Design & Access Statement

Erection of a free-range egg production unit including silos and associated works at Crugeran, Sarn Meyllteyrn, Pwllheli.

Prepared for Messrs Parry

Roger Parry & Partners LLP
www.rogerparry.net
welshpool@rogerparry.net
Tel: 01938 554499

Roger Parry & Partners

land & property professionals

Messrs Parry

Erection of a free-range egg production unit including silos and associated works at Crugeran, Sarn Meyllteyrn, Pwllheli.

Design & Access Statement

June 2020

Site address

Crugeran
Sarn Mellteyrn
Pwllheli
Gwynedd
LL53 8DT

Planning Authority

Gwynedd County Council
Planning Service,
Council Offices,
Ffordd y Cob, Pwllheli,
Gwynedd.
LL53 5AA

Publication title	Design & Access Statement
Version	1.2
Date	June 2020

Roger Parry & Partners LLP
1 Berriew Street
Welshpool
Powys
SY21 7SQ
Tel: 01938 554499

welshpool@rogerparry.net
www.rogerparry.net

Ref: DAS-GD

1. INTRODUCTION

1.1. This Design and Access Statement considers the planning issues associated with a planning application for the erection of an additional free-range poultry unit on land at Crugeran, Sarn Mellteyrn, Pwllheli. This statement should be read in conjunction with the submitted forms and plans.

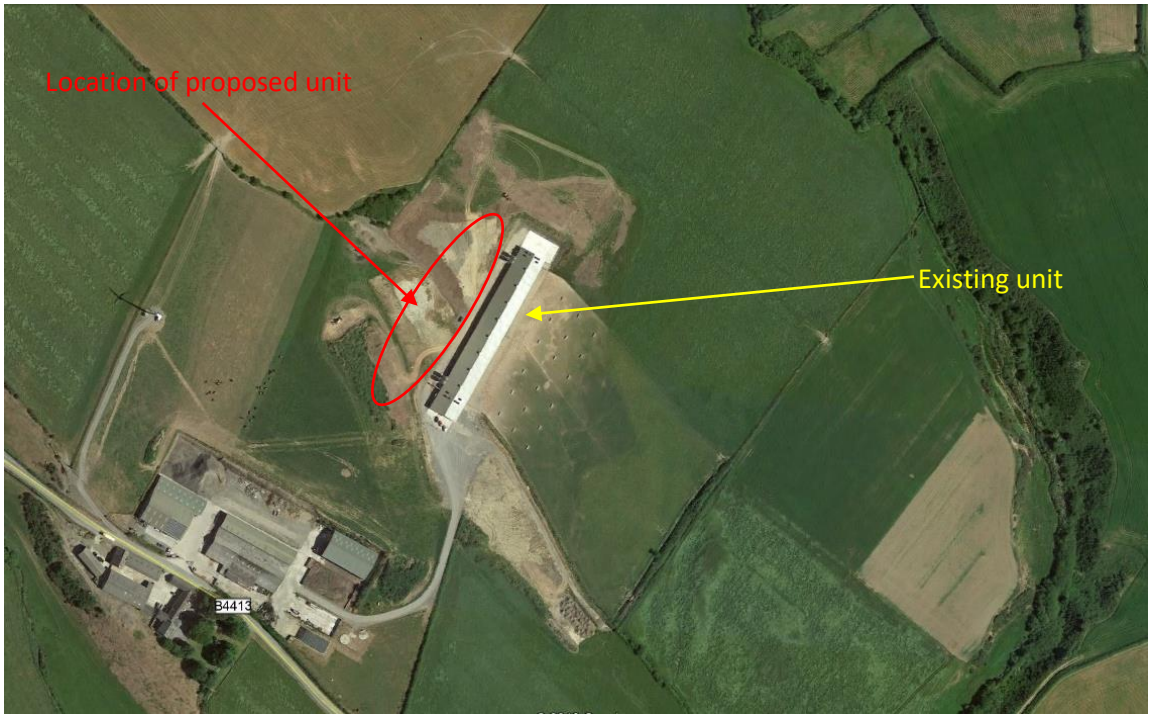
2. THE APPLICATION SITE

2.1. Crugeran Farm is an established farm business which can be found on the B4413 between the villages of Sarn Meyllteyrn and Botwnnog.

