
DESIGN AND ACCESS STATEMENT

Erection of a 32,000 Free
Range Poultry Extension
At
Cwm Farm
Aberhafesp
Newtown
Powys
SY16 3JD

Prepared for M & JE
Jones, DCE and MN
Davies



land & property
professionals

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1.0 Background

This Design and Access Statement shall consider those Planning matters relating to the submission of an application for full planning consent to Powys County Council for the proposal to construct a Poultry Unit on farm to accommodate 32,000 Free Range Chickens (Egg Production) together with associated feed bins, internal farm access and other associated works. The application is in respect of land at Cwm Farm, Aberhafesp, Newtown, Powys, SY16 3JD and is presented to the Local Authority by M & JE Jones and DCE and MN Davies.

Cwm Farm is an intensive mixed enterprise farm, with a purebred herd of Limousin suckler cows and a flock of pedigree and commercial sheep and an existing 32,000 bird poultry unit.

Cwm Farm is a highly developed unit, with a range of modern steel portal framed farm buildings, together with retained traditional buildings.

Cwm Farm is built into the valley bottom, and the farmstead is narrow and long with the eastern and western boundaries surrounded by adjoining topography and a stream. Cwm farm is a difficult and limited farm to expand due to its position in the valley.

The farm business is run by M & JE Jones & DCE and MN Davies, comprising of Meurig and Jean Elizabeth Jones and Duncan Davies and Nerys Davies.

The business is now considering diversifying further to accommodate a second free range poultry unit to accommodate an additional 32,000 free range birds, and is an enterprise which will allow Nerys Davies to return to the farm on a full-time basis which will enable the unit to develop further and provide a sustainable future for the business. The development will also provide more employment for the existing full time member of staff.

The enterprise has been fully investigated by the business

The business is more than confident that the free range unit can be a success and supplement the current farm profits. The business has realised the Reform of the Common Agricultural Policy will reduce farm incomes and is proposing the Poultry Unit to secure a sustainable future for the business and the families on farm being Mr and Mrs Jones and also Duncan, his wife Nerys and their young children.



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Please see below photographs of the site:



Cwm Farm

Cwm Farm is shown on the aerial photograph above. The farm lies to the north east of the rural village of Caersws towards Newtown. The farm is approached from Caersws following the B4568 and then over an unclassified Council highway. The farm lies in a rural location with only a single residential property having long distance views over the farmstead but with no windows directly looking at the site, as a result of the topography of the land and the intervening landscape features including long established hedgerows and tree plantations.

The farmstead itself is largely developed with both modern and traditional farm buildings. The farm is approached directly off the council highway and a concrete access drive which runs through the entire farmstead. The existing farmstead at Cwm farm is long and narrow with limited space to accommodate such a development. The farm also has a shared access drive.

The location of the proposed building has been carefully considered, to be as close as possible to the existing range of farm buildings and next door to the existing poultry unit, and also surrounded by an established hedgerow boundary and tree plantation which provides screening to the development. The site is located within a grassland field, it is as close as possible to the existing farmstead and next door to the existing poultry unit taking into account the topography of the land at Cwm farm and utilising an internal farm road already on site.



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The access road from Cwm farm through Cwm wood to the proposed site is already utilised by the farming business and has been approved as part of the planning application for the original poultry unit on farm, it is a hardcore access track, which can be upgraded as part of the proposal for the first poultry unit, as it is in the full control of the Applicant.

2.0 Proposal and Character

The proposal is for the creation of a Poultry Unit Extension at Cwm Farm to provide accommodation for a further 32,000 free range birds. The proposed building is to the north east of the Cwm Farm main complex and to the north of the existing poultry unit, and is seen in the same context as the poultry unit already situated on farm and is surrounded by extensive landscaping, in the form hedgerow and tree plantation.

The proposed building shall be 130 metres long by 20 metres wide with a roof pitch of 15°, internal eaves height of 3.1 metres. The building shall house 32,000 free range birds. The total footprint of the building is 2,600 square metres. The building shall be constructed of box profile steel sheeting to the walls and also to the roof, with UPVC double glazing windows. The box profile steel sheeting is juniper green.

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 maximum ranging distance associate with the building is 350 metres from building to the external perimeter of associated land.



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The birds shall have access to roam the land lying to the north, west and east of the proposed building which shall be dedicated pasture for the enterprise. The land will be fenced using electric fencing to keep predators out. Birds will be inspected at least once a day.

The building proposed operates a Multi-tier system, thus meaning birds can be housed in a smaller building than a Single tier system. The two tier system operates two tier perching decks for those laying hens within. The perching areas are slatted to allow the manure to drop through the flooring system onto the manure conveyor belt. The manure conveyor belt is operated every four days and removes the manure from the internal conveyor belt to the external conveyor belt and the manure spreader parked outside ready to directly apply the manure to the land/to be stored in the manure store on farm and manure store proposed or sold off farm.

The building shall be constructed using steel box profile sheeting in juniper green colour to assist in assimilating the building into the local landscape.

The birds are Free Range and have an opportunity each day to exit the building and roam the designated ranging ground. The birds will exit the building using pop holes which are included in the design of the building, and are displayed below on an



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example photograph. The maximum stocking density for the unit is nine birds per square metre, and there must be 250cm square of litter area per bird. The perches internally for the birds shall allow a depth of 15cm per hen and there must be a minimum of 10cm of feeders per bird and one drinker per ten birds.

