

Design and Access/ Supporting Statement Full Application

**Erection of new cow housing building including covered feeding and loafing
yards and associated works**

**at
Pantygrwndy Farm,
Cardigan,
Pembrokeshire.
SA43 3NP.**

For Ty Gwyn Farm Ltd.

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1 **General Description**

- 1.1 The proposed development involves the erection of a new cow housing and covered feeding building to facilitate welfare improvements and on-farm housing of younger stock. The building would measure approximately 59.5 metres by 44.3metres, with an eaves height of approximately 4.4 metres and a ridge height of approximately 6.5 metres above slab level, circa A.O.D 170.00. The building would have two pitched roofs with a joining valley, a footprint of circa 2600m² and accommodate circa 228 cubicles, loafing and covered feeding areas. The proposal also includes rainwater harvesting, SuDS and landscape biodiversity enhancement. The objective of the development is to modernise the cubicle housing for the dairy herd and to facilitate young stock to be retained on the holding, negating the need for rented housing elsewhere.

2 **Application**

- 2.1 This Design and Access Statement (DAS) has been prepared in support of a Full Planning Application for agricultural development at the above address. As required by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (para9.4). The development constitutes major development as the floor area of the building exceeds 1000m²

The DAS explains, amongst other things:

- (a) the design principles and concepts that have been applied to the development,
- (b) demonstrates the steps taken to appraise the context of the development and how the design of the development takes that context into account,
- (c) explains the approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and
- (d) explains how specific issues which might affect access to the development have been addressed.

The statement deals with the legislative requirements of a DAS and planning policy considerations.

- 2.3 The statement has been prepared by Llyr Evans BSc, MSc, MRTPI, (Director) Llyr Evans Planning Ltd. appointed by Mr Owen Jones of Ty Gwyn Farm Ltd. The statement is based on information supplied by the applicants and other consultants involved in the project. Please Note: All stated dimensions and distances are approximates and based on the best information available at the time. Please refer to the submission plans for detailed information.

- 2.4 The application includes:

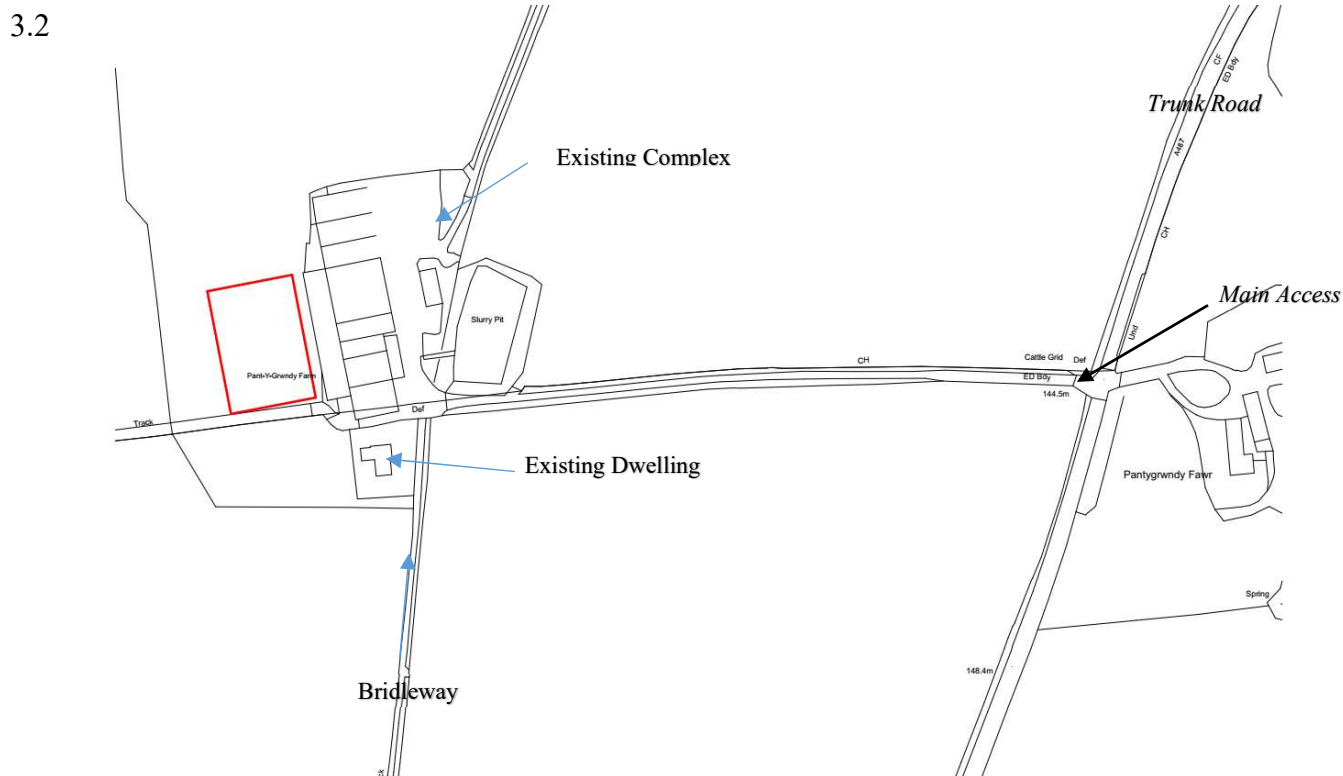
- DAS and Supporting Statement,
- Full Application Forms,
- Full set of plans,
- Biodiversity Survey Report,
- SuDS Strategy,
- Site and wider context photos,
- Planning Application fee will follow.

