

Project Design & Access Statement

Site address: Gelli Aur Farm, Gelli Aur,
Carmarthenshire

Date: 14/11/2025

Contact details

Applicant

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Description of development

Proposed Roof Covering to Existing Silage Clamps at Gelli Aur Farm, Gelli Aur, Carmarthen, SA32 8NJ

Design and Access Policy standards followed

Approved Document M (2004):
BS8300 (2001) Access for Disabled People:
BS5502 Agricultural Building Design Standard:
Tan 12 JUDP Policies 76 & 61 Biodiversity and 100 Access to
Development:
JMU Sign design guide:
Disability Design Standards:
DIT Inclusive Mobility:
Good Design Guide:
This application is for full planning consent purposes only; it is
confirmed during the detailed design stage of the project and will fully
comply with the above guidelines.

Design Philosophy of Proposed Building.

This Design and Access Statement has been prepared to accompany the Planning Application submitted on 14th November 2025 at Gelli Aur Farm, Gelli Aur, Carmarthen SA32 8NJ

This Design and Access Statement (DAS) has been prepared as part of the planning application in question and its contents should be read in conjunction with the submitted plans. It has been prepared on the basis of the nature and type of the proposal, and the proposed scheme has been assessed against the following key areas as well as the site's context:

- Accessibility
- Character
- Community Safety
- Environmental Sustainability
- Movement to, from and within the development

Please refer to our scaled drawings numbered: PA/01, PA/02, and PA/03

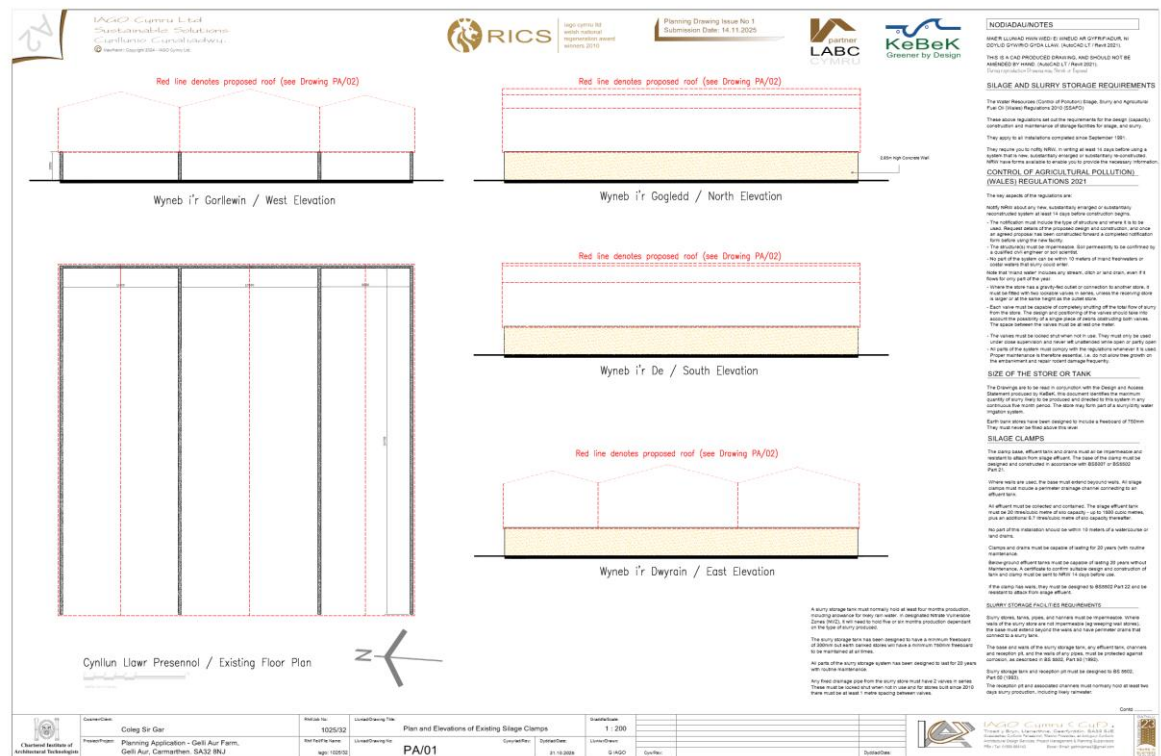
PA/01 The Existing Survey of the Existing Silage Clamp

PA/02 The Proposed Roof Structure and Elevations.

