
Planning, Design & Access Statement

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

**Erection of an agricultural
building to be used to house
robotic milkers and a covered
straw yard and all associated
works**

Cwrt Malle Ltd

April 2025

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**Roger
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1.0 Introduction

1.1 This Planning, Design and Access Statement is prepared and submitted in connection with a full planning application made to Carmarthenshire County Council (“The Local Planning Authority”) for an agricultural building to house robotic milkers and a covered straw yard and associated works.

1.2 The description of the development is:

Erection of an agricultural building to house robotic milkers and a covered straw yard and all associated works.

1.3 This Planning Statement should be read in-conjunction with the other documents and drawings which have been submitted in support of the application, principally comprising:

- Completed Full Planning Application Form
- Dwg No: 80154 / RR / 001 – Site Location Plan

1.4 The information contained within this statement and the documents listed above provides a comprehensive assessment of the proposal and confirms that the development can be delivered without giving rise to any unacceptable impacts in planning terms.

1.5 This Planning Statement is designed to aid the Planning Officer in making their recommendation.

2.0 The Application Site

2.1 The application site relates to land at Cwrt Malle, Llangynog, Carmarthen, SA33 5BN. The site’s What3Words address is: ///mealtime.training.kindest.

2.2 Cwrt Malle comprises an established agricultural unit located within Llangynog. The area is predominately agricultural in nature; with a mix of livestock and arable farming within the application site’s vicinity.

