
Planning, Design & Access Statement

**Poplar Tree Farm
Pinged
Pembrey
Llanelli
SA16 0JL**

**Replacement agricultural
buildings previously used for
turkey rearing to be used as a calf
rearing unit and all associated
works**

Mr S Hay

July 2025

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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 replacement agricultural buildings previously used for turkey rearing to be used for calf rearing and all associated works.
- 1.2 The replacement buildings will provide 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.
- 1.3 The buildings will be of steel portal frame design, and are of standard appearance for modern agricultural buildings of this nature. The buildings will replace two former agricultural buildings on the same footprint.
- 1.4 This statement outlines the proposed development, the application site and its context, the applicable local and national planning policies, as well as the main planning considerations; and is designed to aid the Planning Officer in making their recommendation.
- 1.5 The planning application submission comprises the following documentation:
 - Completed Full Planning Application Form
 - This Planning, Design & Access Statement
 - Pre-Application Consultation Report
 - Site Location Plan
 - Existing & Proposed Site Plans
 - Proposed Floor Plans
 - Proposed Elevation Drawings
 - Biodiversity Enhancement Plan

2.0 The Application Site

- 2.1 The application site relates to land at Poplar Tree Farm, Pinged, Pembrey, Llanelli. The site’s What3Words address is: ///transmitted.beads.prelude.
- 2.2 Poplar Tree Farm comprises an established agricultural unit located within Pinged. The area is predominately agricultural in nature; with a mix of poultry and livestock farming within the application site’s vicinity.
- 2.3 The application site lies to the west of the A484 running north-south from Kidwelly to Penbrey. Access to the site is gained directly from the A484 and B4317.

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 the replacement agricultural buildings to be used for calf rearing. The existing buildings were previously used for turkey rearing of approximately 7,000 turkeys per building.
- 3.2 The existing agricultural buildings measure approximately 85.34m in length and 18.3m in width.
- 3.3 The replacement agricultural buildings will measure 73.15m in length and 18.3m in width; with a maximum height of 6.8 metres to ridge and 4.3m to eaves. The building is finished with concrete panels and box profile sheeting.
- 3.4 It should be noted that the buildings subject of the application will be erected in place of the existing dilapidated agricultural buildings that were previously used for turkey rearing.
- 3.5 The existing dilapidated buildings have a total internal floor area of approximately 1,561.72sqm each with the replacement buildings to have a total internal floor area of approximately 1,338.64sqm each – meaning the floor area will decrease by approximately 446.16sqm.

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 buildings are to be on the same site as the dilapidated agricultural buildings, 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 buildings are replacement agricultural buildings 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 two replacement agricultural buildings, to be used for calf rearing and all associated works.

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.