Feed for the 32,000 birds is proposed to be stored in four external feed bins. The feed bins shall be juniper green. The feed will be automatically conveyed to the unit. The steel bins shall be located adjacent to the proposed building.

Free Range Birds are brought into the enterprise as young laying stock and remain in the unit for a fourteen month period. Following the end of the cycle for the laying stock all birds are removed and the building is thoroughly cleaned internally and the next flock introduced to restart the cycle.

3.0 Site and Scale

The location of the building has been carefully considered, the application site is set adjacent to the existing poultry unit and landscaping previously undertaken under the original planning application.

There are no public footpaths affecting the proposed site.

The proposed building shall be 139 metres long by 20 metres wide with a roof pitch of 15°, internal eaves height of 3.1 metres. The building shall house 32,000 free range birds. The total footprint of the building is 2,600 square metres.

4.0 Landscaping

The proposed unit at Cwm farm has been positioned on one of only two locations on farm as a result of rising and undulating topography, and the presence of natural features being the stream running alongside the farmstead. The building has been proposed adjacent to the existing poultry unit on farm approved by Powys County Council. The building has been positioned adjacent to the established Cwm wood which provides screening to the development and alongside existing mature hedgerows to make sure that the building is not visually intrusive. The building shall not be visible to road user or any other residential dwellings. On farm the business has already in recent years planted 700 trees. A further 700 trees are to be planted in the field adjoining the proposed extension showing the businesses' commitment to the landscape surrounding the farm buildings. Please see supporting betterment proposals.



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Should the Local Authority require additional Landscaping around the proposed development the Applicant would be willing to undertake a scheme to be approved by the Authority.

5.0 Building Design

The building forms part of the existing farm building complex and benefits from natural topography hiding the building from virtually all vantage points. The design will be low profile and the materials of the roof and sides will be clad with timber sheeting (or a colour to be approved by the LPA) set above a low concrete base wall.

6.0 The Ranging Area and Fencing

The birds within the free range unit will graze the designated land in a rotational field system. The birds will step out of the building through the pop holes provided and onto a veranda, which shall ensure that the ground is not poached and compacted by the birds. The veranda shall also ensure that the feet of the birds are cleaned prior to entering the building. The birds will be then directed to those fields available for grazing in rotation to prevent over stocking of the ground and ensure the fertility of soil. Good pasture management is essential, and it is paramount the problems of parasitic intestinal worms and coccidian oocysts are avoided.

Electric fencing shall surround the ground used as part of the enterprise to prevent predators entering onto the land.

7.0 Vehicle Movements and Movement To, From and Within the Development

All vehicles attending the extension to the Poultry Unit would access the farm directly off the unclassified Council highway following the B4568 from Caersws to Newtown. The unit would then be approached via the existing hardcore access through Cwm wood leading directly to the land parcels which the on which the unit is to be activated.

The proposed poultry unit would require the following vehicular activity;

- Delivery and Removal of Birds. At the beginning of the cycle an articulated lorry would deliver all of the birds and then remove the said birds at the end of the 14 month cycle. The proposal would generate four additional vehicular movements to the farm per annum.



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- Egg Collection. Collection of eggs would take place two times per week in a rigid 3 axle vehicle.
- Delivery of Feed. A lorry would deliver feed twice per fortnight resulting in 104 additional movements per annum.
- Manure. Manure will be removed from the unit every four days, by tractor and trailer and shall be used on land in the ownership of the business. There will be additional movements involving the application of manure however these shall be confined to the farming unit at Cwm Farm and the adjoining land of the owners detailed in Appendix 2 3 4 of the Manure Management Plan.
- Staff. The unit shall be run by the Jones and Davies family and their full time member of staff, who currently reside on site or already travel to farm resulting in no additional movements.

8.0 Vehicle Routing

All vehicles attending the extension to the Poultry Unit would access the farm directly off the unclassified Council highway following the B4568 from Caersws to Newtown. The unit would then be approached via the existing hardcore access through Cwm wood leading directly to the land parcels which the on which the unit is to be located.

9.0 Drainage

Surface Water from the proposed building will be captured within a rainwater harvesting facility together with existing soakaways. A clean water storage tank will be installed. All dirty water will be routed and collected in a dirty water tank.

10.0 Manure Storage & Disposal

A 32,000 free range unit is anticipated to produce 800 tonnes of manure within each 14 month cycle. The manure is proposed to be removed every four days using a conveyor belt system and then shall be directly applied to the land weather permitting. If the weather does not allow immediate application of manure, it shall be stored in the existing manure store on farm and in the proposed manure store on farm currently in the planning process or sold to neighbouring farmers. The manure produced shall have a low moisture content thus meaning it can be easily stored if required, however, this is not preferred by the business. At the end of the cycle it would take approximately one to two days to clean and sterilise the building in preparation for the new flock.



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All manure applied to the land will be done so in accordance with regulations for Good Agricultural and Environmental Conditions regarding soil and water. The manure shall be applied in accordance with the Silage, Slurry and Agricultural Fuel Regulations in line with the businesses' manure management plan.

As manure is removed every four days there will be minimal manure stored within the building, thus reducing the odour of the building and the infestation of pests such as flies.

The land available for manure application is shown at Appendix 2 of this Design and Access Statement.

