 4.6 The third criterion for consideration then deals with the matter of existing landscape features, site contours and prominent skylines or ridges, requiring that such features are incorporated as part of any proposal. In terms of landscaping, as the accompanying documentation demonstrates, the existing landscaping features of the application site (hedgerows) have again been given particular attention in the formulation of the design solution presented as part of this application. As a result, the application proposals includes provision for the retention and enhancement of these features, as well as the introduction of additional woodland planting to further reduce the visual impact of the proposal.

- 4.7 In terms then of site contours and ridgelines, it has been these very features that have contributed to the chosen location for the proposed and now smaller building. Through utilising and incorporating such features, the accompanying LVIA then highlights that “... *located in a natural ‘dip’, the building will not break the skyline and will be seen against a backdrop mosaic of pasture, field hedges and trees.*”. As a result, the requirements of Criterion (b) are then met in full.
- 4.8 Criterion (d) deals with the matter of the amenity of adjoining properties and their respective users, together then with surrounding residences and the community. Although there are no residential properties on land in the immediate vicinity of the site, it is recognised that such properties do exist in the wider surrounding area. Notwithstanding this, detailed discussions have taken place with the Authority’s Environmental Health Officers prior to the submission of this current application with regard to various aspects of amenity, including noise. On all accounts, it has been accepted by the Authority and NRW where relevant, that such interests will be retained and protected as part of the application proposal, with no detriment being incurred as a result of it. This is also true with respect to the management and disposal of manure and in turn ammonia generated by the proposal, which will be undertaken to a level beyond that required by the relevant standards and regulations. As a result, the requirements of Criterion (d) will be met in full by the proposal.
- 4.9 Criterion (f) represents to some degree an extension of the requirements of Criterion (b). Through the scheme’s incorporation of existing landscaping features (hedgerows), together then with an enhancement of these and the introduction of a new element (woodland copse), the application proposal will use sympathetic means of landscaping that will enhance biodiversity, ensuring it meets the requirements of the criterion.
- 4.10 Criterion (h) then deals with the matter of access. During the determination of the previous planning application, we understand that no objection was raised by the local highway authority to the proposed means of access directly serving the

enclosure with the proposed building in it and there is no evidence that this position will change as a result of this new application. In addition, the amendments required by the Welsh Government (Transport) to the junction with the A40 continue to form part of the proposal, ensuring that the proposal continues to meet the requirements of Criterion (h) and in turn (i) in full.

- 4.11 Following the aforementioned withdrawal of a previous application, discussions were held with NRW with regard to the matter of flood risk and in particular the requirements of TAN15. Following the submission of an FCA to NRW (which accompanies this application), concerns with regard to flood risk were therefore resolved. However, NRW then raised a number of queries in relation to the matter of the disposal of waste (or manure) generated by the proposal, which Criterion (k) of Policy GP1 then deals with.
- 4.12 Criterion (k) requires that regard must be had to the disposal of waste and so this application is accompanied by a full Manure Management Plan for the treatment of all manure generated by the proposal, together with an assessment of ammonia generated by the proposal. Through its disposal on land away from the application site and all land within 1.5km of the Dinefwr SSSI, the manure will not only be satisfactorily dealt with, but will also be done in a manner that would pose no harm to ecological interests found on land further to the south of the application site, in line with NRW own guidelines and requirements. As a result, the requirements of both NRW and Criterion (k) in relation to this matter are addressed in full.
- 4.13 With all foul and surface water then being disposed of in long standing acceptable methods, the application proposal adheres to the requirements of Criterion (j) and in turn all relevant aspects of Policy GP1.

## **5.0 ACCESSIBILITY**

### **5.1 ACCESSIBILITY**

- 5.1.1 All inclusive design issues identified have been addressed wholly in compliance with the requirements of the Disability Rights Commission Code of Practice “Rights of Access: Services and Premises” and Part M of the Building Regulations, where applicable. Thereafter full compliance will be maintained in perpetuity.
- 5.1.2 The development proposal will ensure, wherever possible, that the maximum gradient of footways to building entrances will be as level as possible, but certainly no more than 1:20, and compliant with Part M of the Building Regulations.
- 5.1.3 The proposals therefore ensure ease of access for all.

### **5.2 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT**

- 5.2.1 The application site is located within a rural area of Carmarthenshire at a point where the nearest Bus Route or Bus Stop is not within walking distance. It is therefore unable to promote non-car modes of transport for off-site trips.



## 6.0 CHARACTER

### *Landscape Design*

- 6.1.1 The application site forms part of an undeveloped enclosure currently used for the purposes of agricultural activities. It is largely adjoined and surrounded by further agricultural enclosures used for such purposes, within which are found a variety of buildings, together then forming the wider landscape setting.
- 6.1.2 Taking into consideration the above, the proposed building will reflect and respect the landscape setting both in terms of land use and physical development, with agricultural activities and development representing the predominant factor. This has been in particular secured through the careful siting of the proposed building.

### *Scale*

- 6.1.3 The proposal is to provide a building of a scale capable of accommodating 16,000 free range chickens with associated areas.

### *Number*

- 6.1.4 The design objective is to provide one building. On the basis of the above, this has been achieved.

### *Layout of Development*

- 6.1.5 The alignment of the proposed building has been steered both by the characteristics of the application site, together with the topography of the wider area.

### *Appearance*

- 6.1.6 The appearance of the proposal, both in terms of shape and external finishes, has drawn from that of the local vernacular.

## **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 context of the surrounding landscape setting.

### *Biodiversity and Local Environment*

- 8.2 The proposal will have no detrimental impact on biodiversity or ecological interests in the area, as detailed in the accompanying supporting documentation. It should also be noted that the proposal will include provision for increasing local biodiversity in the area through the introduction of additional landscaping, as illustrated on the accompanying drawings.

### *Energy Efficiency/Carbon Reduction*

- 8.3 We understand that the following measures will be undertaken where possible to maximise energy efficiency and carbon reduction of the proposed building and during its construction:

- Use local suppliers and labour wherever possible
- Use recycled products wherever possible
- All fenestration units will be double glazed.
- Energy efficient internal and external lighting units will be installed, where required.

### *Sustainable Materials*

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

### *Waste Management*

- 8.5 The application proposal will be the subject of the requirements of the accompanying Manure Management Plan.

## 9.0 CONCLUSION

- 9.1 The application is for a 16,000 bird free range chicken unit, landscaping and associated improvements to a highway junction at land north of Glanmyddyfi, Pentrefelin, Llandeilo.
- 9.2 As detailed in Section 1 of this Statement, this application represents a revised scheme to that previously refused by the Authority. This current application is therefore for a smaller building and enterprise in scale that directly addresses points raised by NRW in relation to manure and ammonia management, but which will continue to make a valuable contribution to a local business and the rural economy.
- 9.3 In summary, the proposals form and scale will continue to represent a sympathetic form of development that respects and reflects the wider landscape setting. Its positioning not only ensures that there will be no detriment to visual amenity, but will also ensure there is no detriment in terms of residential amenity by virtue of noise, smell, disturbance or indeed flood risk to existing properties in the surrounding area.
- 9.4 The application proposal continues to include provisions for the improvement of the junction with the A40, which will not only be to the benefit of the application proposal, but all users of this element of the public highway.
- 9.5 With all other elements of the application proposal then continuing to adhere to local planning policy and further landscaping measures enhancing its contribution to the local landscape and local biodiversity, the application proposal therefore represents an acceptable form of development in both local and national planning policy terms. In view of the above and submitted evidence therefore, we respectfully request that planning permission is granted for the proposed development in question.