2.5 **Applicant**

Mr O Jones, Ty Gwyn Farm Ltd, Pantygrwndy Farm, Cardigan, Pembrokeshire, SA43 3NP.

3 **The Site**

3.1 The site is located in Pembrokeshire, approximately 1.6km south of St Dogmaels and circa 5.4km north of Eglwyswyrw (as the crow flies). The complex itself is located circa 300m west of the A487 Tunk Road (Cardigan to Fishguard).



Extract showing the location of the proposed building outlined in red.

3.3 The site currently consists of part of a grassland field enclosure immediately to the west of the existing agricultural complex of Pantygrwndy Farm. The site is bordered to the north and west by agricultural land and to the south by a track and hedge, with fields beyond. The land immediately surrounding the site is within the applicants ownership. The existing farm complex consists of a two storey dwelling and number of cow cubicle housing buildings, loose housing pens, parlour, storage buildings, silage pits and a large earth bunded slurry lagoon. A public right of way (Bridleway PP53/5/1) passes through the complex on a north- south axis, to the east of the dwelling.

3.4 *Site History-* Planning permission was granted for a Rural Enterprise Dwelling under reference 11/0384/PA. This has been constructed.

4 **The Enterprise and the Proposal**

4.1 The aim of the development is to provide a modern, efficient and welfare enhancing cow housing and covered feeding building adjacent to the existing complex and at the centre of the main landholding.

