
Justification Statement


**Cwrt Malle
Llangynog
Carmarthen
Dyfed
SA33 5BN**

Erection of straights feed store and all
associated work

Cwrt Malle Ltd

April 2023

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The logo for Roger Parry & Partners is located in the bottom left corner. It consists of a dark blue square with a white border. Inside the square, the text "Roger Parry" is written in a large, bold, yellow sans-serif font, and "& Partners" is written in a smaller, yellow sans-serif font below it. A yellow diagonal shape is visible in the bottom right corner of the square.

**Roger
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1.0 The Proposal

The proposal is a development that will provide modern straight feed store on land at Cwrt Malle, Llangynog.

The application site sits to the north of the large farm complex. Planting doesn't form part of this application however the clientS are willing to work with the authority to ensure the proposed building is screened.

The proposed building is a single storey structure of a rectangular plan layout measuring 30.5m by 48.8m. The proposed materials to be used are slate blue box profile sheeting as per other buildings at Cwrt Malle.

The proposed building is compatible with the surrounding landscape and the large farm complex is located to the South and newly approved machinery store located just south of the proposed building. The surrounding rural area hosts several large farming enterprises.

The design aims to keep a balance between the two aims of the planning system – efficient economic development and protection of the landscape.

The use of the proposed building is to provide a straights feed store for the large farming enterprise. The existing straights feed store is of poor quality and results in a loss of feed while mixing. The purpose of a straights store is to allow the clients to mix their own feed in the proposed building. Smaller farming enterprises purchase pre mixed straights feed, however due to the large scale of the successful farming enterprise at Cwrt Malle it is financially beneficial and practical for the client to mix their own feed. By doing so this allows the client to mix the feed as per the dairy cows current nutritional needs. By mixing their own feed this also allows their clients to take larger deliveries of individual straights allowing for fewer daily deliveries of pre mixed feed.

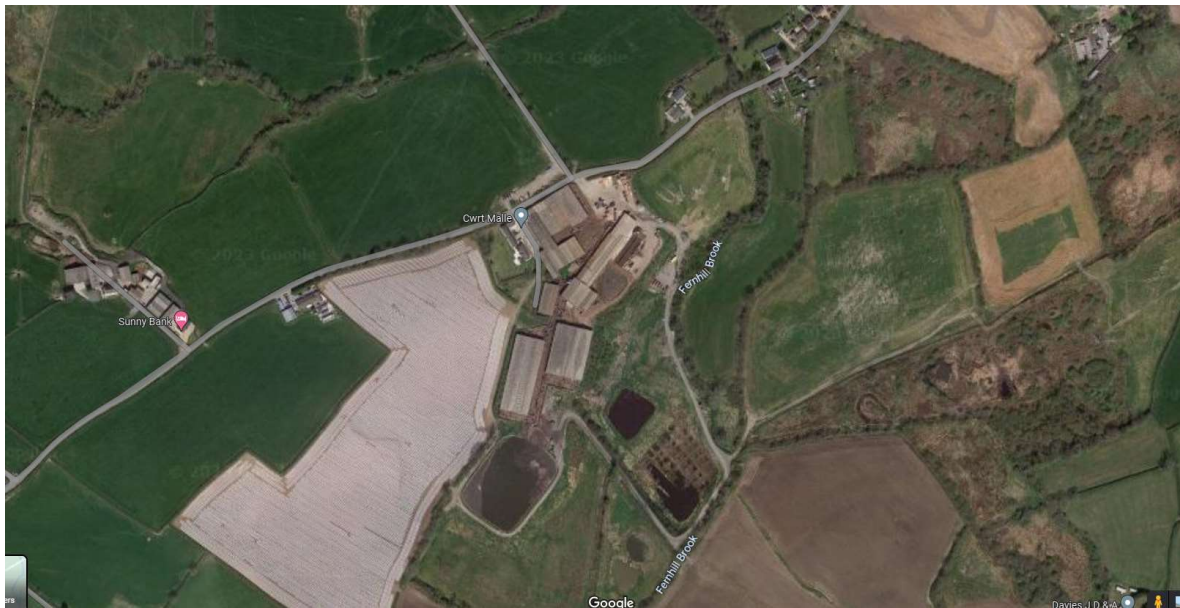
The building will not be used to house livestock and will not result in the increase of stock numbers. There are no other suitable or empty buildings on the proposed site. The building will be used by the applicants and owners of Cwrt Malle.