2.2. Crugeran has a large range of modern steel portal framed farm buildings including silage clamps and muck stores which are used for animal housing and general storage. There is one dwelling on site together with holiday lets.

2.3. The farm business is run predominantly by father and son. Crugeran is a beef, sheep, poultry and cereal farm set in the heart of the Lleyn Peninsula. It is a ¼ of a mile from the village of Sarn Mellteyrn. The farm business is now proposing to extend their existing poultry enterprise with the addition of a further 32,000 bird egg laying unit.

2.4. Aerial View



2.5 The proposed unit will be located adjacent to the existing unit. The proposed building will utilise the existing topography of the land, to ensure the landscape and visual impact is minimised from short and long-distance views.

2.6 The site is located within an existing field, which is in close proximity to the existing buildings, its low-lying nature and juniper green finish will ensure that the building will integrate well within the immediate and surrounding area.

2.7 The proposed poultry unit will be accessed via the existing track that serves the existing poultry building.

3. PROPOSAL

3.1. The proposal is for a new free-range hen building to provide a further 32,000 bird unit adjacent to the existing building. The new building will be located to the North West of the existing poultry unit at Crugeran. The birds are brought in and remain in the egg production unit for some 13 months. After this time the flock is removed and the whole building fully cleaned down internally and a new flock introduced to restart the egg production cycle.

3.2. This section seeks to explain and justify the design and access principle and concepts on which the development proposed is based and how these are reflected in the individual aspects of the scheme.

The Amount of Development

3.3. The scheme proposes a single building with feed hoppers. The proposed building will be 135m long by 19.5m wide, with a roof pitch of 15°, eaves height of 4.23m. The building will have a floor area of approximately 2633m² which will house 32,000 laying hens.

3.4. The size of the proposed building is in line with the land availability surrounding the development, at a ratio of 2000 birds for every hectare of land. The formal drawings of the building are shown on the submitted drawings.

Layout of Development

3.5. The development layout is shown in the submitted site plan. It is located north west and parallel to the existing poultry building.

3.6. The proposed building will utilise the access track of the existing unit.

Scale of Development

3.7. A single building is proposed, which will house 32,000 laying birds along with a service area and egg storage section.

Appearance of the Development

3.8. The building is of a low-lying nature and is located parallel to the existing poultry unit which helps to minimise its visual impact. The proposed building would utilise ridge mounted low velocity mechanical fans which thermostatically control the building. The building roof and sides will be clad with box profile sheeting in a Juniper green colour (or a colour to be approved by the LPA) set above a low concrete base wall. Feed for the birds is stored in two external dark/blue grey coloured, or a similar dark colour to be agreed with the local planning authority, on steel hoppers and conveyed automatically to the building. The external steel hoppers will be located directly adjacent to the building.

3.9. Adjoining the building there will be a concrete apron at the Western end of the building that will be for access for delivery and removal of the birds and for cleaning out the manure, egg pick-up, feed and bird delivery.

Vehicular Access

3.10. The access to the new building will be via the existing access track to the existing poultry unit.

Landscaping

3.11. The location of the building has been carefully considered. The application site is set adjacent to the existing poultry unit and is therefore screened from the south east by the existing. The building will also be set into the natural valley that's between the two fields, which will provide a well screened site with several existing mature hedgerows providing good visual mitigation. The applicant has planted a tree shelter bely to the south east of the existing unit to act as a screen for the development.

Vehicle movements

3.12. The proposed egg production unit, like the existing unit will require bulk food delivered to the farm by six or eight wheeler HGVs, which is the usual sized vehicle for agricultural use in this rural area. The feed will be delivered 2/3 times a month and stored in the hoppers on site. Eggs will be collected approximately every 3 days and vehicles delivering new birds will arrive once every 13 months.