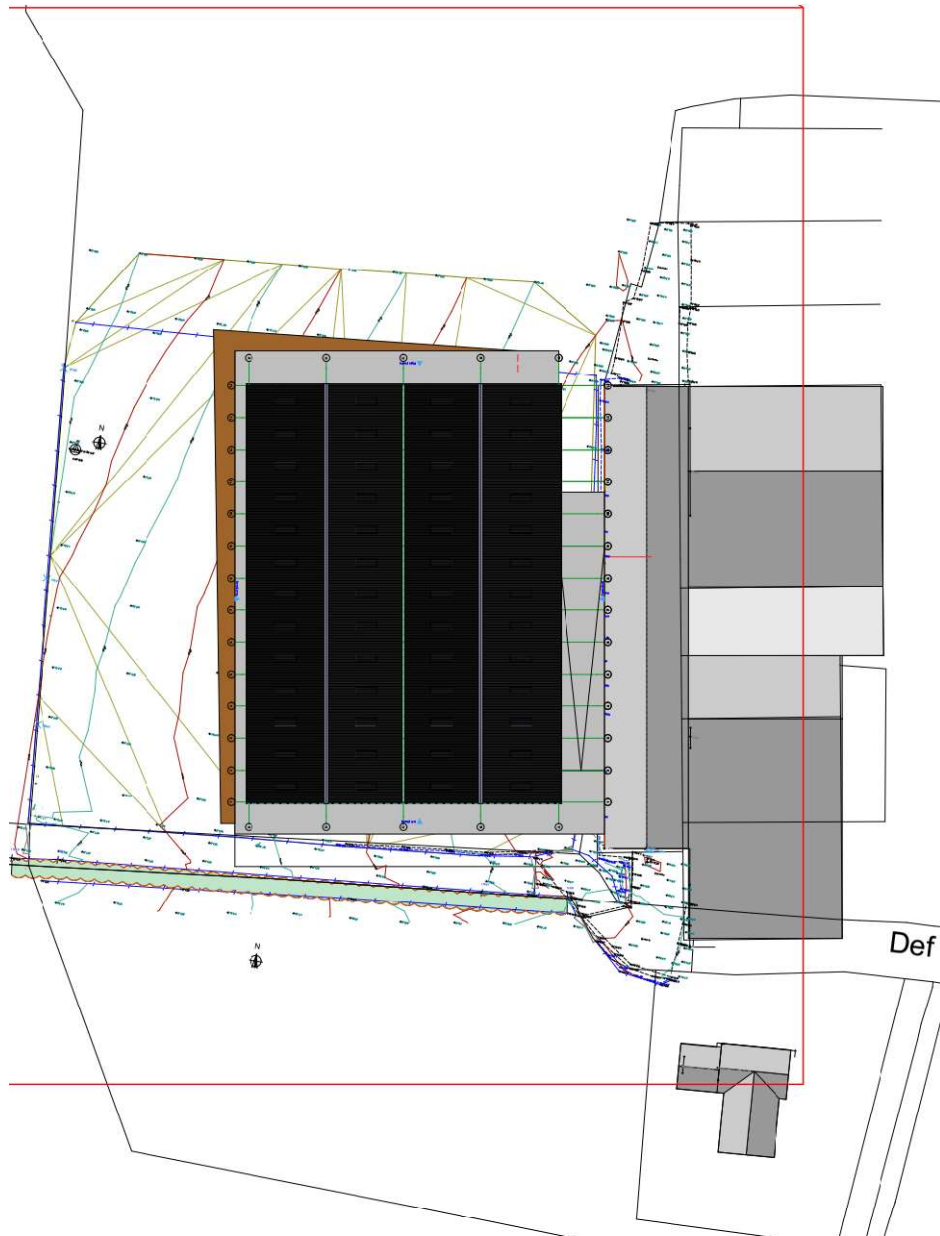
4.2 The enterprise operates as a mixed beef and dairy farm over a total of circa 500 acres. The main milking herd of circa 230 dairy cows and young calves are housed at Pantygrwndy Farm with the

majority of the dairy followers and beef cattle reared off the farm at the family owned farm of Ty Gwyn, Ferwig and rented livestock housing near Cardigan. The purpose of this development is to bring the stock housed at the rented housing near Cardigan back to Pantygrwndy Farm.

The current cubicles are too small by current standards, in terms of bed size, space, loafing areas and feeding areas. The proposal would enhance these standards for the dairy cows and allow a number of the existing cubicle housing to be modified to loose housing for younger stock (reduction of 45 cubicle beds). It should be noted that there is no intention to increase livestock numbers within the enterprise, just to rear young stock at Pantygrwndy Farm, to enhance welfare and management arrangements as well as reduce costs associated with winter housing off-site.

- 4.3 The existing cow housing is over 40 years old and require upgrading and investment. The proposed buildings would provide modern housing offering the highest level of animal welfare and health standards, future proofing the enterprise for years to come and safeguarding existing employment.
- 4.4 The building would measure approximately 59.5 metres long by 44.3metres wide providing a total footprint of approximately 2600m². The building would have an eaves height of approximately 4.4 metres and a ridge height of approximately 6.5 metres and be formed of two ridged roofs with a joining valley. The development would include a some cut and levelling of the site and adjoining land, drainage works and planting enhancement.
- 4.5 The development would also include underground slurry channels to connect to the existing system which connects to the existing slurry store. The slurry store provides the necessary 5 months storage capacity, complying with The Water Resources (Control of Agricultural Pollution) Wales 2021. As mentioned above, the proposal would facilitate the removal of a number of cubicle beds, in place of loose housing which would generate Farm Yard Manure (FYM) as opposed to slurry. There would be sufficient capacity within the existing slurry lagoon to accommodate all the slurry generated by the animals.

4.6



Extract of proposed site location plan.

4.7 Existing stock consists of:

- Pantygrwndy 230 milking cows and 35 heifer followers.
- Ty Gwyn 330 beef
- Rented housing 100.
- Sheep 300, store lambs 500 (across all sites).

Proposed:

- Pantygrwndy 230 milking cows and 135 heifer followers.
- Ty Gwyn 330 beef

- Rented housing 0.
- Sheep and lambs as existing.