The existing substandard straights feed building

2.0 Assessment of the proposal

2.1 The Site



The site is screened from the road by existing hedge rows, there is also an established tree belt to the North of the site to reduce any views of the proposal. There client haven planning for a storage building to the south of the proposed straights feed shed, therefore the proposed building will not be isolated on the area of land.

The proposed agricultural storage buildings will not have any adverse affect on the site or surrounding area.

Cwrt Malle comprises of 607 hectares of agricultural land, the land is mainly used for arable and grazing. The proposed building will be used as a straight feed store to allow the clients to mix their own nutritional straights feed for their own dairy cows.

2.2 Alternative Sites

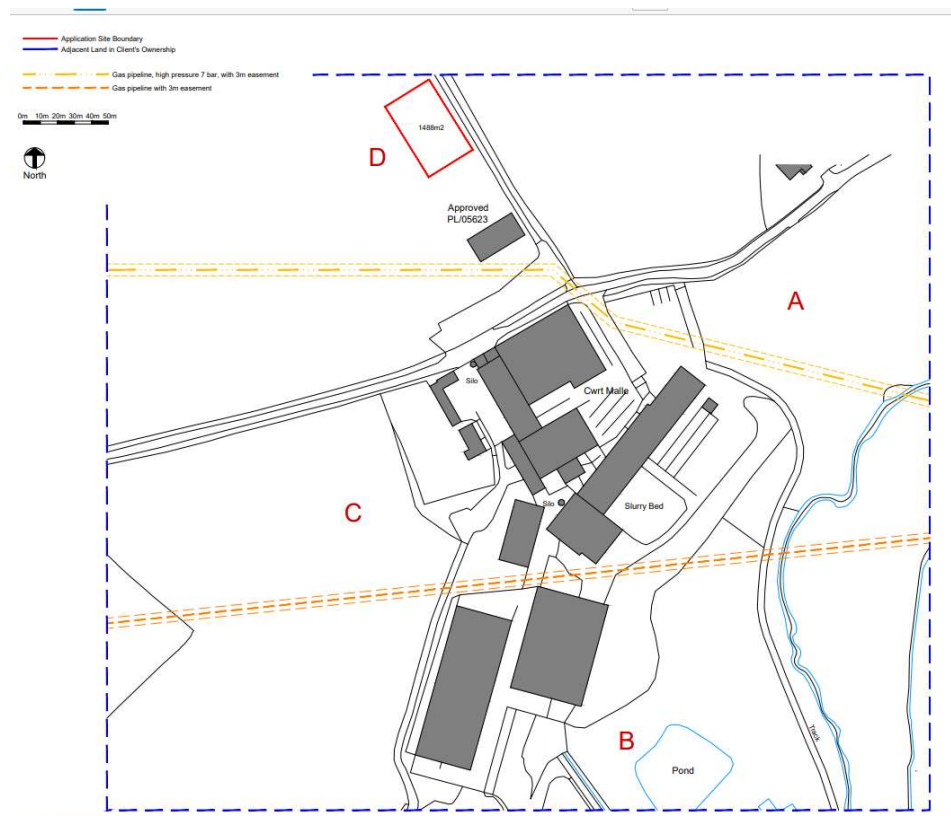
The client have under took a site appraisal prior to submission of this application to ensure the chosen location for the proposal is the most suitable. Below were options discussed:

A: The clients are unable to expand to the East of the site due to the two gas pipelines running through the land. Land to the East is also the location of the Heritage site, therefore east to the East isn't an option

B: Land to the South is used for the clients slurry lagoons, therefore this is not an option.