3.13. The main labour force to be used in conjunction with the proposed development will be the existing farm workers who already live and work at Crugeran and therefore have no need to leave the holding to access the proposed development.

Drainage

3.14. Construction of the floor will incorporate a damp proof membrane preventing any dirty water percolating into the ground below the building. A stump in the floor will drain further below ground into a sealed tank, which will allow collection of any dirty water primarily arising from the washing down process at the end of the production cycle. This dirty water will then be spread by a vacuum tanker over the applicant's grassland as per the farm manure management plan.

Manure Storage and Disposal

3.15. The building proposed operates a multi-tier system. The two-tier system allows the laying hens to perch on two tier perches which are slated to allow manure to drop the floor onto the manure conveyor belt. The manure conveyor belt is operated every four days and removes manure from the building to either a manure spreader parked outside to directly apply the manure to the land, or a covered trailer which will carry the manure into the covered manure store on the farmstead.

3.16. Please see the manure management plan.

Dead birds

3.17. Dead birds will be carefully disposed with and collected by an approved contractor under the National Fallen Stock Disposal Scheme. Whilst awaiting collection they will be stored in a secure container.

Emissions

3.1 The building design incorporates the use of mechanical ventilator extractor fans, the mechanical extractor fans will thermostatically control building. Efficient design of ventilation fans has minimised the number needed for this building. Fans will be maintained and inspected in accordance with the manufacturers or supplier's instructions. This will minimise mechanical noise from the unit and also dust escape. Automated feeding by internal conveyor with augers direct from the sealed external feed hoppers will minimise dust creation. The insulated construction of the walls and roof also reduce sound transmission. Detailed ammonia and nitrogen modelling has been undertaken, which is attached to this submission.

Noise and Odour Management

3.2 The proposed building design incorporates the use of mechanical ventilator extractor fans, the mechanical extractor fans will thermostatically control the building temperature. Therefore, they tend to operate more frequently during hot weather.

3.3 The nearest residential property to the fans and feed bins is approximately 350m away, therefore the noise level at this property will be well below the 36dB (a) which is considered to be at a 100m and therefore the noise emanating from this development will not cause unacceptable adverse effects on any neighbouring property.

3.4 The proposed fan has done numerous manufacturing trials, which we can use as an example, which is the HER710/6/1, and the results are shown on the table below:

	Number of Fans				
Distance from fan to receptor – metres	**1**	**3**	**10**	**16**	**20**
3	61	66	70	72	74
6	57	61	65	68	70
10	51	55	59	62	64
20	45	49	53	56	58
100	31	35	39	40	43
200	21	27	31	33	35
400	18	23	27	29	31

3.5 The above data has been compiled in line with BS848 Part Two (1985) and using the Technical Specification of the Mechanical Fan which confirms the fan selected will operate at a level of 61 d B (A) at 3 metres. When all 16 fans are operational the cumulative sound level should be in the range of 33 d B (A) at 400 metres.

3.6 I would recommend the EH officer to visit the site, to fully understand the location of the building, and its relationship with the neighbouring property, which will show, noise will not be detrimental from the proposed building.

3.7 The manure will be removed from the shed every 3-4 days via conveyor belt. Therefore, there will be no long-standing manure in the shed which would produce odour. This will also reduce pest activity.

3.8 The design of the building and the incorporation of slatted floors and conveyor belt has a proven history of creating no odour. A poultry unit removes manure less frequently than other agricultural enterprises. Any odour within the poultry unit will not be apparent outside the surroundings of the associated fields, so shall not detrimentally affect those residential receptor points that are closest to the proposed scheme.

3.9 The multi-tier system is a far better system that the historic single tier system in terms of the odour dispersion. The single tier system meant that all the manure created was

contained within the building for the full 13-month cycle thus increasing the odour and dust.

