



PLANNING, DESIGN AND ACCESS STATEMENT

**Proposed Construction of a Livestock Shed and Associated
Infrastructure At Land Part of Malthouse Farm, Broadway,
Laugharne, Carmarthenshire**

**on behalf of
AMA Green Real Estate Limited**

Our Ref: 1689.a
Date: October 2024
Prepared by: Rhydian Gore

Approved by: Richard Banks

1. Introduction

- 1.1 This Planning, Design and Access Statement has been prepared in relation to an application for full planning permission. The proposals seek the “*Proposed Construction of a Livestock Shed and Associated Infrastructure*”, to be sited upon the existing agricultural holding of Malthouse Farm, situated in Broadway, near Laugharne, Carmarthenshire.
- 1.2 The site is located within the Applicants extensive wider land holding, which contains agricultural facilities that are limited in their ability to serve the Applicant’s agricultural needs. Therefore, the Applicant requires a high-quality shed to facilitate their growing agricultural output and ensure that there is adequate shelter and space to do so in an efficient manner.
- 1.3 The Applicant requires a new livestock shed to accommodate their growing number of livestock and ensure that it is a financially viable operation. The proposed shed and associated infrastructure will be of the required scale and high-quality to provide much needed shelter for the livestock, and to conduct the agricultural processes associated with it.
- 1.4 The Planning Application seeks to regularise recent developments and provide a comprehensive submission of future works. It is supported by a series of submitted plans, which are referenced as follows:
- Site Location Plan
 - Site Layout Plan
 - Proposed Elevations
 - Proposed Floor Plan
 - Green Infrastructure Statement

2. Site Location & Characteristics

- 2.1 The Applicant's wider land holding, known as Malthouse Farm, comprises of some 205 acres of agricultural pasture. In addition, the Applicant owns nearby Kyngadle Farm adding a further 140 acres. The land, subject of this application, can be accessed either via the Applicants agricultural fields to the south and west, or via the 3 existing points off the western flank of the U6616, a minor unclassified road which extends south from the A Road to the north (Laugharne to Pendine). The wider farm holding was acquired in recent years by the Applicants who set upon significantly increasing its agricultural output and restoring the land following years of under-use.
- 2.2 The site's topography is generally level, with significant mature tree lines enclosing the site from the Honey Gorse Quarry to its north. The existing Malthouse Farmhouse and yard is set at a position of some 1.3 kilometres east of the site's access onto the U6616 Road, with its associated small-scale agricultural sheds and outbuildings.
- 2.3 The site in question, lies opposite an adjoining farm holding know as 'Causeway Farm', which lies to the east of the site at the other side of the U6616 Road, with dense hedges bordering the two respective holdings.
- 2.4 A significant portion of the acreage associated with Malthouse Farm forms part of the nearby 'Laugharne-Pendine Burrows' SSSI, however the site subject of this proposal is **one of the only areas outside of this SSSI** and has been chosen for this reason.
- 2.5 Figure 1 provides an extract of the Ordnance Survey map for the locality, Figure 2 is a Google Earth image with the property highlighted, with Figure 3 showing the location of the site in relation to the nearby SSSI. Plan A then illustrates a Location Plan of the site.