2.3 The application site lies to the south west of the large farm complex at Cwrt Malle.

2.4 There are no non-associated residential properties within close proximity to the application site.

2.5 OS and aerial views of the application and its context are provided below within Figures 1 and 2:

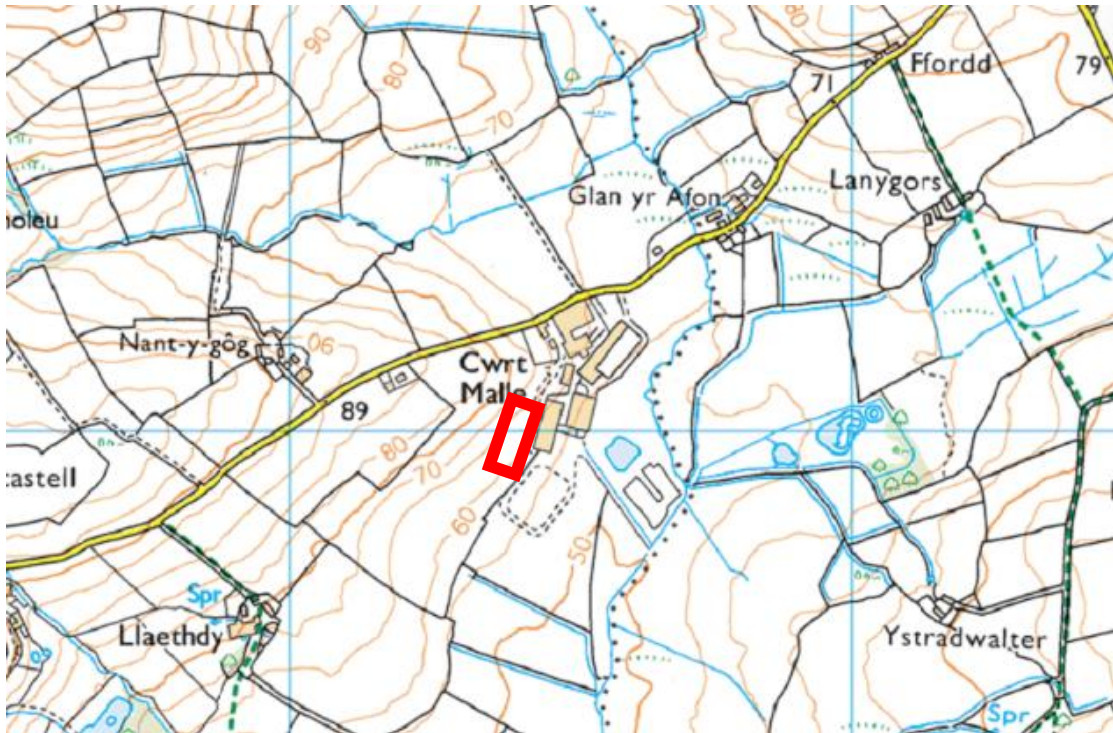


Figure 1: OS Map view of the application site



Figure 2: Aerial Map view of the application site

3.0 The Development

- 3.1 The application seeks full planning permission for an agricultural building to house robotic milkers and a covered straw yard in association with the agricultural use of the land and the wider holding.
- 3.2 The proposed agricultural building is a single storey structure of a rectangular plan layout to have an approximate floor area of 3,431 square metres.
- 3.3 The building is finished with concrete panels and box profile sheeting as per other buildings at Cwrt Malle.
- 3.4 The proposed building is compatible with the surrounding landscape and the large farm complex. The surrounding rural area hosts several large farming enterprises.
- 3.5 The design aims to keep a balance between the two aims of the planning system – efficient economic development and protection of the landscape.
- 3.6 The use of the proposed building is to provide a new robotic milking parlour to milk the existing livestock on farm. This will improve standards of animal welfare and hygiene in line with DEFRA and Red Tractor Standards.
- 3.7 The proposed building will enable the dairy enterprise to be a modern and state of the art facility with Best Available Techniques, and will comply with The Welfare of Farmed Animals Regulations 2000 (S.I. 2000 No. 1870) Schedule 1, paragraph 9 which states that:

“The freedom of movement of animals, having regard to their species and in accordance with established experience and scientific knowledge, shall not be restricted in such a way as to cause them unnecessary suffering or injury”.
- 3.8 The building will not result in an increase of stock numbers.

4.0 Planning Policy Context

- 4.1 Planning Policy Wales (Edition 12, 2024) advises at Paragraph 5.6.8 that *“Planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation”*.
- 4.2 Technical Advice Note 6 (Planning for Sustainable Rural Communities) also sets out the Welsh Government’s support for agricultural development proposals owing to the positive impact they can have upon the rural economy and rural communities.

4.3 The Carmarthenshire Local Development Plan (LDP) was adopted by Carmarthenshire County Council in December 2014. The LDP sets out the spatial vision for the future of Carmarthenshire (excluding that area within the Brecon Beacons National Park) and a framework for the distribution and delivery of growth and development. The vision for the county, up to 2021 is:

“Carmarthenshire will be a prosperous and sustainable County of contrasts. It will have distinctive rural, urban and coastal communities, a unique culture, a high quality environment and a vibrant and diverse economy.”

The importance of the economy to the county is thus stressed. Further in setting out the context for the county’s future, the LDP comments at paragraph 5.2.4 *“Agriculture in Carmarthenshire dominates the rural landscape with the agricultural industry and in particular dairy and sheep farming establishing the County as one of the most important agricultural areas in Wales.”* Later, at paragraph 6.3.3, the LDP states:

“it is recognised that the majority of the County is rural, with agriculture traditionally underpinning large parts of Carmarthenshire’s economy. Whilst the economic value of agriculture has changed it remains an essential contributor to the future well being of the area’s economy. It also remains an essential activity in the stewardship of the countryside. The retention and support of a healthy agricultural sector has obvious employment benefits to its surrounding communities, but also provides for the availability of locally produced food.”

Therefore the LDP is supportive of proposals for new and extended employment generation. Neither is the case here, as the proposals would sustain (and not increase) employment, but the fundamental of Policies EMP2 New Employment Proposals, and Policy EMP3 Employment – Extensions and Intensification are that development will be permitted subject to:

“a) The development proposals are not likely to cause environmental damage or prejudice other redevelopment proposals;

b) The proposal does not extend and/or intensify a use or activity that might result in adverse amenity issues, or may not be compatible, with neighbouring uses;

c) The development proposals are of an appropriate scale and form compatible with its location.”

All these criteria have been met.

All applications in Carmarthenshire need to accord with the general Policy GP1 Sustainability and High Quality Design. This is a criterion-led policy, with a default stance in favour of development if they are met. Some criteria are not

applicable here, but relevant ones include the following, with our interpretation alongside:

“a) It confirms 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.

The design is compatible with good design of agricultural buildings.

b) It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges.

The building is to be adjacent to the existing livestock housing, with no change to setting.

c) Utilises materials appropriate to the area within which it is located.

The materials are compatible with good design of agricultural buildings.

d) It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community.

The building is adjacent to the existing livestock housing, with no change on amenity impact.

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.

There will be no impact on the historic environment.

j) It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water.

There will be no change from the existing satisfactory situation.

k) It has regard to the generation, treatment and disposal of waste.

There will be no change from the existing satisfactory situation.

4.4 It is important to note that Section 38 (6) of the *Planning and Compulsory Purchase Act 2004* states “where, in making any determination under planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise.”

5.0 Main Material Planning Considerations

Principle

5.1 As noted, the development comprises the erection of an agricultural building to be used for robotic milking with a covered straw yard.

5.2 The application site is located outside of any defined settlement boundary as per the adopted Carmarthenshire LDP. Therefore, for planning purposes, the site is located within the open countryside.

5.3 As is noted above, Planning Policy Wales and TAN 6 support the principle of new agricultural development within rural areas. Furthermore, it is acknowledged that the policies contained within the adopted Carmarthenshire LDP generally support the principle of providing new agricultural development within the open countryside.