3.10 Odour will be kept to a minimum within the Poultry unit itself, with natural ventilation filtering through the incorporated pop holes. Water from the nipple drinkers is also controlled and is prevented from being spilt onto the manure, which would increase any associated odour issues.

3.11 It must be noted that odour is very rarely an issue in a modern poultry scheme, given that the buildings are now purpose built and the technology for natural ventilation mitigation and mechanical ventilation has improved unreservedly.

3.12 The manure will be spread on the applicant's farm holding as shown on the manure management plan.

3.13 It is imperative that there are no rodents on the site as this can impact egg sales so the applicants will carefully monitor the situation and act upon it immediately should any appear. A local Pest Control agent will be employed should a problem occur. The birds are kept indoors at night and predators such as foxes should not be a problem. During the day electric fences around the outside perimeter will deter predators.

Dust

3.18. It is paramount that dust is kept to a minimum in the unit to protect the welfare of the birds and workers. All feed is stored within the silos outside the main building, to reduce dust particles. The open design of a free range unit and associated ventilation systems limit significant dust build up. The automated feeding system, internal conveyor and the external feed bins will minimise any dust creation.

Lighting

3.19. The poultry unit will not include any external or perimeter lighting, as the hens will be trained to find their own way back to the building prior to darkness. A small external light will be outside the egg collection unit for use in winter months when staff enter the building to collect eggs in the morning and evening.

Quality Standards

3.20. The chickens are managed to comply with the stringent conditions that are imposed by the RSPCA Freedom Food specification, which sets out the standards of welfare at all stages of the chickens life. Spot inspections from the associations are frequent.

3.21. The unit will produce eggs in line with Defra 'Code of Good Agricultural Practice'. Manure will be spread onto the farm land in accordance with the Control of Pollution of Slurry and Agricultural Fuel Regulations and the farms manure management plan. If the time of year is not appropriate for the spreading of the manure, the farm business has hard standing areas and existing buildings to store the manure until required. The Codes of Good Agricultural and Environmental Condition (GAEC) and Cross Compliance will be adhered to.

Fly control

3.14 Flies are not an issue on a well-managed and hygienically run poultry unit; due to the feeding habits of poultry any maggots that hatch in the bedding are soon eaten.

3.15 Fly problems at poorly managed poultry farms can occur in the following areas:

Feed Storage

3.16 Animal feed is attractive to flies as a breeding area. Problems mainly occur when feed is stored in unsuitable buildings or storage bins that do not function effectively. These breeding areas are designed out of the majority of poultry farms by installing modern feed storage systems to meet the requirement of the Food Hygiene Regulations and the assured chicken production scheme standards.

Field Manure Storage

3.17 Managing poultry manure in such a way that it becomes unattractive as a breeding site is an effective way to keep the fly population under control. All flies go through four life stages; egg, larva, pupa, and adult. Eggs are deposited on the breeding media (frequently poultry manure) and larva (or maggots) hatch out in the moist or wet material where they remain until ready to pupate. Pupation may occur in a drier location than where the eggs hatch. Fresh poultry manure is approximately 60 to 80% moisture. If the moisture level can be reduced to approximately 30% flies will no longer find it an ideal site for laying eggs.

3.18 The storage of manure is one of the most important factors in preventing fly infestations. Manure that is produced, transported and delivered in a dry, fly free-state can in some cases become infested and cause problems. As good management practice, the applicant inspects existing poultry manure stores when delivered on a frequent basis to ensure that there is no fly activity. The following management principles for poultry manure storage to avoid fly nuisance will be followed:

3.19 Manure stores will be inspected frequently for signs of fly infestation and a record of the checks made will be kept for examination by the Local Authority.

3.20 At the first sign of fly activity on in field stores manure will be covered with suitable sheeting material; the sheeting raises the temperature inside the pile to a level which kills any flies or larvae.

3.21 Any manure covered in this way will remain covered for a minimum of ten days before it is used.

3.22 During the summer months from the beginning of May to the end of September manure will not be stored near to residential areas.