C: Land to the West is prime arable land, it wouldn't be suitable for the clients to loss high graded land for an agricultural building. Additionally a building on this site would risk development within close proximity to the gas pipeline and a residential dwelling not within the clients ownership. Therefore this is not an option.

D: The land to the North is the most suitable for the proposed building as there are no constraints on this parcel of land.



2.3 Ecology

The proposed buildings will have no detrimental effect on the wildlife or the surrounding ecology as the area is already a highly intensive agricultural piece of land. Due to the intensive agricultural use of the land, the ecological and biodiversity benefit of this ground would be minimal and as such we do not feel a phase 1 habitat survey should be required.

2.4 Highways

The proposal will have no impact on the highways as the site will be accessed by an existing access and used by the applicants. There will be no increased traffic to the site if the proposal is granted.

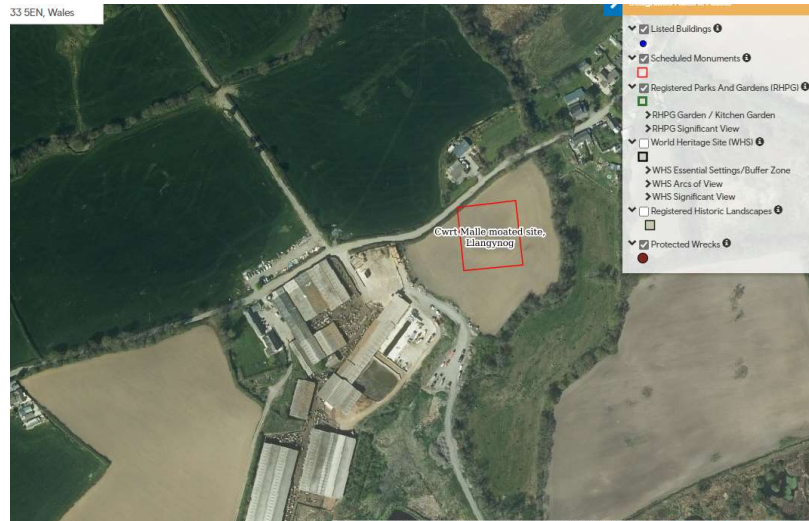
2.5 Footpath

The proposed building is not located within close proximity to any public rights of way.



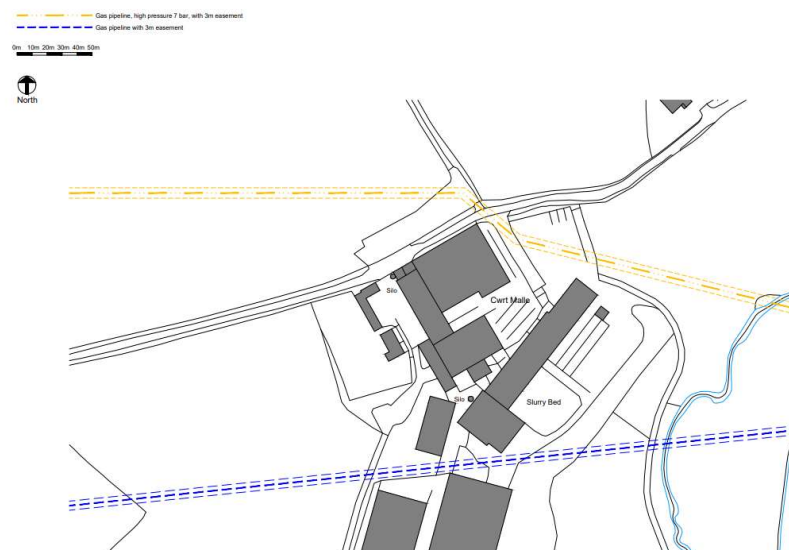
2.6 Cultural Heritage Assessment

There are no listed buildings within close proximity to the proposed site, however the Cwrt Malle moated site lies East of Cwrt Malle Farm. As the proposed building isn't located on or adjacent to this heritage site it is believed the proposal will have no detrimental effect on the heritage site.



2.7 Utilities

Cwrt Malle Farm has both a high pressure 7 bar gas pipeline with a 3m easement and a standard gas pipeline with 3m easement. Due to these utilities pipelines any site chosen for expansion of the farming complex needs to be carefully considered.