PA/03 the Proposed Scaled Block Plan and Site Location Plan.

Note, our Copyright Licence Number for OS Maps Reproduction is 100039911

The proposed silage clamp will have a grey roof with rooflights (Optional) to match the existing buildings, The walls will remain as existing. (See Drawing PA/01 and PA/02 for full details).



Existing Silage Clamps to Have a Covered Roof (shown in red)

Access

The proposed site for the covered silage clamp is within and close to the existing farm outbuildings and is located in a suitable position for the continued use of the farm on land owned by the farm. Access to the silage clamp will be via existing farm gates/tracks which currently provide access to the land from the buildings complex or from the adjoining fields.

The site will be accessed using the existing farm tracks and gateways. All access to the farmland is only accessible by the farmer and there is no public access permitted.

Character

The existing hedge and fence boundaries to the fields will be maintained and provide natural visual screening of the existing silage clamps. The current silage clamps are kept at least 10m away from any watercourses/ditches. Any disturbed embankments will be seeded to provide a grass finish to match the surrounding fields. The existing slurry provision has been designed to comply with agricultural slurry storage standards, the SSAFO regulations and BS5502.

Community Safety

There will be no direct access to the silage clamp and livestock building permitted to the community. The proposed livestock building and silage clamps are located within the land boundary of **Gelli Aur Farm** and public access to the land is strictly forbidden. .

Environmental Sustainability

It is proposed to plant a new native/wildlife hedge next to the easterly elevation of the existing silage clamp in order to establish resilient ecological networks. In addition 2 x new bird nest box and 2 x new bat box shall be installed on the north easterly and north westerly side of the proposed building. This placement will also be in close proximity to the proposed hedge. The new hedge would create connectivity across the site and would provide a foraging resource for birds, invertebrates and small mammals.

Installation of a new bird nest box and new bat box would increase the availability of these features within the surrounding area. Furthermore, an area of land to the south of the plot can be planted with native, broad-leaved trees, as shown in the plan provided below. This will create an additional area of habitat of value to bats, birds, small mammals and invertebrates.

Movement

Movement to and from the site will be via existing field entrances and gateways. This will only be available to the farmer and agricultural contractors when emptying the lagoon. The general public prevented from access to the site.

Deviation from accepted design guidance

It is not envisaged that the proposed application proves technically unfeasible to conform to the contemporary design criteria.