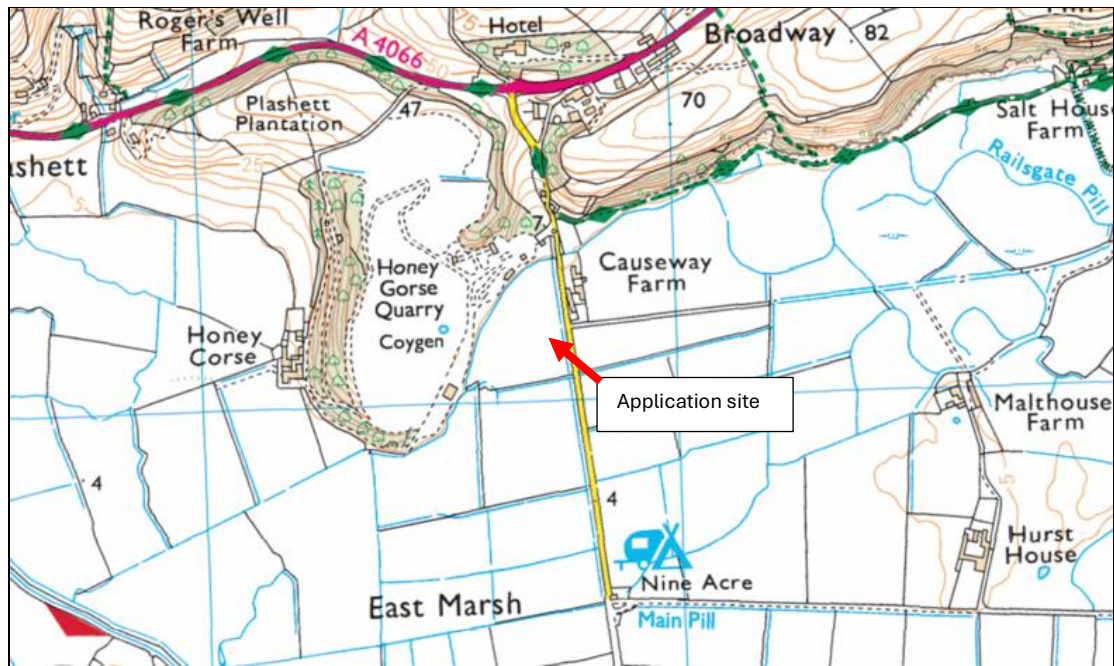


Figure 1 – Ordnance Survey Explorer Map for the Locality



Figure 2 – Google Earth Image of the Site and Locality

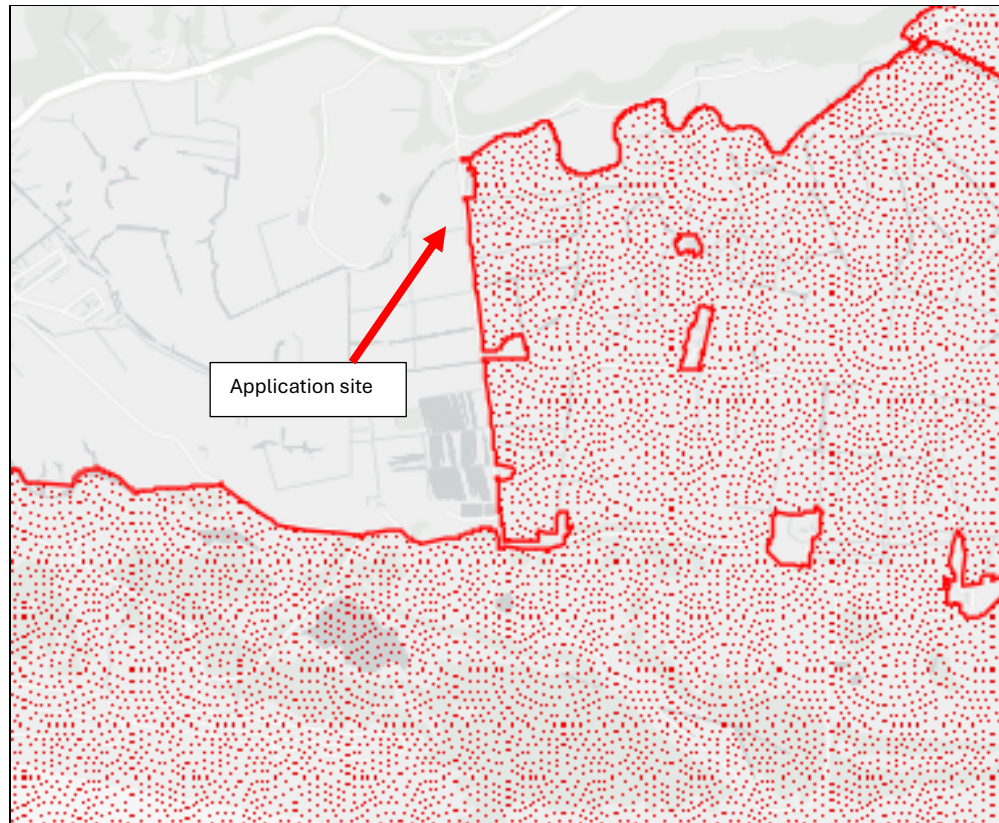
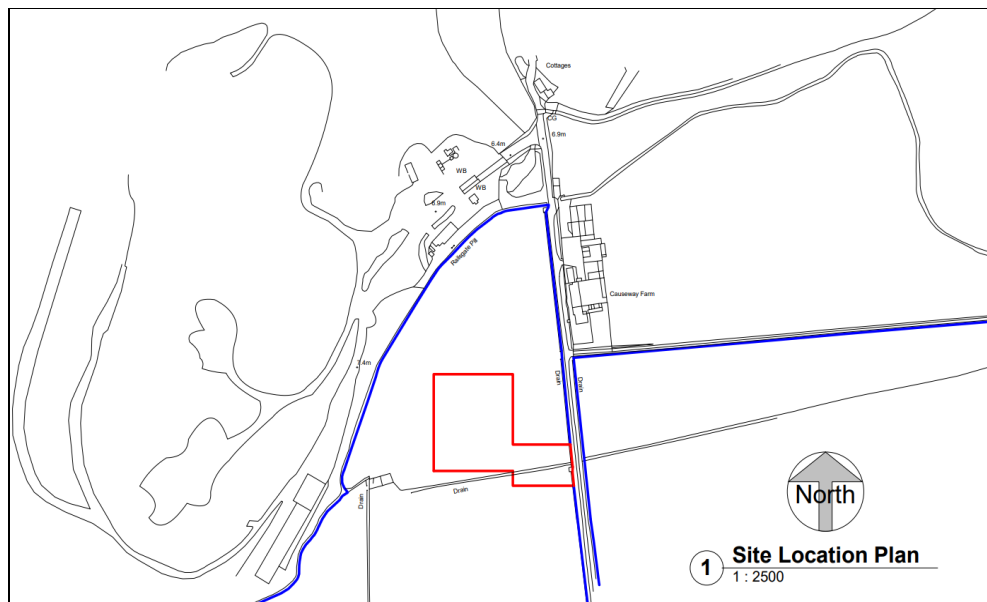