It is noteworthy that the RSPCA Assured Welfare Standards (amongst others) require a minimum of at least 5% more useable cubicle to cows to be provided and preferably 10 to 20%. It is therefore essential that more beds than animals are accommodated within the housing arrangements. Source: RSPCA Welfare Standards for Dairy, June 2021 [ad895c3e-6bb8-fe7a-87a4-b16f10778e1c \(rspca.org.uk\)](https://www.rspca.org.uk/advice-and-appeals/welfare/assured-welfare-standards/dairy)

4.8 The holding consists of:

Total 530 acres

- Pantygrwndy: 140
- Ty Gwyn: 175
- Trewinsor (Penparc): 105
- Felinwynt: 60
- Ffrwd: 60

4.9 The enterprise employs 4 full-time and 3 part time members of staff.

4.10 **Consultation and Collaboration.**

4.11 A pre-application consultation will be undertaken in August 2023.

4.12 Landsker Ecology has carried out a scoping survey of the land. The findings of the survey can be found in the accompanying report.

4.13 Trevor Hopkins Associates prepared the plans to accompany the application.

4.14 Sureline prepared the concept drainage strategy.

4.15 NRW conducted a Pollution Prevention Assessment of the holding in 2019 which accompanies the application (Private and Confidential).

5 **Policy Considerations**

5.1 **National Planning Policy**

- Planning Policy Wales (Edition 11, 2021).
- Future Wales The National Plan 2040 (2021)
- Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009).
- Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities (2010).
- Technical Advice Note (TAN) 12: Design (2016).
- Technical Advice Note (TAN) 23: Economic Development (2014).
- The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended, 2011, 2015).

5.2 Local Development Plan for Pembrokeshire (LDP), adopted by Pembrokeshire County Council 28 February 2013.

- Policy SP 1 Sustainable Development
- Policy SP 16 The Countryside
- Policy GN.1 General Development Policy
- Policy GN.2 Sustainable Design
- Policy GN.22 Prior Extraction of the Mineral Resource
- Policy GN.37 Protection and Enhancement of Biodiversity
- Policy GN.38 Protection and Enhancement of the Historic Environment.

- 5.3 Policy SP1 requires that all development proposals must demonstrate how positive economic, social and environmental impacts will be achieved and adverse impacts minimised. The development would provide positive economic impacts by strengthening the viability of the farm enterprise for years to come, securing employment associated with the enterprise, providing on site employment during the construction period, as well as strengthening local supply and service businesses in the locality. Positive social impacts would be realised by reason of the economic benefits and through providing efficient and functional working environment and enhancing animal welfare. Positive environmental impacts would be achieved through providing well designed buildings at the centre of the land holding and through minimising traffic movements and managing surface water and slurry production and the proposed enhancement measures. Adverse impacts have been minimised through sensitive design and siting of the development and mitigation.
- 5.4 The development would accord with policy SP16, being an enterprise and development for which a rural location is essential. The proposal would minimise visual impact through the sensitive design of the building, lowering of existing ground levels and siting next to the existing farm complex. In light of the above, the general principle of development is acceptable.

5.5 **Design Principles and Concepts**

- 5.6 Planning Policy Wales (11th Edition, 2021) and Technical Advice Note 12 (Design) 2016 identify good design as being the consideration of; access, character, community safety, environmental sustainability and movement. With these issues in mind, the following sections of the statement discuss the main design principles and concepts of the proposal before discussing certain issues in greater detail.
- 5.7 *Character-* The area is rural in character with extensive areas of agricultural land with farm holdings and isolated dwellings scattered amongst the landscape. The building would be a typical agricultural style building located immediately adjoining the existing farm complex. The height of the proposal has been reduced by incorporating two pitched roof with a joining valley as opposed to a single clear span. Further discussed relating to character below.
- 5.8 *Community Safety:* The bridleway crossing through the complex provides an opportunity for public access of the complex, however, existing gates and security arrangements would prevent public and unauthorised access to the site itself. The closest non-associated dwellings (approximate distance to curtilage boundary) would be located circa 440metres to the east of the site. The existing complex is located between the proposal and the neighbouring property and given the character and scale of the existing complex, adverse impact are considered highly unlikely.

