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# Planning Statement

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**The Gaer  
Forden  
Welshpool  
Powys  
SY21 8NR**

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**Erection of an agricultural  
livestock building for calf housing  
and all associated works**

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**January 2025**

Roger Parry & Partners LLP  
[www.rogerparry.net](http://www.rogerparry.net)  
[mail@rogerparry.net](mailto:mail@rogerparry.net)  
**Tel: 01691 655334**

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| Prepared by:       | Richard Corbett BSc (Hons) MRICS FAAV |
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Roger Parry & Partners LLP  
Mercian House  
9 Darwin Court  
Oxon Business Park  
Shrewsbury  
SY3 5AL

Tel: 01691 655334  
01743 791336

[gwyn@rogerparry.net](mailto:gwyn@rogerparry.net)

[www.rogerparry.net](http://www.rogerparry.net)

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## 1.0 Introduction

- 1.1 This Planning Statement is prepared and submitted in connection with a full planning application made to Powys County Council (“The Local Planning Authority”) for the erection of an agricultural livestock building to be used for housing calves on the land at The Gaer, Forden, Welshpool, SY21 8NR.
- 1.2 The proposed building would provide high quality calf accommodation to ensure high welfare standards for the animals and would be of an appearance similar to the existing modern agricultural buildings forming part of the surrounding farm complex.

## 2.0 The Application Site

- 2.1 The proposed site for the calf building is at The Gaer, Forden, Welshpool. The Gaer is located within a rural area to the southwest of Forden village and east of Berriew. The surrounding area predominantly comprises a mixture of arable and grazing land, with the farm being in close proximity to the A483 leading to Welshpool and Newtown.
- 2.2 The application site itself lies to the north of the established farm complex. The land is currently an area laid to grass with a small part being hard standing which has temporary calf hutches on it. As seen below it forms a logical extension to the existing yard and buildings.

- 2.3 An aerial view of the application site is provided below:



### 3.0 Proposed Development

- 3.1 The application seeks full planning permission for the erection of an agricultural building, which will be used to house youngstock at the Gaer. The building would form a standalone unit, specifically designed for accommodating calves, and would have a floor area of approximately 1828 sq. metres, with an additional roof overhang of 119 sq. metres.
- 3.2 The building would measure approximately 48.77 metres in length and 39.93 metres in depth. It would have a height at the 'ridge' of approximately 10 metres and a height at the eaves of approximately 3.66 metres.
- 3.3 The structure would comprise of low height concrete sidewalls, with two elevations being open sided and the remaining two clad with timber boarding. The floor will be laid with concrete, integrated with drainage channels, with the roof being dual pitched and constructed of grey fibre cement sheeting. External access would be gained via both the northwest and southeast elevations into the central alley.
- 3.4 Clean rainwater from the roof would be directed to a surface water drain connecting into a nearby watercourse to the northeast of the site. The dirty water would be drained into the existing slurry lagoon on the farm, located to the southwest of the development site.
- 3.5 Stock numbers on the holding would not change as a consequence of the proposed development. The development is instead proposed to align the farm with current and future welfare regulations set out by the government. At present, individual temporary calf hutches are on part of the site and surrounding area. The new building would provide a betterment to the existing housing conditions for the animals.

### 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 There are no directly applicable policies contained within the adopted Powys Local Development Plan (2011-2026) relating to proposals for new agricultural buildings. Instead, Policies DM4 (Landscape), DM13 (Design & Resources) and E6 (Farm Diversification) are deemed to be the most applicable to the proposed development.

## 5.0 Main Planning Considerations

### Principle

5.1 The development relates to the provision of a new agricultural livestock building on land at The Gaer; a long-established farm and agricultural business.

5.2 The development is needed to comply with legislation implemented under The Welfare of Farmed Animals Regulations 2000 and would help to enable the efficient operation of the business.

5.3 Given its modest scale and the siting of the proposal adjacent to the existing farm complex, the principle of development is acceptable.

### Design & Visual/Landscape Impact

5.4 The proposed building would be located on land adjacent to the existing farm complex at The Gaer, and any views of the development would be within the context of the existing built development on-site. The proposed biodiversity enhancements of new native tree planting would provide further visual screening of the building within the landscape.

5.5 The building would be of standard modern agricultural appearance and would be akin to that of the adjacent buildings already in-use and present within the host landscape.

5.6 A visual and sensory evaluation of the host landscape using LANDMAP confirms the surrounding landscape character is of moderate quality. Given the above considerations, the development would not cause any harmful impact upon the character of the surrounding rural landscape.

### Impact on Neighbouring Amenity

5.7 There are no third-party dwellings located within close proximity to the application site, and therefore no impacts upon neighbouring residential amenity would arise.

### Ecology & Green Infrastructure

5.8 Please see accompanying Preliminary Ecological Appraisal and Green Infrastructure Statement.

### Heritage

5.9 Full consideration has been given to any impact that the development may have on nearby heritage and listed assets, and it is concluded that no adverse effect from the proposal will be caused on assets within close proximity.

### Highways

5.10 The vehicular movements associated with the site will remain unchanged as a consequence of the proposal.

## 6.0 Conclusion

6.1 The proposed development for a calf building is of an overall modest and subservient scale and would be of an acceptable appearance within the host rural landscape. It's location on the land would provide a more effective use of the space and logical extension to the existing farmyard complex. It would also not cause any adverse impacts upon the natural environment, neighbouring residential amenity, highway safety nor upon the historic environment.

6.2 Therefore, the proposal is fully compliant with both national and local planning policy, and it is respectfully requested that full planning permission be granted for the development.