Figure 3 – Map Showing the 'Laugharne - Pendine Burrows' SSSI



Plan A – Location Plan

- 2.6 Photographs 1 to 4 below provide an illustration of the setting for the proposed shed, with its level topography, enclosed nature and existing access points (of which the most southern will be retained and widened for the proposed development).



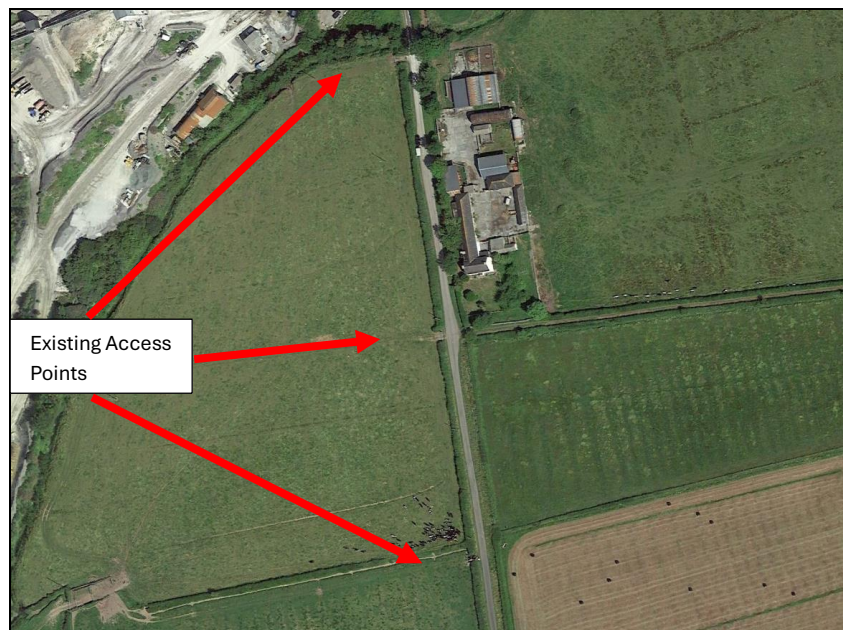
Photograph 1 –Illustrating the Level Topography of the Site, and the Dense Eastern Perimeter Hedge line