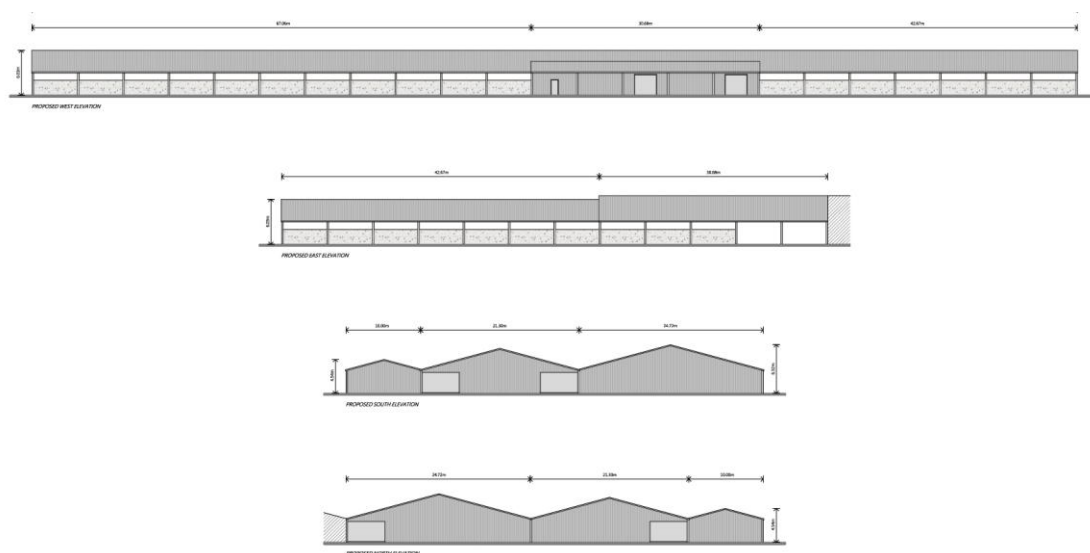
5.4 As such, the principle of development in this location is acceptable in accordance with the above-quoted local and national planning policy.

Design & Visual/Landscape Impact

5.5 The building subject of the application has been designed appropriately; taking into account the needs of the Applicant, as well as the character of the surrounding area and wider rural landscape.

5.6 As noted above within this statement, the building has a floorspace of approximately 3,431 square metres measured internally. The building is finished with concrete panels and box profile sheeting.

5.7 Extracts of the submitted elevation drawings are provided below (not to scale):



- 5.8 Whilst of a large scale, the building is appropriately sited within the existing complex of agricultural buildings on-site, and within the wider landscape, where visible, is very much viewed as part of the existing built development on the site.
- 5.9 Further, the building is appropriately designed so as to minimise its visual appearance and impact within the host landscape. Indeed, its use of dark cladding on its exterior ensures the building does not appear prominent within the rural landscape.
- 5.10 Whilst of a large footprint, it should also be noted that the building has a low profile and ridgeline; helping to ensure its visual impact and prominence within the surrounding landscape is minimised.
- 5.11 The application site benefits from mature existing screening to its south, west and north; ensuring that no long-ranging views of the building exist within the host landscape from these directions. The screening, provided by mature foliage, trees and vegetation, helps to ensure the building remains largely invisible within the surrounding landscape setting.
- 5.12 Furthermore, when considering views of the application site and subject building, due to the natural topography of surrounding land, it is noted that the building is not visible within the wider landscape.
- 5.13 As the above demonstrates, the subject agricultural building as erected is not widely visible within the surrounding rural landscape. This is aided by the existing natural screening provided by vegetation, along with the suitable design afforded to the development in relation to its low-lying profile and muted environmental colour.
- 5.14 The development is appropriately sited and clustered amongst the existing agricultural yards and buildings on-site, and owing to its acceptable agricultural design and the fact the site benefits from natural screening, the development is not widely visible within the surrounding landscape.
- 5.15 As a consequence, the development does not cause any adverse or unacceptable landscape visual impact, and is therefore in accordance with the requirements of LDP Policies.

Impact on Neighbouring Residential Amenity

- 5.16 The application seeks consent for an agricultural building, to be used in connection with the existing agricultural holding and use of the land. The building would be used to house robotic milkers and a covered straw yard area.

5.17 In light of this, and owing to the lack of any neighbouring third-party residential dwellings in close proximity to the site, there would not be any adverse impacts upon neighbouring residential amenity.

Ecology & Green Infrastructure

5.18 The building subject of the application will be constructed on 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.