11.0 Pre Planning Consultation

Pre planning notices were served upon the local Community Council and the Local County Councillor. A site notice was displayed for a period of over 28 days.

12.0 Cleaning Out

With reference to the cleaning, this will take place once every cycle, the manure will be removed from the site using a sheeted tractor and trailer.

13.0 Emissions

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

Please see the ammonia screening document for detailed analysis of the Ammonia and Nitrogen Deposition from the proposal.

The applicants have secured a draft IPPC permit for 64,000 birds and the full permit is shortly to be released – prior to the end of August 2018.



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14.0 Noise / Odour Management

NOISE

Planning Policy

Within the United Kingdom there are no legal standards requiring noise levels to be applied however, guidance is provided under Statutory Nuisance Legislation under the Noise and Statutory Nuisance Act (1993) and the Environmental Protection Act (1990), as a result of this legislation British Standards provide guidelines to be considered. It is noted that in the majority the impact of noise and vibration from the proposed developments would be considered by the Local Planning Authority and the appointed Environmental Health Officer.

Within Wales noise is covered under Technical Advice Note (TAN) 11 (1997). TAN 11 “provides advice on how the planning system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business. It outlines some of the main considerations which Local Planning Authorities should take into account in drawing up development plan policies and when determining planning applications for development which will either generate noise or be exposed to existing noise sources.”

British Standards together with TAN 11 refer to noise in decibels (dB). The glossary to TAN 11 confirms that a decibel is “a unit of noise level derived from the logarithm, the ratio between the value of a quantity and a reference value, it is used to describe the level of many different quantities, the sound pressure level for reference quantity is 20 μ pa, the threshold of normal hearing is in the range 0 dB, and 140 dB is the threshold of pain, change of 1dB is only perceptible under controlled conditions.”

The applicants have assessed the impact of the proposed poultry installation at Cwm Farm in respect of noise and vibration with particular reference given to the impact on nearby residential receptors.

Noise and vibration can occur as a result of the development in a variety of ways from the construction of the Poultry Unit to the operation and also the decommissioning of the unit.

The applicants have also given consideration to associated traffic movements and their impact on adjoining residential receptors. Note is made that the planning application has considered the worst case scenario in regard to noise emissions and traffic levels. However, whilst addressing all issues, the applicants have sought to



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provide mitigation through the use of appropriate sound barriers and insulation of the building.

During the construction of the Poultry Unit machinery will be used to build the unit which will result in temporary noise affecting local residential properties, however, working hours for construction of the Poultry Unit will be contained to within the working day and the noise shall be heard in consideration with the existing farm unit, so shall not be considered to be detrimental to the sensitive areas.

Sensitive Receptors

The impact of the proposed development potentially could have an impact on local residential properties. Cwm Farm lies within a rural area where livestock farming and operations on the land are undertaken on a daily basis. Operations undertaken by the existing farm business would be the housing and feeding of livestock, application of manure to the land and storage of manure if required, both of the aforementioned activities could result in the potential for odour. The table below outlines sensitive receptors within the vicinity of the site.

The nearest local residential property is some 524 metres from the proposed extension, there are no properties within 400 metres.

Sensitive Receptor - Name	Distance (Metres)
Rhiew Bank	524
Cwm – Owned and occupied by the applicants	732
Dyffryn	761
Arosfa – Owned and occupied by the applicants	817
Glascoed	536
Maesnant	672
Green Acres	631
Lletty	635
Bronfynnon	724

The proposed poultry unit at Cwm Farm shall have 16 mechanical fans which will be used during periods of hot weather only. The proposed poultry unit will use natural ventilation from the pop holes of the poultry unit for the majority of the year. It is paramount that mechanical fans are installed within the building as they are used to



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control the temperature, it is vitally important to bird welfare during periods of hot weather.

The table below details the Environmental Sound Levels dB (A) for HER710/6/1 following numerous manufacturing trials;

	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

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 29 dB (A) at over 400 metres.

Cwm Farm is situated in a rural location and the main sources of the noise in this area emanate from agricultural operations, road traffic and aircraft movements as a result of training in the area. Peak agricultural traffic is generated between May and the end of August when the annual harvest is undertaken. The proposals at Cwm Farm would not result in an exceedance of noise levels in the area.

The operation of the proposed Poultry Unit at Cwm Farm will generate less sources of noise and vibration than the existing farmstead, the proposal does not have the potential to generate significant additional sources. The positioning of the proposed Poultry Unit amongst the existing farm buildings and surrounded by extensive existing landscapes also maintains a level of comparative impact in respect of noise and vibration.

During de-commissioning of the Poultry Unit, the impact of the noise would be minimal and similar to the construction phase and shall be over a short period of time. The birds in the unit are female and are not noisy whilst in the ranging area. No cockerels are housed within the building.



The applicants would aim to mitigate the noise emanating from their Poultry Unit with basic design procedures. Most of the noise emanating from the Poultry Unit once operational will be internal and therefore housed within the proposed building, therefore, there will be no negative impact on the residential properties from the housing of 32,000 birds on site. The building has been sited as close as possible to the existing farmstead taking into consideration existing landscape features, constraints of the existing farmstead and in a site next to the existing poultry unit, which has the benefit of the surrounding topography together with intervening features such as trees and hedgerows which shall act as a baffle to any sound emanating from the development.