Photograph 2 –Illustrating the Wider Land Holding



Photograph 3 – Illustrating the Mature Tree Line and Enclosed Nature of the Site from the Quarry to the North



Photograph 4 – Illustrating the Existing Access Points from the U6616 Road

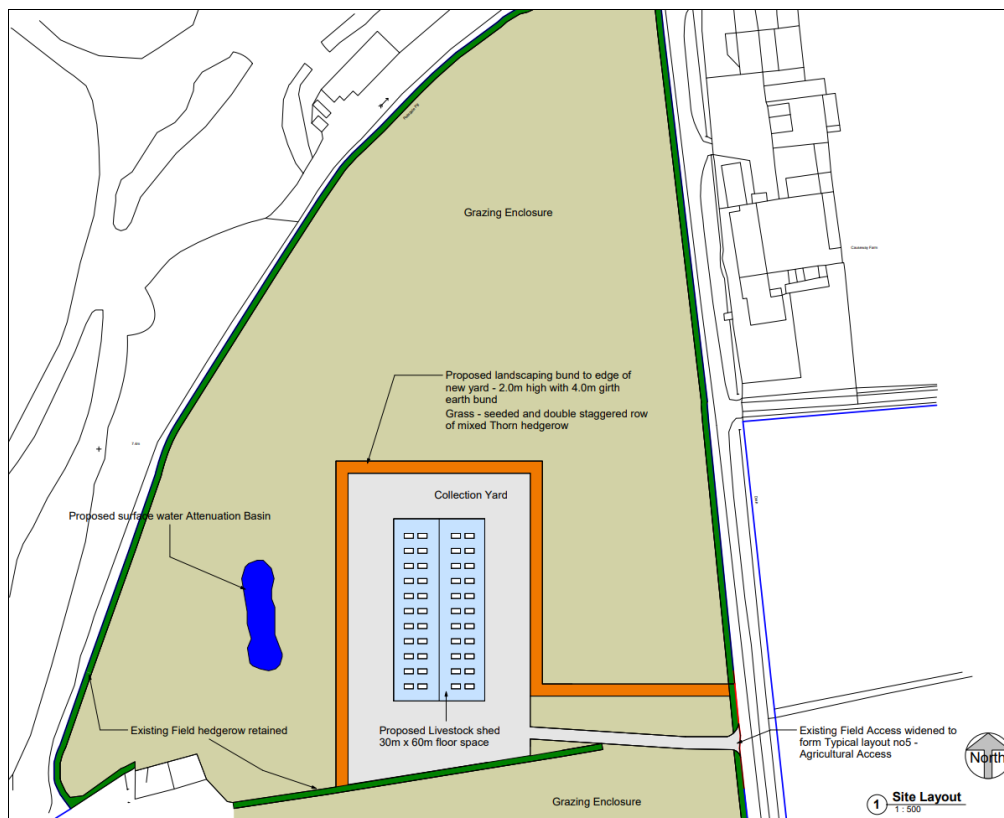
3. DEVELOPMENT PROPOSALS

- 3.1 The proposals will seek full planning permission for the construction of an agricultural livestock shed and associated infrastructure at the aforementioned site, situated near Broadway, Laugharne.
- 3.2 The shed is intended to be used as a shelter for the Applicant's rapidly growing number of sheep at the holding which it is intended to reach 2000 head in the near future. The new shed will enable the farm business to carry out the many agricultural processes associated with the possession of such livestock and do so in an efficient manner.
- 3.3 The proposed shed is located at the southern part of the field enclosure and set as close as possible to the existing farmhouse, so not to encroach upon the nearby 'Laugharne - Pendine Burrows' SSSI, as shown in Figure 3. The northern perimeter of the site contains a tall mature tree line, that stretches along its entirety, and this has contributed to the design of the shed due to the presence of adequate screening. Therefore, with both the SSSI, and existing tree line to the north in mind, the site has been carefully