Proposed Covered Roof above the Existing Silage Clamp

Site Analysis

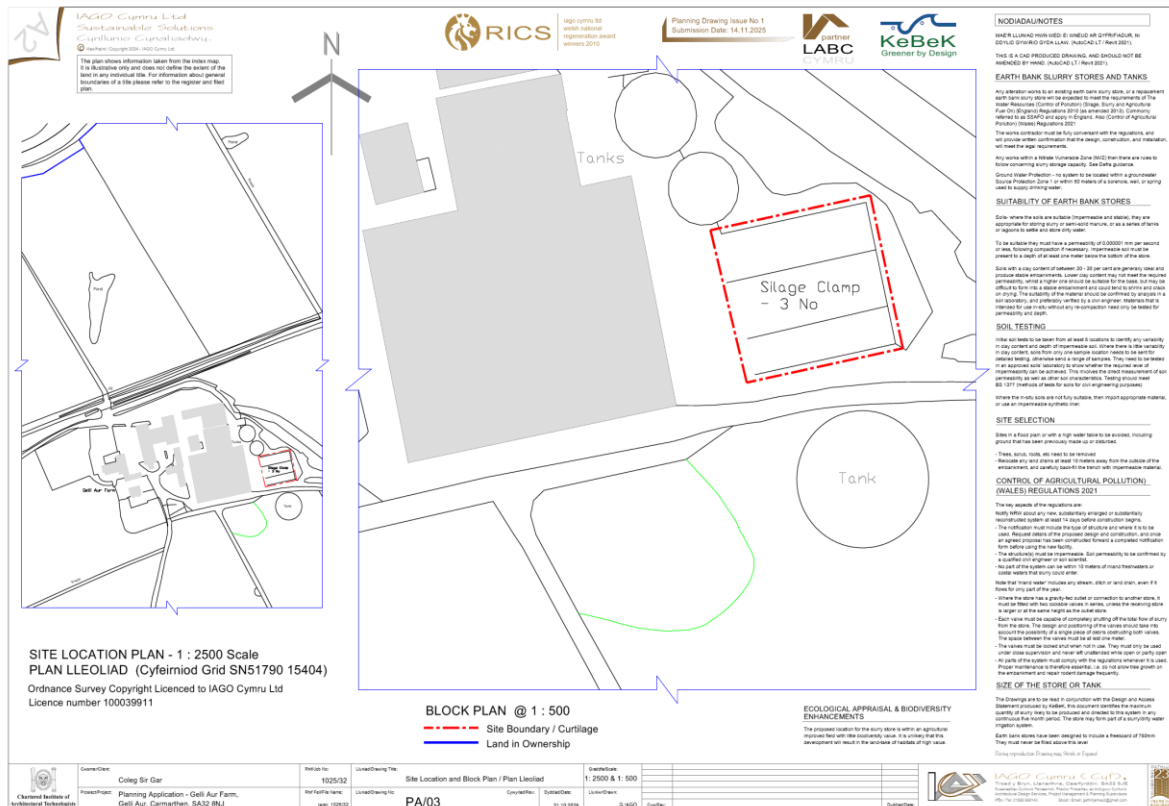
- The Access points to the site will remain unchanged.
- The existing entrances to the buildings will remain as will the existing boundary hedge lines.
- The existing site features will remain unchanged with the proposed embankments blending in with existing topography

Context Analysis

- The character of the SSAFO Silage Clamp is typical of maize and silage clamps common in Wales and throughout the United Kingdom.
- The proposed covered silage clamp will have no visual effect on the local community or its facilities and cannot be seen from any neighbouring properties.

Character of development

- The proposed covered silage clamp is typical in character of agricultural silage storage clamps common in this area.
- It is designed to blend in with the existing topography.
- The scale of the proposal sits comfortably with the surrounding agricultural environment.



Proposed Site

Enhancing Biodiversity

The proposed site and access to and from the site will have no environmental impact on the surrounding habitat. The decision to utilise the proposed site will cause no disturbance to the surrounding habitat during the construction process or during the use of the upgraded silage clamps.

Planning Policy

Our Design Statement is not a justification of a pre-determined design solution. There were several design options available to us; however the chosen design incorporates and reconcile the constraints and opportunities arising out of the site appraisal. In this way, our development will be unique, its layout and appearance engendering a distinctive sense of place.

The proposals will respect and seek to achieve the thrust of Policies of Development Plan, which in themselves stem from National Assembly guidance in the form of Planning Policy Wales (2002) and Technical Advice Note 12 "Design". Throughout the design and construction process the intent is to ensure an inclusive formula and a development that is as far as practical, accessible to all.

Local Development Plan Policy "Sustainable Development" encourages environmentally sustainable proposals which reduce car usage and utilise vacant, underused or previously developed land.

Community Safety

There will be no access to the farm permitted to the community. The proposed roof covered silage clamp is located within the land boundary of Gelli Aur Farm, and access to the land is strictly forbidden.

Deviation from accepted design guidance

It is not envisaged that the proposed application proves technically unfeasible to conform to the contemporary design criteria.

Signed	Date
<i>G. L. James</i>	<i>14th November 2025</i>