- 5.9 Given its rural setting, nature of the existing farm complex, the separation distances and partial screening offered by the existing hedges, it is not considered that the development would give rise to significant impacts upon the living conditions of residents, either visual, air quality or odour.
- 5.10 *Environmental Sustainability:* As with any steel portal building, a significant amount of the material would be pre-constructed off site, ensuring accuracy and efficiency in production. These would include pre-cast concrete panels for the lower walls of the buildings, Yorkshire boarding for upper parts of walls, fibre cement sheets for the roofs and pre-constructed steel sections for the frame work. A local builder with extensive experience in dealing with steel and agricultural buildings would be the principal contractor for the development, minimising unnecessary vehicular movements associated with the build.
- 5.11 The design of the buildings would ensure safe, efficient comfortable internal spaces for the animals and workers, enhancing animal welfare and reducing future modification or redevelopment disruption.
- 5.12 The position of the buildings at the centre of the land holding would reduce traffic associated with moving stock from the rented buildings at Cardigan representing a clear gain in terms of the carbon footprint of the enterprise. The southern hedge would be retained and additional planting included to the existing hedge line to the west of the proposed building.
- 5.13 *Movement-* One of the main objectives of the development would be to house existing stock on the holding, reducing traffic movements and easing stock management.
- 5.14 *Amount of Development-* Agricultural buildings with a floor area of approximately 2600m² and would be formed of two ridged buildings with a valley abutment.
The purpose of the development is to provide covered housing, feeding and loafing areas for the cows. This requires a largely uninterrupted internal space that could only be achieved through a utilitarian style building.
- 5.15 **Appraisal of site context and how the design of the development takes the context into account.**

The site forms part of a larger agricultural field adjoining the existing complex. The complex consists of large utilitarian style agricultural buildings and structures. Walls are generally corrugated sheeting or timber clad and roofs are fibre cement sheets. The site is surrounded by agricultural land to all directions and distinctly rural, but the presence of farm complexes and individual dwellings is a strong characteristic of the wider area. The complex is at an elevated position in the landscape, but views of the site are largely limited to short distance views from the public right of way which crosses through the complex and brief views from the Trunk Road to the east.

- 5.16 The building would be partially screened from the east by the existing complex and set down due to higher ground to the west. There is a hedge beyond the track to the south and the building has been set forward to maintain this feature.

5.17



View of the site from the public right of way to the south showing the existing farmhouse and buildings beyond. The proposed site is to the left of the farmhouse, behind the hedge.

5.18



View from the access lane to the east, the proposed site is directly behind the sheds.

5.19



View from the west showing the site and existing complex beyond.

5.20



View of the site from the north west showing the complex beyond.

5.21 Scheme Development

A number of alternative designs were considered before proceeding with the current scheme. These included:

- A single span building under one pitch. This was discounted due to the higher overall ridge height of the building and visual appearance.
- The southern elevation of the building was proposed to run in-line with the southern elevation of the adjoining buildings, however, this would have resulted in the hedge to the south being removed.
- Excavation of the site down to existing slab level was discounted due to the volume of material requiring excavation. The building would be set close to current ground levels to the east with cut to the west.

- 5.22 In response to the above, the building has been designed as a double pitched structure with central valley and set back to enable the southern hedge to be retained. The cut to the west would also go some way to screening the building from this direction and act as a backdrop from views from the east.
- 5.23 Materials would consist of concrete panels, Yorkshire boarding and corrugated sheeting similar to existing.
- 5.24 Animal welfare is high on the agenda which has the potential to reduce veterinary and care costs as well as increasing milk yields and reduce transport movements. The scheme would safeguard the enterprise against future changes in welfare standards.

5.25 Character, Visual and Landscape Issues

- 5.26 LANDMAP is an all-Wales landscape resource where landscape characteristics, qualities and influences of the landscape are recorded and evaluated. The Natural Resources Wales website states that it is a tool to help sustainable decision-making and evaluates 5 spatial datasets. The hedge to the south of the site constitutes the boundary to the aspect areas. Summary of area values below:

5.26

<u>Spatial Data Set</u>	<u>Value</u>
Geological Landscape	Moderate
Landscape Habitats	Moderate
Visual and Sensory	Moderate
Historic Landscape	Outstanding
Cultural Landscape	Moderate

Source: [Data catalogue | DataMapWales \(gov.wales\)](#)