Private water supplies

3.23 Private water supplies close to the manure spreading areas have been identified as best as possible and no manure will be spread within 50m of those private water supplies. No manure will be spread within 50m of any borehole, spring or water supply, and 10m of any watercourse, and in accordance with COGAP and SSAFO Regs (Wales).

4. PLANNING POLICY

4.1. Planning Policy Wales (Edition 7) confirms that the planning system manages the development and use of land in the public interest, contributing towards achievement of sustainable development. Local Authorities are required to ensure that the economic benefits associated with a proposed development are understood and that these given equal consideration with social and environmental issues in the decision making process.

4.2. Technical Advice Note 6 (TAN 6) – planning for Sustainable Rural Communities (July 2010) confirms that the planning system has a key role to play in supporting the delivery of sustainable rural communities. TAN6 also states in section 6 that "The Welsh Assembly Government's objective is a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the environment, animal health and welfare, adapting to climate change and mitigating its impacts, while contributing to the vitality and prosperity of our rural communities. The planning system can play an important part in supporting the future sustainability of agriculture."

4.3. The site is within Gwynedd County Council and therefore material consideration must be given to the relevant policies within the adopted Unitary Development Plan.

4.4. The planning policies within the UDP which are considered relevant to this scheme is:

B10 – Protecting and Enhancing Landscape Conservation Areas
B22 – Building Design
B23 - Amenities
B25 – Building Materials
B33 – Development That Creates Pollution or Nuisance
D9 – Farm Buildings and Structures

4.5. Policy Analysis – B10

Policy B10 – Protecting and Enhancing Landscape Conservation Areas
Proposals for development in Landscape Conservation Areas will be assessed against the following criteria:

The impact of the proposed development on the positive features in the landscape and those elements of it that contribute to the distinctive character of the local landscape;

The proposed location, design and materials of the proposed development and its ability to integrate with the landscape;
The economic and social benefits of the proposed development in relation to criterion 1 and 2 above.

All developments will have to be designed and landscaped to a good standard, ensuring that appropriate landscape elements that function as either mitigation measures or are important to ensure integration are included. Consideration will be given to the information provided by the LANDMAP information system about the character and quality of the landscape in each area.

Due consideration has been given to this policy when developing the scheme, due to the proposal's location within Western Llyn's landscape conservation area. The proposed siting, the low lying nature of the building and its colour juniper green, will ensure that the development will integrate well within the land and not unduly impact on the landscape conservation area.

The applicant is also willing to accept landscape conditions on any approval, to further integrate the development within the existing landscape conservation area.

It is acknowledged that consideration must be given to the potential impact of the development on the Llyn AONB and the Llyn and Bardsey Landscape of Outstanding Historic Interest. The Llyn AONB is 1km away, and given the low profile nature of the development, its predominant green material and the distance, the development is considered not to have an unacceptable impact on the views out of or into the AONB.

It is noted that the site is technically within the Llyn and Bardsey landscape of outstanding historic interest. It is important therefore that developments should respect the nature of the historic fabric of the landscape, together with ensuring that there are no direct or indirect impacts on the landscape. The proposed development will integrate well within the existing landscape, with no impact on the irregular fieldscapes, and not readily visible from short distance views.

Landmap stipulates that the land immediate and surrounding is moderate in terms of its landscape habitat, visual and sensory and historic landscape, given the improved grassland nature of the site, and irregular fieldscapes. The moderate evaluation of these elements and the design and nature (agricultural) of the building will ensure it does not undermine any of these factors.

The cultural and geological landscape of this area is stipulated as outstanding, given the proximity of Pen Beran (SSSI) and the rarity of the area as a core for welsh speech and culture. The actual site will not be visible from Pen Beran, and therefore no undue impact will be raised by the development. In relation to the cultural importance, the applicants are Welsh speaking, and this proposal will not impact the Welsh language negatively.