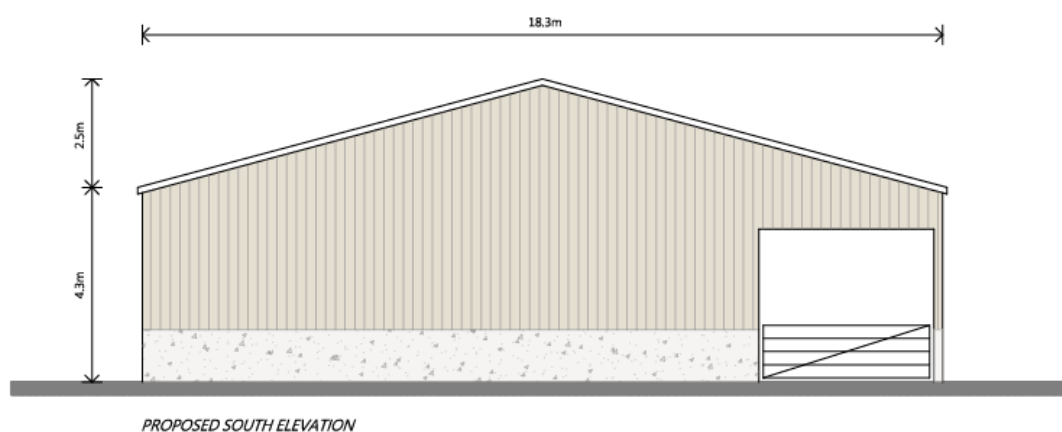
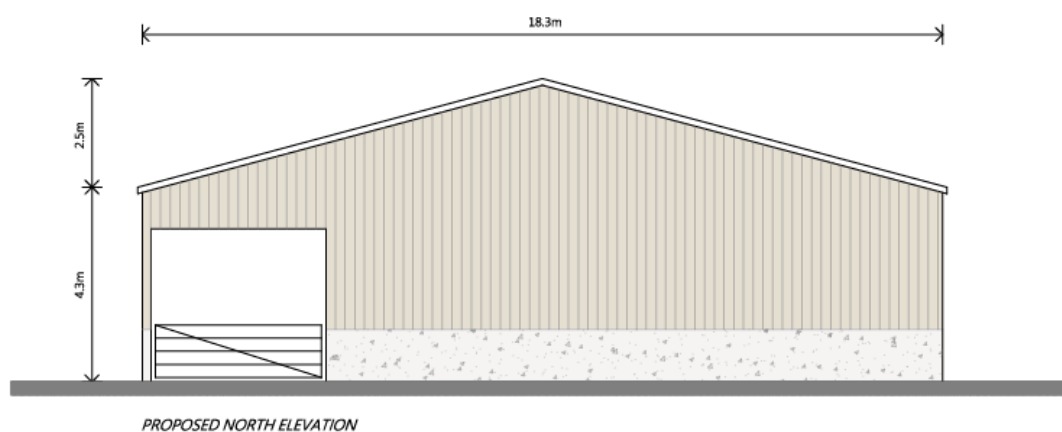
5.4 As such, the principle of development in this location is acceptable in accordance with the above-quoted local and national planning policy.

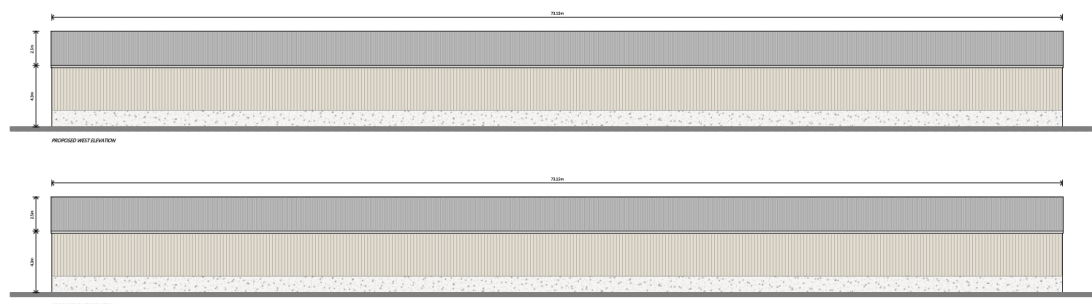
Design & Visual/Landscape Impact

5.5 The buildings subject of the application have 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 buildings measure approximately 18.3 metres in width and 73.15 metres in length; with a maximum height of 6.8 metres to ridge. The buildings have a floorspace of approximately 1,338.64 square metres measured internally. The buildings are 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 buildings are appropriately sited within the existing complex of agricultural buildings on-site, and within the wider landscape, where visible, are very much viewed as part of the existing built development on the site. The replacement buildings will be of a smaller size compared to the existing agricultural buildings that are to be replaced.
- 5.9 Further, the buildings are appropriately designed so as to minimise visual appearance and impact within the host landscape. Indeed, its use of dark cladding on its exterior ensures the buildings do not appear prominent within the rural landscape.
- 5.10 Whilst of a large footprint, it should also be noted that the buildings have a low profile and ridgeline; helping to ensure visual impact and prominence within the surrounding landscape is minimised.
- 5.11 The application site benefits from mature existing screening to its south, east and west; ensuring that no long-ranging views of the buildings exist within the host landscape from these directions. The screening, provided by mature foliage, trees and vegetation, helps to ensure the buildings remain largely invisible within the surrounding landscape setting.
- 5.12 Furthermore, when considering views of the application site and subject buildings from the north, due to the natural topography of surrounding land, it is noted that the buildings are not visible within the wider landscape.
- 5.13 As the above demonstrates, the subject agricultural buildings are not widely visible within the surrounding rural landscape. This is aided by the existing mature natural screening provided by surrounding woodland, trees and 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 extensive mature 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 agricultural buildings, to be used for calf rearing units. The buildings were previously used to rear turkeys.