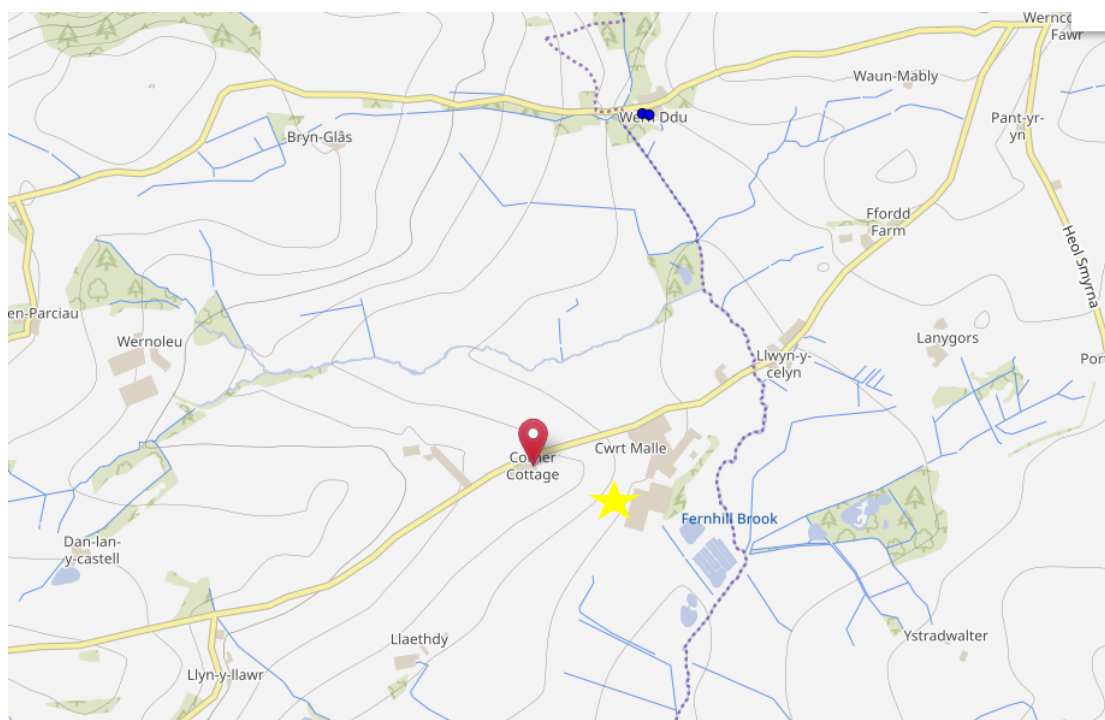
5.19 Furthermore, there are no statutory or non-statutory designated ecological sites located within 500m of the application site.

5.20 Owing to the above, the construction of the building will not cause any adverse ecological impacts on the application site and within its vicinity.

5.21 A Green Infrastructure Statement accompanies this application, as well as measures proposing a net benefit for biodiversity (NBB) in accordance with Chapter 6 of Planning Policy Wales (Edition 12).

Heritage

5.22 The designated historic assets within the application site's environs are indicated below. The application site is identified by the yellow star and the blue dots represent listed buildings within the area.



5.23 Due to the distance between the site and the closest listed building, there would be no harmful impact created upon the setting of the listed building.

5.24 In terms of the use of the building, as this is purely agricultural, which is a common use and feature of the surrounding area, the building would have no harmful impact upon the setting of the listed building.

5.25 As such, the development would not cause any harmful impact upon the setting of any nearby designated historic assets, and therefore the development is compliant with the requirements of the LDP, Technical Advice Note 24 and The Planning (Listed Buildings and Conservation Areas) Act 1990.

Highway Safety

5.26 The subject building is to be used for the purposes of milking the existing livestock at Cwrt Malle using robotic milkers and a straw yard area, in connection with the existing agricultural buildings on the site and the agricultural use of the land.

5.27 In light of the established, lawful, use of the site for agricultural purposes, the building subject of the application would not appreciably alter or increase vehicular movements to and from the application site along the local highway network within usual working days.

5.28 The site benefits from adequate access visibility onto the public highway to serve the building.

5.29 Given the agricultural use of the building and wider site, as existing, the surrounding local highway network is of sufficient standard and capacity to serve the building.

5.30 In light of the above, the development would not have any appreciable impact upon highway safety within the site's vicinity.

6.0 Conclusion

6.1 This statement has provided an overview of the proposals relating to the agricultural building at Cwrt Malle.

6.2 It has been demonstrated that the development fundamentally complies with the requirements of both local and national planning policies concerning agricultural development within the open countryside.

6.3 The development relates to the provision of a modern agricultural building to be used for milking the existing cows at Cwrt Malle through robotic milkers.

6.4 The building is acceptable in-principle, and does not cause any unacceptable landscape visual impact. The development does not adversely affect the amenity of neighbouring residential occupiers and has not caused any adverse effects with regards ecology, biodiversity and the natural and historic

environments. The development does also not have any harmful impact upon highway safety within the site's environs.

6.5 As such, it is respectfully requested that the development is granted planning permission by the Local Planning Authority and the application be approved.