
Planning Statement

**Stonehouse Farm
Welshpool
Powys
SY21 9DB**

**Construction of Livestock
Building**

A Evans & Sons

September 2026

Roger Parry & Partners LLP
www.rogerparry.net
mail@rogerparry.net
Tel: 01691 655334

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Prepared by: Pip Maddocks BSc (Hons)

Reviewed by: Richard Corbett BSc (Hons) MRICS FAAV

Publication Title: Planning Statement

Version: 1.0

Date: September 2026

Roger Parry & Partners LLP
Mercian House
9-10 Darwin Court
Oxon Business Park
Shrewsbury
SY3 5AL

Tel: 01691 655334
01743 791336

pip@rogerparry.net

www.rogerparry.net

Ref: 79350

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 construction of a livestock building at Stonehouse Farm, Welshpool, Powys, SY21 9DB.

1.2 The proposed building would provide much needed dry-cow and welfare unit for the farm as required by in the industry, with no additional livestock numbers as part of the proposal and would be of an appearance similar to the existing modern agricultural buildings forming part of the surrounding farm complex.

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

- 79350 001 Location Plan
- 79350 002 Existing Block Plan
- 79350 003 Proposed Block Plan
- 79350 004 Biodiversity Enhancement Plan
- 79350 101 Proposed Elevations
- 79350 102 Drainage Plan
- Planning Application Form
- Planning Statement
- Green Infrastructure Statement

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 proposed site for the proposed livestock building at Stonehouse Farm, Welshpool, Powys, SY21 9DB . Stonehouse is located within a rural area, which predominantly comprises upland hill farming interspersed with remote farmsteads and isolated rural dwellings.

2.2 The application site comprises approximately 0.26 hectares (2,612m²) of agricultural land located adjacent to the existing farm holding. The site itself lies at the south of the farm complex, and is adjacent to the existing

agricultural silage pits and slurry lagoon, used as part of the successful dairy enterprise ran at Stonehouse Farm.

2.3 The site is accessed through the existing yard at Stonehouse Farm.

2.4 An aerial view of the application site and its immediate context is provided below for illustrative purposes:



3.0 Proposed Development

3.1 The application seeks full planning permission for the construction of a livestock building to be used as a dry-cow and welfare unit at Stonehouse Farm. The building would form a new building to the south of the farm holding and would have a floor area of 2,612 sq. metres.

3.2 The building would measure approximately 62.2 metres in length and 42 metres in depth at its greatest extent. It would have a pitched roof, with a height at the 'ridge' of approximately 6.2 metres and a height at the eaves of approximately 3.5 metres.

3.3 The building would be yorkshire boarded, with the walls being concrete panels laid on a concrete floor. The roof would be finished with grey fibre cement sheeting.

3.4 Clean rainwater from the roof would be directed to an existing surface water drain connecting into a nearby watercourse to the north-east of the site. The

dirty water drainage arrangements would remain unchanged, with this continuing to drain to the farm's dirty water storage tank.

- 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 manure storage regulations set out by NRW, as well as providing a much needed, dry-cow and welfare unit.

4.0 Need for the Proposed Development

- 4.1 The proposed building would be a modern agricultural building and is required to fulfil the functional need of the existing farm business and to provide accommodation for the existing livestock, to be used as a dry cow and welfare unit, in line with the welfare of the Farmed Animal Regulations.

- 4.2 The expansion of current facilities at the farm are required to enable the efficient operation of the existing agricultural unit.

- 4.3 The Welfare of Farmed Animals Regulations 2000 (S.I. 2000 No.1870) Schedule 1, Paragraph 4, states that:

“where any animals (other than poultry) are kept in a building they shall be kept on, or have access at all times to, a laying area which either has well maintained dry bedding or is well-drained”

- 4.4 The Welfare of Farmed Animals Regulations 2000 (S.I 2000 No. 1870) Schedule 1, paragraph 9 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.”

- 4.5 The applicants are proposing to erect the livestock shed to ensure that livestock on the farm have sufficient housing space to carry out their five freedoms as recommended by the RSPCA. The RSPCA believes anyone responsible for looking after animals should try to provide them with the five freedoms as follows:

1. Freedom from hunger and thirst By providing enough fresh water and the right type and amount of food to keep them fit.
2. Freedom from discomfort By making sure that animals have the right type of environment including shelter and somewhere comfortable to rest.
3. Freedom from pain, injury and disease By preventing them from getting ill or injured and by making sure animals are diagnosed and treated rapidly if they do.
4. Freedom to behave normally By making sure animals have enough space, proper facilities and the company of other animals of their own kind.

5. Freedom from fear and distress By making sure their conditions and treatment avoid mental suffering.

4.6 The proposal would not result in sporadic or isolated development within the countryside, as the building is intended as a logical and proportionate addition to an established large-scale farming enterprise.

4.7 The scale and design of the agricultural building have been carefully considered to optimise operational space and functionality, while also limiting its visual impact on the surrounding landscape. Furthermore, the development has been planned to support efficient day to day farm management and to ensure full compliance with current animal welfare standards.

4.8 The proposed building will not result in an increase of livestock numbers.

5.0 Planning Policy Context

5.1 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”*.

5.2 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.

5.3 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.

6.0 Main Planning Considerations

Principle

6.1 The development relates to the provision of a livestock building at Stonehouse Farm, Welshpool; a long-established farm and agricultural business.

6.2 The development is needed to comply with new and future regulations implemented for housing livestock by the Welsh Government and NRW, as well as industry standards, and will help with the management of livestock when either dry or in illness, providing clearer separation from the remainder of the herd, helping to reduce the risk of disease on the whole farm at Stonehouse.

6.3 Given its modest scale and the siting of the proposal, the principle of development is acceptable.

Design & Visual/Landscape Impact

6.4 The proposed livestock building is to be located amongst the existing farm complex at Stonehouse, and any views of the development would be very much within the context of the existing built development on-site.

6.5 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.

6.6 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

6.7 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

6.8 Please see accompanying Green Infrastructure Statement.

Heritage

6.9 There are no listed buildings within close proximity to the proposed application site and therefore no impacts would arise.

Highways

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

7.0 Conclusion

7.1 The proposed livestock building is of an overall modest and subservient scale, and would be of an acceptable appearance within the host rural landscape. It would also not cause any adverse impacts upon the natural environment, neighbouring residential amenity, highway safety nor upon the historic environment.

7.2 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.