chosen in order to remain as close to the existing farmhouse at Malthouse Farm as possible whilst remaining suitably distanced from the SSSI and screened appropriately to the north by an existing dense tree line. It also will fall against the extensive backdrop of the Honey Corse Extraction Quarry which dominates the landscape at this point south of Broadway.
- .
- 3.4 Internally, the proposal is for 1,800m² of agricultural space that will serve as a shelter for the Applicants existing and proposed livestock. Externally, the proposal will consist of a widened existing agricultural access, a collection yard, and a landscaping bund (2.0m high with 4.0m girth earth bund), with seeded grass and a double staggered row of mixed thorn hedgerow introduced at this area. A surface water attenuation basin is proposed to the west of the shed and will form part of any future full planning application as part of an appropriate SuDS scheme at the site.

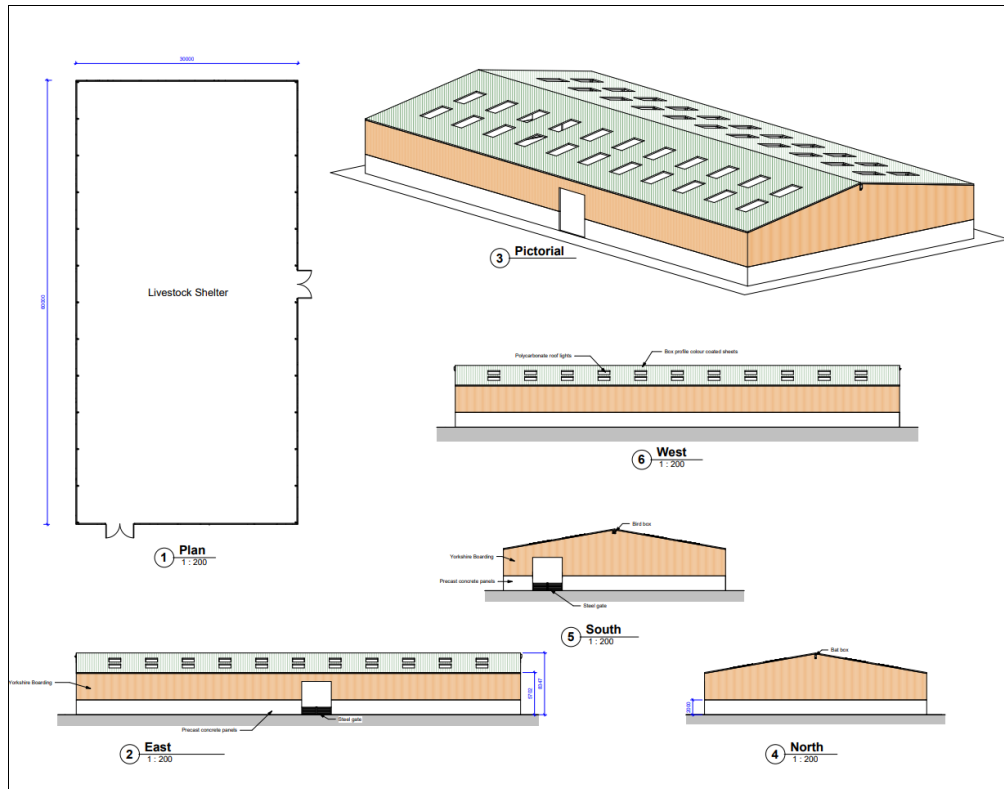
3.5 In terms of external finishes, the shed will consist of Yorkshire boarding set above precast concrete panels and a steel entrance gate, with the roof consisting of box profile colour coated sheets and polycarbonate roof lights.

It is also proposed that a bat and bird boxes will be affixed to the southern and northern elevations, as per the accompanying Green Infrastructure Statement.