The building will be insulated and will use double glazed windows thus reducing any noise from the development.

Within the building sixteen mechanical ventilation fans will be installed. Around the ventilation fans noise baffles will be used thus reducing any negative noise resulting from the ventilation fans. The extractor fans are thermostatically controlled so will only operate when required, tending to be more frequently during hot weather. The augers used to provide feed around the unit will only operate six times per day for nine minutes resulting in very little noise.

The vehicle movements to and from Cwm Farm will be restricted to daytime operational hours and all deliveries will take place between 07:00 and 21:00 during the week days and 07:00 and 18:00 on Saturdays and Sundays together with bank holidays. No movements will be attributable to the development after 21:00 hours therefore there shall be no impact on the surrounding residential properties.

The noise levels associated with the unit are negligible, and would be set against the existing background noise levels of the existing farm, surrounding roads and agricultural uses.

MITIGATION

A number of practices will be adhered to ensure that there is no impact by the development upon residential dwellings these include:

- Limiting the hours of delivery to avoid sensitive periods, this refers to both birds and feed;
- The building itself and internal equipment will receive regular maintenance to ensure that excessive noise and vibration are not generated;



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- Placing silencers and engine covers on machinery and engines within the building should noise issues become a problem;
- If machinery is found to be generating excessive noise, the machinery shall be replaced and immediately taken out of the building unless it is critical to bird welfare that the machinery is present within the building. Repairs shall be undertaken within 24 hours;
- No high revving of engines will be undertaken on farm;
- Bleepers on machinery will remain as this is a health and safety matter, however, their use shall be limited to non-sensitive hours;
- As this is a purpose built building, it is modern in its design and will use the latest technologies to limit the noise impact of the development;
- Mechanical ventilation will operate only during hot weather reducing any potential noise. They are positioned in the ridge of the building to reduce their vibration.

ODOUR

Odour is potentially an issue affecting nearby residential receptors although mitigation measures can be used to reduce the impact of odour to a negligible nuisance.

The proposed Poultry Unit is designed to incorporate a slatted floor for the poultry manure, this design has a proven history of creating no odour. The manure is then regularly removed from the building. A poultry unit removes manure less frequently than other agricultural enterprises, the nearest receptor well over 500 metres away reducing the risk of smell and is under the control of the applicant.

Any odour within the Poultry Unit will not be apparent outside the surroundings of the Cwm Farm unit, so shall not affect those aforementioned residential receptors.

The poultry Unit will comply with the DEFRA Guidelines within “Protecting all Water, Soil and Air – A Code of Good Agricultural Practice for Farmers Growers and Land Managers 2009.”



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The applicants are proposing a multi-tier poultry system which would result in a low odour emission as a result of the fact the manure from within the building would be regularly taken out and cleared from the building and applied to the land. This is far better than the historic single tier system which means that the manure is contained within the building for the full 14 month cycle thus increasing not only the odour, but also dust and the possible impact of rodents within the building. The applicants would apply the manure to the land and it would be incorporated into the land within a 24 hour period thus meaning the odour would be limited if weather conditions permitted and the nutrients were required. Any additional manure will be stored in the existing manure store and the new manure store proposed to be erected.

The manure is to be regularly removed from the poultry building, therefore there will not be a prolonged increase in the odour emissions attributable to the poultry manure, as it will be regularly removed rather than allowing a crust to form on the top of the manure which can increase the odour emissions.

Odour will be kept to a minimum within the Poultry Unit itself, as during the day the pop holes incorporated into the building to allow the birds to enter onto the ranging area will be open, thus meaning the building has a natural source of ventilation and reducing the odour associated with the development. Water from the nipple drinkers is also controlled and is prevented from being spilt onto the manure increasing the associated odour issues.

The Best Available Techniques will be used to mitigate the impact of odour on residential receptors. Messrs Jones and Davies have to comply with the information published by the Government known as Protecting our Water, Soil and Air, a Code of Good Agricultural Practice for Farmers, Growers and Land Managers, together with the Codes of Good Agricultural and Environmental Condition imposed by the Single Payment Scheme and future Basic Payment Scheme of the Welsh Government, and also the Statutory Management Regulations of the European Union.

It is noted that odour is very rarely an issue on a modern poultry unit as the buildings are purpose built, technology has advanced greatly, and natural ventilation together with mechanical ventilation is used within the building, and the applicant would be adhering to codes of best available techniques to ensure that the unit was well run.

In order to comply with the Freedom Foods requirements and continue to adhere to the requirements of the egg collector, Messrs Jones and Davies would also need to make sure that the operation was extremely clean and tidy.

The results of the risk assessment with regard to odour confirm that the risk of odour affecting local residential receptors is low as a result of the strict management of the



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unit together with the intervening land forms such as trees and hedgerows which will reduce the impact of odour. We would refer you to the submitted Manure Management and Management Plan supporting the application at Cwm Farm.

In view of the aforementioned, it is vital that Messrs Jones and Davies are not operating their business with issues such as odour and noise.

15.0 Quality Standards





All eggs produced at Cwm Farm will be done so in a Free Range System, thereby meaning the eggs and chickens are managed to comply with the RSPCA Freedom Food Standards which are appended to this statement (Appendix 3).

The applicants as will all their farming enterprises will endeavour to ensure high standards of welfare are maintained.