- 5.27 In summary, it is not considered that the proposed development would result in significant adverse effects, or result in a change in the characteristics of the landscape.
- 5.28 No geologically significant features would be affected within the site. The habitat value of the site would likely be enhanced through the landscaping and bird and bat boxes, as discussed in the accompanying Ecological Survey Report.
- 5.29 Whilst being partially visible from the surrounding highway and public rights of way network, and from higher ground at distance to the south and east, it is not considered that the development would change the character of the area or result in significant adverse impacts given the character of the existing complex and partial screening.
- 5.30 The proposal would respect the existing field parcels, relate well to the existing complex and would be only slightly higher than the existing farmhouse located to the south. The site is most prominent from a short stretch of the Trunk Road to the east, due to the sites elevated position, however, from this direction the building would relate well to the existing complex. It is estimated that the proposed building would be circa 500mm higher than the ridge of the tallest building within the complex and close to the same height as the farmhouse (within circa 200mm). Furthermore, the opportunity to view the site from the Trunk Road is short given the distance, direction of travel and speed of passing vehicles (see accompanying photos). Time to view and experience the building from the public right of way to the south east and north east would be longer, as people would be walking, or travelling slower, but again the building would be viewed

within the context of the complex and relate well to it. It is therefore considered that the development accords with policies *GN.1* and *GN.2* of the LDP in relation to the design, landscape impact and compatibility of the development.

5.31 Historic Environment

5.32 There are no historic records or designations on the application site or in the immediate vicinity of the complex. There are a number of historic records circa 400metres to the east at Pantygrwndy Fawr. The nearest listed building appears to be Tredefaid circa 850metres to the south east and there are a number of Scheduled Ancient Monument (SAM) castles to the south east but all at a distance in excess of 1.5km from the complex.

5.33 Given the character of the existing complex and intervening topography the proposal would not impact directly or indirectly upon any historic assets and would not affect the LANDMAP classification of the surrounding landscape. The development would therefore appear to accord with criterion 3 of policy GN.1 and policy GN.38 of the LDP.

5.34 Biodiversity, habitats and species

5.35 The site is not subject to any designation and is located outside the Riverine Special Area of Conservation (SAC) of the Teifi. A protected species survey of the site was carried out by Landsker Ecology. Evidence of protected species in or utilising the site were limited and the development would not adversely affect protected species.

5.36 Biodiversity enhancement measures would be provided in the form of bat and bird boxes and additional planting to an existing hedge line.

5.37



Hedge to the west of the site to be thickened with additional planting.

5.38 The proposed building would be located immediately adjoining the existing complex and therefore it is understood that the proposal would be considered an existing source in terms of ammonia generation. Furthermore, given the fact that there is no increase in herd size considering the enterprise as a whole, but rather a relocation of stock from a location closer the Teifi, and the scheme would improve welfare conditions, the scheme is considered acceptable in this regard.

5.39 **Policy and Approach to access.**

Access and Movement to and within the site

- 5.40 Policy GN.1 of the LDP and in particular criterion 5 outlines the policy approach to assessing highway implications and states that:

“Development will be permitted where: it would take place in an accessible location, would incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network.”

- 5.41 In planning policy terms the scheme complies with the aims of policy GN.1 criteria 5&6 of the LDP in that it would not overwhelm the local highway network and makes appropriate provision for access both within and around the site. The complex is served by one main day to date access via a track from the A487 Trunk Road and farm tracks heading north and south from the complex to other points within the highway network (route of the bridleway). These arrangements are considered acceptable to serve the complex and proposal.

5.42 **Specific Issues affecting access.**

- 5.43 The highway network provides good access routes to the site, for the amount and type of vehicles associated with a modern farm.

- 5.44 Farm and delivery vehicles would utilise the existing accesses and given that stock would no longer move between this complex and the rented housing at Cardigan, a reduction in traffic movements could be expected. The existing track is to a slight fall and is not bound but provides a good standard of access and there is ample space within the complex for parking and manoeuvring of vehicles. Surfaces are generally hard wearing maintained through day to day use and inspection and repaired where necessary.

5.45



View from the main access looking north.

5.46



View from the main access looking south.

6 **Conclusion**

- 6.1 The development proposed would enable the farm to provide a modernised and efficient cow housing and covered feeding areas for the herd and followers, future-proofing the enterprise for years to come. The principle of development accords with national and local planning policies and the aims of the development satisfy the wider strategic objectives of the Welsh Government. The development would relate well to the existing complex and given the scale and character of the existing complex and surrounding topography the visual relationship of the development with the landscape would be acceptable. Furthermore, impacts upon biodiversity, the natural environment and the historic environment would be low. The scheme would accord with current best practice in terms of minimising slurry production and the access arrangements are considered appropriate for the site and development. It is therefore considered that the development would accord with all relevant policies of the LDP and National Planning Policy and Guidance.