4.6. Policy Analysis – B22

B22 – Building Design
Proposals for new buildings, extensions or alterations of existing buildings will be refused unless it can be shown to the satisfaction of the Local Planning Authority that they conform to the following criteria:

That the proposal respects the site and its surroundings in terms of its scale, size, form, density, location, layout, symmetry, quality and suitability of materials, aspect, microclimate and density of building/land use and the space around and between buildings;
That it does not have an unacceptable detrimental effect on the form and character of the surrounding landscape or townscape, or on the local natural or historical environment;
That it does not have an unacceptable detrimental effect on prominent public views into, out of or across centres, villages, rural villages or open countryside.

Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how the proposal has taken account of good design principles will be refused. The following types of development will be required to undertake a Design Assessment and provide a formal 'Design Statement' with the planning application:

Major new development
Development that is likely to have a significant visual effect
Development affecting a sensitive site area or building

The proposed development would not cause any unacceptable adverse effects on the landscape. It has been designed with dark green colouring to blend in with the surroundings and is a low roof level which is set into the grassed background. The existing hedgerows and topography ensures that the building will not be viewed from most public vantage points.

The proposed shed has been sited, slightly adjacent to the existing farmyard, not only to ensure biosecurity, but also to minimise the landscape and visual impact. Siting the shed directly adjacent the existing farmyard, would place it higher than any other building on the farmyard, and visible from every direction.

Placing the shed slightly adjacent, ensures that the shed is within a natural dip, which ensures the building will not be visible from Northern, Western or Eastern aspects. It is acknowledged that the building will be viewable from certain southern aspects, however, the natural topography rises to the North of the proposed site, and therefore the green building will be set on the existing green backdrop, which will integrate the building well within the landscape.

Given that the proposed scheme is considered a major application, the design of the building has been addressed within this design and access statement, and with the photographs (appendix 1) illustrating existing viewpoints, we consider that the proposed building will be able to be sited in the location put forward without giving rise to any landscape or visual impact.

4.7. Policy Analysis – B23

B23 – Amenities –
Proposals that cause significant harm to the amenities of local communities will be refused. Developers will be required to demonstrate clearly that they will respond positively to the following factors, as appropriate:

That the development ensures the reasonable privacy of its users and nearby properties;
That the development will not lead to the over-development of the site;
That the development does not increase traffic nor the noise associated with traffic in a way that causes significant harm to local amenities;
That the design of the site reduces opportunities for anti-social behaviour and creates an atmosphere where people feel safe to walk, cycle and play;
That the design of the external layout of the development takes into account the needs of all its potential users including disabled persons.

No privacy issues will arise from the proposed scheme, given its distance from any of the immediate residential properties. The proposal is only for one purpose built shed that will accommodate 32,000 hens. This is not considered as overdevelopment.

The increase in traffic to the farm is considered negligible. The hens remain in the shed for 13 months, and therefore the deliveries associated with these is only 2 every 13

months. The feed deliveries associated will be bulk bought and stored in the 2 proposed silos. The egg collection deliveries will be twice a week, with small rigid Lorries collecting. It is considered, that given the existing farm use, and its associated articulated lorry movements, that this scheme will not significantly harm local amenities in respect of traffic or noise.

Although it is not envisaged that a disabled person will need to enter the site, the building and external layout will be disabled friendly, to ensure the safety of people who might visit the site.

4.8. Policy Analysis – B25

B25 – Building Materials

The distinctive visual character of the Plan area will be maintained by ensuring that only natural Welsh slates or slates that are similar in terms of appearance, colour and weathering properties are permitted, other than in circumstances in which the type of building or its particular setting, or the sustainability benefits, are such that another material would be appropriate. In respect of other building elements, development will be required to use high quality building materials that complement the character and appearance of the local area. Proposals that introduce substandard or intrusive materials will be refused.

The purpose built and agricultural nature of the building means that a natural slate roof is not possible. The scheme however will be constructed of high quality building materials, which will complement the character and appearance of the area, by utilising juniper green (or other dark green colour) box profile sheeting.