The Unit will adhere to the Codes of Good Agricultural and Environmental Condition and Cross Compliance Regulations of the Welsh Government. During application of manure to the land the Silage, Slurry and Agricultural Fuel Regulations will be adhered to.

16.0 Dead Bird Management & Pest Control

There are several reasons why the careful disposal of dead birds is an important part of the health management of systems :

-  Reduces the risk of disease spread back to the flock and other species.
-  Reduces the likelihood of carcasses being removed by scavengers, which can transmit disease.
-  Reduces the risk of blow flies (*Caliphora sp.*), which can also transmit disease.
-  NFS company registered firm Pointins are utilised

The dead birds will be collected by an approved contractor of the National Fallen Stock Disposal Scheme, prior to this they will be stored in a secure container in line with the animal by-products Regulations 2003. Pest control for rats will be carried out by an approved agency. Preventative measures will be used to control flies to include fly screens and flies controls replaced periodically to prevent the flies entering the building from the outside.



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17.0 Policy Context

Planning Policy Wales (Edition 8, January 2016) – Chapter 7 Economic Development

7.1.1 For planning purposes the Welsh Government defines economic development as development of land and buildings for activities that generate wealth, jobs and incomes. Economic land uses include the traditional employment land uses (offices, research and development, industry and warehousing), as well as uses such as retail, tourism, and public services. The construction and energy sectors are also important to the economy and are sensitive to planning policies.

7.1.2 It is essential that the planning system considers, and makes provision for, the needs of the entire economy and not just those uses defined under parts B1-B8 of the Town and Country Planning Use Classes Order. Particular policies on other economic sectors are also found elsewhere in Planning Policy Wales: in relation to Retail and Town Centres (Chapter 10); Tourism, Sport and Recreation (Chapter 11) and Infrastructure and Services (Chapter 12).

7.1.3 The planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development. To this end, the planning system, including planning policies, should aim to ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses. Local planning authorities should aim to facilitate the provision of sufficient land required by the market, except where there are good reasons to the contrary. In addition, wherever possible local planning authorities should seek to guide and control economic development to facilitate regeneration and promote social and environmental sustainability. In so doing, they should aim to:

- co-ordinate development with infrastructure provision;
- support national, regional, and local economic policies and strategies;
- align jobs and services with housing, wherever possible, so as to reduce the need for travel, especially by car;
- promote the re-use of previously developed, vacant and underused land; and
- deliver physical regeneration and employment opportunities to disadvantaged communities.



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7.3.3 Local planning authorities should adopt a positive approach to development associated with farm diversification in rural areas, irrespective of whether farms are served by public transport. While initial consideration should be given to adapting existing farm buildings⁹, the provision of a sensitively designed new building on a working farm within existing farm complexes may be appropriate where a conversion opportunity does not exist.

Local 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. In addition they should adopt a positive approach to the conversion of rural buildings for business re-use.

7.4 Technical Advice Note (TAN) 6 – Planning for Sustainable Rural Communities (July 2010) supports and encourages the need for economic development. TAN 6 in its entirety recognises the importance of development.

TAN 6 confirms that “the planning system has a key role to play in supporting the delivery of sustainable rural communities.”

‘Strong rural economies are essential to support sustainable and vibrant rural communities. A strong rural economy can also help to promote social inclusion and provide the financial resources necessary to support local services and maintain attractive and diverse natural environments and landscapes’

TAN 6 states that “when considering planning applications for farm diversification projects, planning authorities should consider the nature and scale of activity taking a proportionate approach to the availability of public transport and the need for improvements to the local highway network.”

Section 6 of TAN 6 discusses Sustainable Agriculture. “The Welsh Governments 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 sustainability of agriculture.”

TAN 6 recognises that “farms vary considerably in size, type and farm business and layout. The loss of part of a holding can have important implications from the remainder. The effect of severance and fragmentation upon the farm and its structure may be relevant.”



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7.5 Technical Advice Note (TAN) 23 – Economic Development (February 2014) stipulates that “Sustainable development is essential to building strong rural economies and vibrant communities.” “When businesses expand or modernise, they may need to do so in situ; it may be highly inefficient or impracticable for them to relocate to a subsequently preferable site.

7.6 Development Plans and the economy should:

- include policies encouraging farm diversification and new rural development opportunities;

Powys County Council Adopted LDP April 2018

Powys County Council set out their planning policy in the Local Development Plan Adopted in April 2018.

2.3.23 In alignment with the Council’s Economic Development Strategy, policies and proposals in the LDP will direct economic development to sustainable locations, control the scale and nature of proposals to ensure the development is acceptable in planning terms and ensure that new development proposals are located so as to take account of the national planning policy framework in respect of sequential tests. The location and scale of employment growth facilitates accessibility, sustainable travel patterns, and an appropriate mix of uses in an area so as to provide the foundations for a strong and vibrant economy. Employment opportunities are promoted via land allocations. LDP policies support regeneration initiatives including identified Local Growth Zones.

Powys’ rural areas will be a working countryside of sustainable communities supported by a thriving and diverse rural economy of small businesses.

LDP Objective 6 – Vibrant Economy

To support a diverse, robust and vibrant economy for Powys, including a strong rural economy, which is sustainable and responsive to change. To ensure towns and larger villages are the main focus for economic development and that town centres are vital, viable and attractive.