3.0 Policy Context

The policy framework for the consideration of agricultural buildings is set out in TAN6 – Planning for Sustainable Rural Communities. Section 6.1.1 states “the Welsh Assembly Government’s objective is a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the

environment, animal health and welfare, adapting to climate change and mitigating its impacts, while contributing to the vitality and prosperity of our rural communities. The planning system can play an important part in supporting the future sustainability of agriculture.”

Technical Advice Note 6

July 2010

6. Sustainable Agriculture

6.1 Introduction

6.1.1 The Welsh Assembly Government’s objective is a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the environment, animal health and welfare, adapting to climate change and mitigating its impacts, while contributing to the vitality and prosperity of our rural communities. The planning system can play an important part in supporting the future sustainability of agriculture.

6.2 Development involving agricultural land

6.2.1 When preparing development plans and considering planning applications, planning authorities should consider the quality of agricultural land and other agricultural factors and seek to minimise any adverse affects on the environment.

6.2.2 Planning authorities should bear in mind that, once land is built on, the restoration of semi natural and natural habitats and landscape features is rarely possible and usually expensive, and archaeological and historic features cannot be replaced. Also, once agricultural land is developed, even for ‘soft’ uses such as golf courses, its return to agriculture as best and most versatile agricultural land is seldom practicable.

6.2.3 Agricultural land is classified by grades according to the extent to which its physical or chemical characteristics impose long term limitations on agricultural use for food production. There are 5 grades of land numbered 1 to 5, with grade 3 divided into two sub-grades. The best and most versatile land falls into grades 1, 2 and sub-grade 3a and is the most flexible, productive and efficient in response to inputs.

6.2.4 The Agricultural Land Classification (ALC) map for Wales is published at a scale of 1:250,000. This map is produced for use in strategic planning and provides only a generalised indication of the distribution of land quality. The map is not suitable for use in evaluating individual sites. In such cases a resurvey at a larger scale is necessary to obtain a definitive grade.

6.2.5 The nature of other development and its proximity to farms can influence the type of farming and the extent to which inherent land quality can be exploited. Certain locations may have agricultural advantages such as accessibility to markets, processing plant and certain industries associated with agriculture. Farms with development close to them tend to suffer from trespass and other forms of disturbance which may affect the efficiency and upkeep of holdings. It may be possible to reduce any detrimental effects of development by

locating compatible uses adjacent to farm land, by landscaping or by detailed provision of amenity space and green corridors in the layout of residential development.

6.2.6 Farms vary considerably in size, type of farm business and layout. The loss of part of a holding can have important implications for the remainder. The effect of severance and fragmentation upon the farm and its structure may be relevant.

6.2.7 The efficiency of farms can be affected by the condition and extent of buildings and other fixed equipment. The full use of these assets could be impaired by the loss of specific sites to development and there may be proposals to improve buildings and equipment which are tied to investment decisions already taken. The effect on the capital investment of a farm should, therefore, be taken into account as part of the consideration of the agricultural case.

6.2.8 Where irrigation is practised and water supplies are adequate and reliable, the productive capacity of agricultural land and its importance relative to non-irrigated land of the same grade will often be significantly increased.

6.2.9 Developments may have further consequences for agriculture. For example, it may be necessary to redesign land drainage systems disturbed by development and, where major development is involved, the drainage of surface water may require water courses to be re-aligned or improved to accept the increased flow. Freshwater and marine fisheries may be affected by discharges from industrial and other forms of development.

4.0 Conclusion

The proposed buildings would provide a straight feed building to allow the client to mix their own straights, this is required to fulfil the functional need of Cwrt Malle.

The proposed building is of an agricultural nature in appearance, single storey and would sit North to the existing large farm complex. It is considered that any visual impact would be minimal in this context.

There will be no impact on the site's ecology, footpaths, listed buildings, highways or flood risk.

It is therefore considered the proposal is compliant with national and local planning policies, we therefore politely request the application be approved.