4.9. 4.18 Policy Analysis – B33

B33 – Development That Creates Pollution or Nuisance

Proposals that will cause significant harm to the quality of public health, safety or amenities, or to the quality of the built or natural environment as a result of higher levels of air, water, noise, or soil pollution will be refused unless adequate controls can be attained by means of planning conditions and powers of regulatory bodies, and that arrangements can be made to monitor discharges.

In addition, proposals located adjacent to an existing source of pollution or nuisance will be refused unless the Local Planning Authority is satisfied that there will be no risk to the health or safety of the local community or potential occupants of the new development that cannot be satisfactorily overcome.

Previous sections of this statement has referred to the potential noise, odour and pollution of this scheme. Measures have been put in place within the development to ensure that no significant pollution or nuisance issues will arise from this scheme.

Policy Analysis – D9

D9 – Farm Buildings and Structures

Proposals to erect buildings and structures for agricultural purposes will be approved provided they are reasonably necessary for agricultural purposes and all the following criteria can be met:

That the site adjoins existing agricultural buildings unless there are site or technical design difficulties which prevent this from happening;
That the development will not significantly harm a protected building[1];
That the development will not have a detrimental impact on biodiversity (in particular aquatic life) and that the proposal incorporates adequate environmental mitigation measures.

It is identifiable that the building is reasonably necessary for agricultural purposes. The proposal, does not technically adjoin the existing agricultural buildings, but is situated in the field adjoining the yard. The reasons for this, is to ensure the biosecurity of the farmstead is not compromised by the new hens and processes involved in the new scheme; the land directly adjoining the existing buildings is considerably higher than the existing buildings which have been sited next to the road side. Placing the building directly adjoining the farmyard would be highly visible from different vantage points, given the natural topography, and therefore the site put forward was preferred, in that it is in a natural gully between two fields.

The nearest protected building not in the applicant's ownership is over 350m away. The distance and location is more than sufficient to ensure the scheme does not have an unacceptable impact on the nearest properties.

The proposal will not have an unacceptable impact on any biodiversity, given the limited habitat on the existing field. The application will utilise existing openings for the track

serving the poultry, to minimise the impact on hedgerows. There will be no loss of hedgerows in the scheme.

5. ACCESS

5.1 The Disability Discrimination Act 1995 (DDA) seeks to avoid discrimination against people with impairments and disabilities and for instance ensures that work premises do not disadvantage someone with a disability.

5.2 The access arrangements have adopted an inclusive approach and aims to ensure that all users will have equal and convenient access to the site and buildings. The design of the application will have full consideration for ease of access for disabled pedestrian use.

5.3 All of the measures detailed above will be maintained in such a way that will allow all people access to / from and around the building. Also the facilities within the building will also be constructed and maintained in such a way to ensure people's access within the development.

6. COMMUNITY SAFETY

6.1 Site security is critical throughout day and night to prevent the theft of equipment and livestock, which may injure or adversely affect the welfare of animals. The applicants currently run a well-established farm business from Crugeran which has not raised any community safety issues in the time it has been established. The proposed scheme will be no different to the existing farm business, and will run efficiently and not raise any adverse community safety issues.

7. ENVIRONMENTAL SUSTAINABILITY

7.1 Wherever practicable, developments shall be designed to reduce energy consumption and maximise energy conservation and maximise energy conservation through the use of appropriate materials, design, layout and orientation.

7.2 The strategic aims supporting sustainable development in National and local planning policy are as follows:-

- promote energy conservation and efficiency
- encourage appropriate energy generation from renewable energy sources
- Strengthen design standards and promote good design.

7.3 Our planning application has taken into consideration the following energy efficiency measures and technologies that can be incorporated alongside wider energy efficient design principles to ensure high energy performance.

7.4 The proposed use is a purpose built poultry unit which is specifically designed for the welfare of birds. The pop holes will be open during the day to provide natural ventilation to the building rather than using mechanical ventilation. The mechanical ventilation (fans) will only be used to assist the natural ventilation in hot weather.