LDP Objective 7 – Key Economic Sectors

To maintain and strengthen key economic sectors within Powys including manufacturing in the Severn Valley and Ystradgynlais, sustainable year-round tourism opportunities, agriculture and the rural economy.



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*2.2.12 Tourism is a key economic sector in Powys and further tourism development has the potential to support local communities and rural holdings both in economic and social terms. Agriculture, including intensive forms of, continues to be the largest primary production industry in Powys, mainly through small, family-run, upland farms. Much of the land is classified as being of very poor agricultural quality. The Business Register and Employment Survey for 2012 showed that excluding Agriculture, Forestry and Fishing, the three largest employment sectors in Powys by percentage of jobs were Health (16.4%), Retail (11.6%) and Manufacturing (10.6%). The public sector, comprising Health, Education, Public Administration and Defence is one of the largest employers and accounted for 34% of the employment.*⁶

The following policies are applicable to the proposal to apply for full planning for the erection of a 32,000 bird unit at Cwm Farm;

Policy DM2 – The Natural Environment

Development proposals shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests including improving the resilience of biodiversity through the enhanced connectivity of habitats within, and beyond the site.

Development proposals which would impact on the following natural environment assets will only be permitted where they do not unacceptably adversely affect:

1. The important site designations, habitats and species afforded the highest levels of protection through European legislation including:

A. European Sites (SAC, SPA and Ramsar).

i. Development proposals likely to have a significant effect on a European site, when considered alone or in combination with other proposals or plans, will only be permitted where it can be demonstrated that:

- a) The proposal is directly connected with or necessary for the protection, enhancement and positive management of the site for conservation purposes; or
- b) The proposal will not adversely affect the integrity of the site.

ii. Where it cannot be demonstrated that development proposals would not adversely affect the integrity of the site and there is no satisfactory alternative solution, permission will be refused unless:

- a) There are imperative reasons of over-riding public interest; and
- b) Appropriate compensatory measures are secured.

B. European Protected Species afforded strict protection by the Conservation of Habitats and Species Regulations 2017 (Habitats Directive Annex IV Species).



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Development proposals likely to have an adverse effect on a European Protected Species will only be permitted where it can be demonstrated that:

- i. The proposal is for the purposes of preserving public health or public safety or there are imperative reasons of over-riding public interest; and
- ii. There is no satisfactory alternative; and
- iii. The action authorised will not be detrimental to the maintenance of the habitat or population of the species concerned at a favourable conservation status in their natural range.

2. The important site designations, habitats and species afforded levels of protection in line with national policy and legislation including:

- A. National Nature Reserves and Sites of Special Scientific Interest;
- B. Protected Species including those listed in Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992;
- C. Habitats and Species of principal importance for the purpose of maintaining and enhancing biodiversity conservation in Wales as listed in Section 7 of the Environment (Wales) Act 2016; and
- D. National Biodiversity Action Plan Habitats and Species.

Development proposals likely to have an adverse effect on the conservation value of nationally protected sites, habitats or species, either directly, indirectly or in combination, will only be permitted where it can be demonstrated that:

- i. The proposal contributes to the protection, enhancement or positive management of the site, habitat or species; or
- ii. There is no suitable alternative to the proposed development; and
 - a) It can be demonstrated that the benefits from the development clearly outweigh the special interest of the site, habitat or species; and
 - b) Appropriate compensatory measures are secured; and
 - c) The population or range and distribution of the habitat or species will not be adversely impacted.

3. The locally important site designations, habitats and species including:

- A. Local Nature Reserves;
- B. Local Biodiversity Action Plan Habitats and Species; and
- C. Regionally Important Geodiversity Sites and Geological Conservation Review Sites.

Development proposals likely to have an adverse impact upon these sites, habitats or species will only be permitted where it can be demonstrated that:

- i. They conserve and where possible enhance the natural heritage importance of the site, habitat or species; or
- ii. The development could not reasonably be located elsewhere; and



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- a) The benefits of the development outweigh the natural heritage importance of the site, habitat or species; and
 - b) Mitigation and/or compensation measures are provided where adverse effects are unavoidable.
4. The achievement of the Water Framework Directive's overarching objectives.
5. Trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage.

Policy DM4 – Landscape

Proposals for new development outside the Towns, Large Villages, Small Villages and Rural Settlements defined in the Settlement Hierarchy must not, individually or cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape. All proposals will need to:

1. Be appropriate and sensitive in terms of integration, siting, scale and design to the characteristics and qualities of the landscape including its: topography; development pattern and features; historical and ecological qualities; open views; and tranquillity; and
 2. Have regard to LANDMAP, Registered Historic Landscapes, adjacent protected landscapes (National Parks and Areas of Outstanding Natural Beauty) and the visual amenity enjoyed by users of both Powys landscapes and adjoining areas.
- Proposals which are likely to have a significant impact on the landscape and/or visual amenity will require a Landscape and Visual Impact Assessment to be undertaken.

Policy DM5 – Development and Flood Risk

Development proposals must be located away from tidal or fluvial flood plains unless it can be demonstrated that the site is justified in line with national guidance and an appropriate detailed technical assessment has been undertaken to ensure that the development is designed to reduce / avoid the threat and alleviate the consequences of flooding over its lifetime. In addition the development must not increase flood risk elsewhere, and shall where possible allow floodplains to provide water storage to reduce flooding in the catchment, unless:

1. The development is of a very minor nature such as an extension to a dwelling; or
2. There is an overriding need in the public interest for the development.