3.6 The above proposed components of this application are illustrated within the Site Layout Plan reproduced as Plan B, with the proposed shed shown in further detail as Plan C.



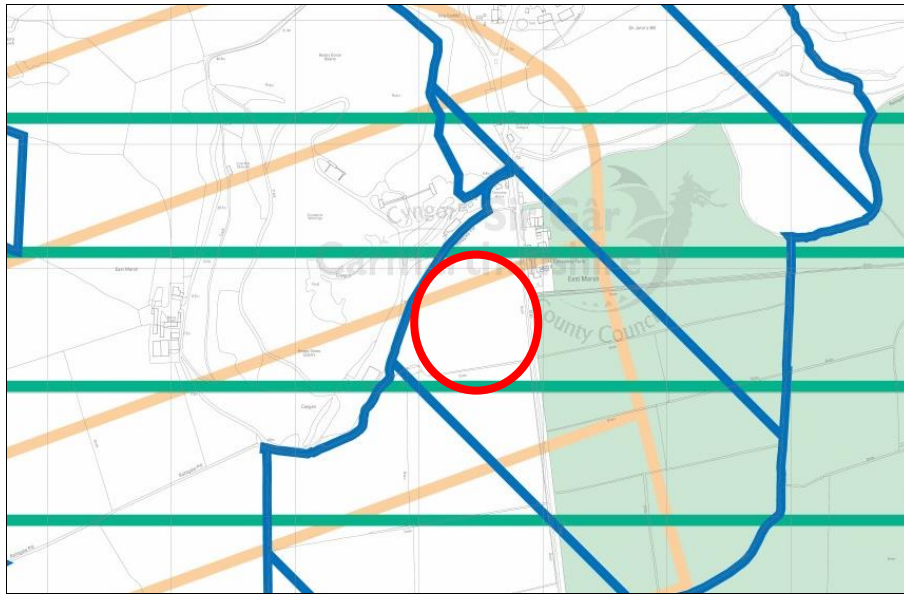
Plan B – Proposed Site Layout Plan



Plan C – Proposed Elevations and Floor Plan of Agricultural Shed

4. PLANNING POLICY

- 4.1 The 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). The relevant policies of this document as well as the County's Supplementary Planning Guidance (SPG) have been referred to in the preparation of this Application.



Plan D – LDP Proposals Map

- 4.2 As illustrated in Plan D above, the application site is located within open countryside, some 1.3 kilometres west of the defined settlement limits of Broadway and Laugharne. The site is not specifically allocated for any particular land use but being part of the Applicants wider agricultural holding.
- 4.3 The Applicant is focused on an agricultural output that is often known referred to as traditional West/Mid Wales farming, which traditionally in this part of Carmarthenshire has concentrated upon cattle and sheep grazing. Therefore, in order to meet the Applicants agricultural desires, a large multi-purpose agricultural shed is required to carry out such processes in an efficient and successful manner.

There is no specific policy within the LDP which deals with agricultural / horticultural development, instead proposals are assessed against a generic planning policy – Policy GP1, which states that:

Policy GP1 Sustainability and High-Quality Design

“Development proposals will be permitted where they accord with the following:

- a. It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;*
- b. It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges;*
- c. Utilises materials appropriate to the area within which it is located;*
- d. It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;*
- e. Includes an integrated mixture of uses appropriate to the scale of the development;*
- f. It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity;*
- g. It achieves and creates attractive, safe places and public spaces, which ensures security through the ‘designing-out-crime’ principles of Secured by Design (including providing natural surveillance, visibility, well-lit environments and areas of public movement);*
- h. An appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality;*
- i. It protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment;*
- j. It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water;*
- k. It has regard to the generation, treatment and disposal of waste.*

- l. It has regard for the safe, effective and efficient use of the transportation network;*
- m. It provides an integrated network which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;*
- n. It includes, where applicable, provision for the appropriate management and eradication of invasive species.*

Proposals will also be considered in light of the policies and provisions of this Plan and National Policy (PPW: Edition 7 and TAN12: Design (2014))”.