7.5 The building will be insulated (roof, walls and floors) according to the most recent building regulation standards in order to reduce heat loss in winter and excess solar gains in summer.

7.6 Wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development. The scheme will avoid the use of tropical hardwood and look for timber which is certified as coming from sustainable sources. The materials used in this development including the steel, box profile sheeting and fibre cement roof sheets, will be sourced locally. These locally sourced materials can be renewed without harm to the environment.

7.7 The small amount of track and hard-core required for the concrete slab proposed will be constructed by using the stone available on the existing farm unit.

7.8 Rainwater harvesting will be considered in the construction.

7.9 The use of the poultry manure on the applicant's land will reduce the amount of fertiliser required to be imported by the farm.

7.10 The development of this land will contribute to the aim of sustainability through the productive use of the above mentioned features.

7.11 The above points will ensure that the scheme is sustainable in terms of its building design and the supply and use of energy in accordance with National and local planning policy guidance.

8. MATERIAL CONSIDERATIONS

Economic Context

8.1 Messrs Parry have been running the established farm business from Crugeran for decades, mainly concentrating on sheep, beef and cereal enterprises and in the recent years, poultry. Although the business remains viable and successful, the decline in the beef and sheep sectors and the reduction in the single farm payment scheme over the years, is significantly impacting upon the viability of the business.

8.2 The expansion of the poultry enterprise has been seen as an opportunity to generate further income on the holding to enable all the partners to still remain in the locality. It will enable the next generation at Crugeran to live and work on the farm.

8.3 The farm business' existing diversification into the poultry egg laying enterprise has proven to be a success and supplement the current marginal farm profits.

8.4 Farm businesses need to change and grow in response to market forces and legislation if they are to survive. Poultry egg laying is becoming an important element in Wales' agricultural economy. The current market dictates that agriculture must adapt to meet consumer demands, the applicant has chosen to expand to respond to the demand for free range eggs.

8.5 Planning policy Wales is supportive of diversification of agricultural enterprises.

Social context

8.6 The new building will be located to the east of the current farmyard on land currently used for agricultural buildings and grass production. The building will be approximately 135m x 19.5m wide including a service area on the western end.

8.7 The positioning of the building has been carefully considered by the applicant (in respect of practicalities) and ourselves (in planning terms). The building is located adjacent to the existing poultry unit and therefore is seen as a natural extension therefore the best site presented in terms of landscape and visual impact, and highway access to name only a few positives.

Physical context

8.8 The new building will be located to the east of the current farmyard on land adjacent to the existing buildings and will be accessed utilising an existing farm track. The building will be approximately 135m x 19.5m wide, which will house 32,000 birds, together with a small service area on the western end. The birds are brought in and remain in the egg

production unit for some 13 months. After this time the flock is removed and the whole building fully cleaned down internally and a new flock introduced to restart the egg production cycle.

9. CONCLUSION

9.1 The proposal is an economic development that is supported by both local and national policy; it amounts to sustainable development that will improve the agricultural business located on site.

9.2 The building is sited adjacent to the existing poultry unit at Crugeran and therefore will be seen as a natural extension to the site.

9.3 The building is intelligently and sympathetically designed and strikes a balance between practical and economic efficiency and minimal landscape impact.

9.4 Adequate provision is made for the disposal of foul and surface water drainage and animal wastes without risk to watercourses through a sustainable drainage technique.

9.5 Adequate provision is made for access and movement of machinery to avert the perpetuation, intensification or creation of traffic hazard.

9.6 The proposal is of an appropriate location, scale and type so as not to be detrimental to the amenities of any nearby existing residential properties.

9.7 Please be aware that this is a free range poultry unit and not an intensive livestock unit (battery unit). The poultry will be able to roam the agricultural land around the building.

9.8 This proposal has significant merit, fits within the policies of the development plan and national planning guidance, and it is respectfully requested that the submitted planning application be approved.