Policy DM6 – Flood Prevention Measures and Land Drainage

Development proposals must avoid unnecessary flood risk by assessing the implications of development within areas susceptible to all types of flooding; any development that unacceptably increases risk will be refused.



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Proposals near a watercourse or within an area of floodplain must comply with the following:

1. In areas identified at risk of flooding (fluvial, tidal, surface water and groundwater) or where a watercourse has insufficient channel capacity, opportunities to improve existing flood risk by using Sustainable Drainage Systems (SuDS), wetlands or other agreed and appropriate measures are investigated and implemented wherever possible.
2. Where possible, opportunities are taken on previously developed land to make space for water by reinstating the functional floodplain.
3. Opportunities to make space for water by undertaking restoration and enhancement as part of the development, are identified and implemented.
4. Actions are taken to de-culvert wherever possible. Where this is not possible, an assessment of the structural integrity of the culvert, with any required remedial work, should be carried out prior to the development. A maintenance schedule should be developed for all culverts to ensure regular clearance, and
5. Any developments located adjacent to a watercourse should leave an appropriate undeveloped buffer strip, maintaining the watercourse and the immediate riparian zone as an enhancement feature and allowing for routine maintenance. The width of any buffer strip should be agreed with the relevant authorities on a site by site basis. Such sites should have a maintenance strategy for clearing and maintaining the channel, with particular regard to structures such as trash screens and bridges. Satisfactory provision shall be made for land drainage in all developments and this should include consideration of the use of Sustainable Drainage Systems (SuDs).

Policy DM12- Development in Welsh Speaking Strongholds

Development proposals for 10 or more dwellings on windfall sites within or forming logical extensions to the following settlements will be subject to a Welsh Language Impact Assessment. Where the Impact Assessment demonstrates that the development may have an adverse impact, proposals must be accompanied by a Language Action Plan setting out the measures to be taken to protect, promote and enhance Welsh Language and Culture:

Towns

Llanfair Caereinion, Llanfyllin, Machynlleth and Ystradgynlais

Large Villages

Abercrave, Carno, Coelbren, Llanbrynmair, Llangynog, Llanrhaeadr-ym-Mochnant, Llansilin, Pontrobert, Penybontfawr and Trefeglwys



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The implementation of any measures identified within the Language Action Plan shall be secured either by planning conditions or, where necessary, by planning obligations.

Policy DM13 – Design and Resources

Development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources.

Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

1. Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.
2. The development contributes towards the preservation of local distinctiveness and sense of place.
3. Any development within or affecting the setting and/or significant views into and out of a Conservation Area has been designed in accordance with any relevant adopted Conservation Area Character Appraisals and Conservation Area Management Plans, or any other relevant detailed assessment or guidance adopted by the Council.
4. The development does not have an unacceptable adverse impact on existing and established tourism assets and attractions.
5. The layout of development creates attractive, safe places, supporting community safety and crime prevention.
6. It contains an appropriate mix of development that responds to local need, includes a flexibility in design to allow changes in use of subsequent buildings and spaces as requirements and circumstances change.
7. It is inclusive to all, making full provision for people with disabilities.
8. It incorporates adequate amenity land, together with appropriate landscaping and planting.
9. The public rights of way network or other recreation assets listed in Policy SP7 (3) are enhanced and integrated within the layout of the development proposal; or appropriate mitigation measures are put in place where necessary.
10. The development has been designed and located to minimise the impacts on the transport network - journey times, resilience and efficient operation - whilst ensuring that highway safety for all transport users is not detrimentally impacted upon.

Development proposals should meet all highway access requirements, (for all transport users), vehicular parking standards and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development.



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11. The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.
12. Adequate utility services exist or will be provided readily and timely without unacceptable adverse effect on the surrounding environment and communities.
13. It demonstrates a sustainable and efficient use of resources by including measures to achieve:
 - i. Energy conservation and efficiency.
 - ii. The supply of electricity and heat from renewable sources.
 - iii. Water conservation and efficiency.
 - iv. Waste reduction.
 - v. The protection, where possible, of soils, especially important carbon sinks such as thick peat deposits.
14. Investigations have been undertaken into the technical feasibility and financial viability of community and/or district heating networks wherever the development proposal's Heat Demand Density exceeds 3MW/km².

Policy DM14 – Air Quality Management

Development proposals will only be permitted where any resultant air pollution does not cause or lead to an unacceptable risk of harm to human health or the natural environment.

Proposals will need to demonstrate that measures can be taken to overcome any significant adverse risk, with particular attention being paid to:

1. National Air Quality Strategy objectives and any Air Quality Management Areas.
2. The critical levels for the protection of habitats and species within a European site or Site of Special Scientific Interest in accordance with Policy DM2.

Policy E6 - Farm Diversification

Development proposals for farm diversification will be permitted where:

1. The proposed diversification will be of an intensity of use appropriate to the location and setting and will have no significant detrimental effect on the vitality and viability of any adjacent land uses, either individually or through cumulative impact;
2. Adequate provision is made for the parking of vehicles and the storage of materials/equipment; and
3. The construction of new, or conversions of existing buildings, that form part of the proposal lie within or immediately adjacent to the existing farm building complex.