- 4.4 In terms of the suitability and appropriateness of this application, the Policy promotes development proposals which should be compatible with their surroundings in terms of scale, height, massing, and the general topography of the locality.
- Proposals must not adversely affect local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movement.
- Furthermore, it requires that the siting of new proposals for development to have regard to the physical character and topography of the site and surroundings. Particularly being seen to integrate with the landscape, conserve and utilise existing boundary features, and having full regard to adjoining developments. This Policy also in particular advocates that proposals must not adversely affect local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movement.
- 4.5 Policy TR3 “Highway Considerations” requires all new development to have regard to allowing safe access and facilities for all; provide satisfactory car parking, and be accessible to cyclists, pedestrians and users of public transport.

5.0 CHARACTER OF PROPOSALS

5.1 LANDSCAPE DESIGN

- 5.1.1 The proposals under this application submission seek to provide a development that respects the topography of the site, and the surrounding rural natural environment, including mature hedgerows off the eastern and southern perimeters and the mature tree line off the northern perimeter. The proposal has also been carefully positioned, to remain as close as possible to the existing farm holding, without encroaching upon the vast SSSI situated nearby.
- 5.1.2 The widening of the existing agricultural access and formation of a track is seen as providing ease of access about the site and are not identifiable from views outside of the holding. Perimeter trees to the north separate views from the Honey Gorse Quarry, with hedge lines obscuring the view to the neighbouring holding of Causeway Farm to the east.

5.2 SCALE

- 5.2.1 The scale of the proposed multi-purpose outbuilding is to be seen as that of a standard portal-framed shed, commonly seen across rural Carmarthenshire. It is proposed with the dimensions of 60 metres in length, by 30 metres in width, rising to 5.7 metres to eaves, with a shallow pitched roof, taking the ridge level to 8.3 metres. Its tanalised timber appearance is adjudged to be in keeping with the surrounding rural landscape, and its proximity to the established high eastern hedgerow and northern tree line is such to aid in that natural boundary feature providing a sense of natural screening.
- 5.2.2 The shed will be very functional in scale in comparison to the scale and size of the agricultural holding, which is significant, covering 205 acres of pasture, with further 140 acres at Kyngadle Farm.

5.3 LAYOUT OF DEVELOPMENT

- 5.3.2 The proposals will ensure that the existing hedgerows, and northern perimeter trees are fully retained, as the proposals do not encroach upon those established vegetated boundaries.
- 5.3.1 The proposed layout of the development has been designed with the nearby SSSI in mind, along with siting the shed at a position as near to the existing farm holding of Malthouse as possible, and to an existing access point.
- 5.3.2 The net result is for an agricultural shed to serve the Applicants growing number of livestock, that is inconsequential in the surrounding rural landscape, does not encroach upon the nearby SSSI, thus representing a legible development.

5.4 MOVEMENT OF VEHICLES

- 5.4.1 The field enclosure currently benefits from 3 existing access points, from the U6616 Road to its east. The existing most southernly field gateway will be partially widened, and an appropriately sized track formed leading directly to the proposed shed.
- 5.4.2 Workers at the farm will be existing farm labourers and thus the number of people using the facility will be no different to the existing individuals that handle intensive livestock rearing at the wider holding of Malthouse Farm.

6.0 CONCLUSION

- 6.1 This Statement has illustrated that the proposals meet the “objectives of preserving the character and setting” of the immediate locality as required by the underlying policies of the Carmarthenshire Local Development Plan. More importantly, the proposals seek to illustrate that the rural character and setting is not compromised as a result of the introduction of a new agricultural shed and its associated infrastructure.
- 6.2 Throughout, the focus is made upon ensuring that the proposal is a legible development, well designed to integrate comfortably into its surroundings and topography, is freely accessible to all users, and pays respect to the need to avoid impacts upon neighbouring residents in this rural locality.
- 6.3 The site is located within the Applicants extensive wider land holding, which contains agricultural facilities that are limited in their ability to serve the Applicant’s agricultural needs. Therefore, the Applicant requires a high-quality shed to facilitate their growing agricultural output and ensure that there is adequate shelter and space to do so in an efficient manner.