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 buildings subject of the application will be constructed on the site of existing agricultural buildings (to be demolished).

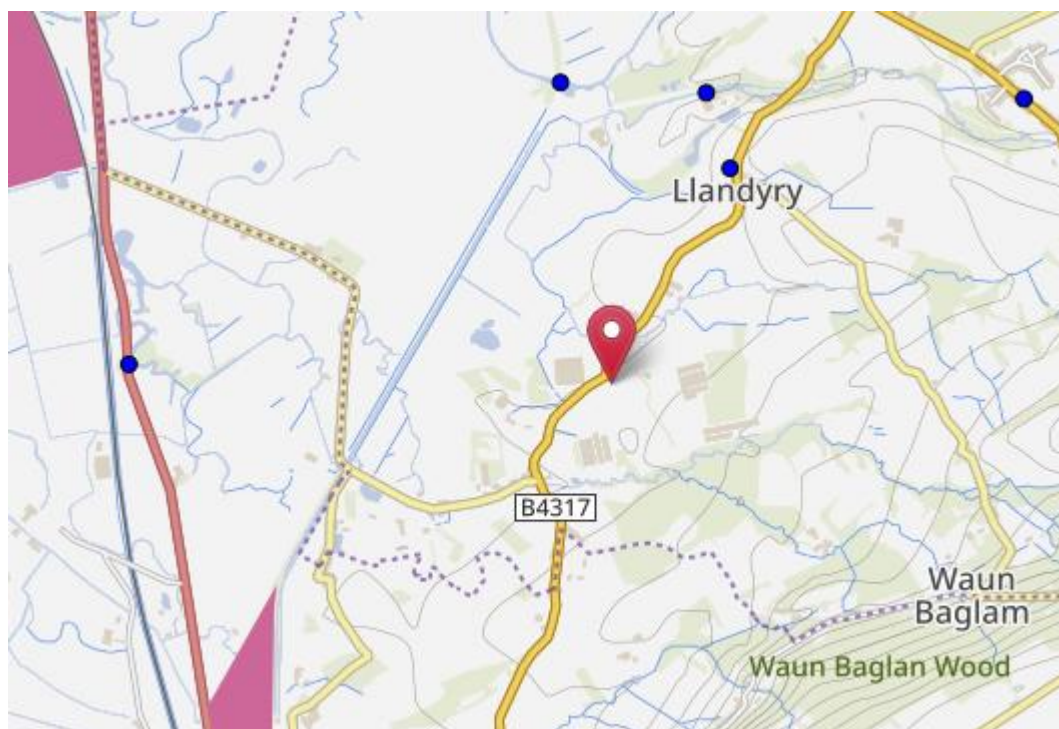
5.19 Furthermore, there are no statutory or non-statutory designated ecological sites located within 500m of the application site.

5.20 Owing to the above, the construction of the buildings 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 buildings 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 buildings are to be used for the purposes of calf rearing, in connection with the existing agricultural buildings on the site and the agricultural use of the land.

5.27 As has been noted earlier within this statement, the buildings will replace two slightly larger agricultural buildings.

5.28 In light of the established, lawful, use of the site for agricultural purposes, the buildings 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.

- 5.29 The site benefits from adequate access visibility onto the public highway to serve the buildings.
- 5.30 Given the agricultural use of the buildings and wider site, as existing, the surrounding local highway network is of sufficient standard and capacity to serve the buildings.
- 5.31 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 buildings at Poplar Tree Farm.
- 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 modern agricultural buildings to be used in connection with the agricultural use of the land at Poplar Tree Farm.
- 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.