18.0 Access Statement



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Explain the adopted policy or approach to inclusive design and how policies relating to inclusive design in development plans and relevant local design guidance have been taken into account

UDP Policy DC1: Access by Disabled Persons

Applications will be permitted for the development of new buildings, public amenities, recreational spaces and, where practicable and reasonable, the changes of use or alterations to existing buildings, where suitable access is made to and within the building or amenity and adequate facilities are provided for people with disabilities.

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.

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.

Explain how any specific issues, which might affect people's access to the development have been addressed

The design of the application will have full consideration for ease of access for disabled pedestrian use. Our full application submitted incorporates the following points:-

1. The car parking area will be located near to the principal entrance and is at the same level as the principal entrance.
2. Access from the car parking area to the principal entrance is by way hard landscaping, which is suitable for a disabled wheel chair.
3. The principal entrance is at a level threshold.
4. Easy access is obtained around the circumference of the building by way of hard landscaping.
5. All construction work to comply (where relevant) to Part M of the Building Regulations Act 2000, and also subsequent amendments.
6. All doors to be of disabled criteria.
7. All external doors to be 930mm minimum width.
8. All sockets and light switches to be in compliance with Part M with regard to the height from floor level.
9. All washing facilities are located on the same level (ground level).

The car parking facilities and access ways to and from the poultry building will be flat and even and unobstructed allowing the building to be accessed by all people including disabled people or people with impairments.



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Detail how features, which ensure people's access to the development, will be maintained

The car parking facilities and access ways to and from the building will be maintained in such a way as to allow all people access to the building

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.

19.0 Community Safety

Site Security

Security is critical throughout day and night to prevent the theft of equipment and livestock at Cwm Farm. The farmhouse occupied by Mr and Mrs Jones is positioned very near to the unit, as is Arosfa the home of Nerys and Duncan and therefore security is available on site throughout the day and night, staff are always on hand 24 hours per day to ensure the welfare of the livestock. Duncan and Nerys are also at the poultry unit throughout the day processing eggs, and checking the welfare of their stock.

20.0 Environmental Design Statement

A design statement shall accompany all detailed applications and will describe the actions taken to design and adapt the development to fit its location. 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.

It would be normal practice because the Poultry Unit is over 1000m² for the development to have to meet the BREEAM 'Very Good' standard and achieve the mandatory credits for 'Excellent' under Ene 1 – reduction of CO₂ Emissions. The proposed use is a purpose built poultry unit which is specifically designed for the welfare of the birds. As a result of this together with the natural ventilation provided through the building in the form of pop holes this standard is not required.



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- The pop holes will be open during the day to provide natural ventilation to the building rather than using mechanical ventilation. Mechanical ventilation will only be used to assist natural ventilation during periods of hot weather.
- Manure will be used on the land at Cwm Farm and land in their control reducing the need to import fertiliser onto the farm. Manure will also be sold off farm to other farmers thus reducing their use of inorganic fertilisers and the manure will also be sold to an Anaerobic Digestion plant and converted into a renewable energy.
- Stone which is available on farm will be used to provide the hardcore for the concrete slab of the building and to extend the farm track.
- It would be possible to harvest the rainwater off the roof of the building and reuse the water for washing down the building.
- No protected species would be affected as a result of the proposals.

The above points ensure that the Unit is sustainable as required by Powys County Council.

Other complimentary measures:-

We have considered that energy efficient design principles are also key to the success of schemes including if electricity is required to be supplied to the building that energy efficient light bulbs are used.

We also aim to:-

- Design out waste from the outset
- Minimise the energy used during the construction phase of the development through careful project planning
- Use reusable and recycled materials

21.0 Physical context of the development

The proposed site for the poultry unit is adjacent to an established woodland a short distance from the existing range of large, modern farm buildings. All partners within the farming business reside on the farm in Cwm Farm or Arosfa.

22.0 Social context of the development



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The scale and type of the proposed poultry unit will be in keeping with the existing range of farm buildings on site and other agricultural buildings within Powys as can be seen by the plans submitted. The size and position of the proposed unit is to be agreed with Powys County Council, but following analysis of policy against the available sites at Cwm Farm, it is believed that the best site is presented in terms of landscape and visual amenity, proximity to existing buildings, highway access to name a few reasons.

23.0 Economic context of the development

Farm businesses need to grow in response to market forces and changing legislation if they are to survive. Messrs Jones and Davies is an existing farm business which is moving forward and utilising the land within its control. It is the belief of the business that the farm cannot expand any further into sheep and beef as land and building restraints would make it uneconomical. The poultry enterprise expansion has been seen as an opportunity to generate another income on the holding to enable all the partners to still remain in the locality and to provide a future for Nerys and Duncan's young children.

The farm business is proposing to extend the free range egg production enterprise. This enterprise has been researched fully and they are confident that the business can be a success and supplement the current marginal farm profits.


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 the Powys agricultural economy.

Planning Policy Wales is supportive of diversification of agricultural enterprises.

The current market dictates that agriculture must adapt to meet consumer demands, the applicant has chosen to diversify to respond to the demand for free range eggs.

24.0 Conclusion

-  The farm business Prepared for M & JE Jones, DCE and MN Davies is proposing to erect a poultry unit on farm to provide accommodation for a further 32,000 Free Range Birds on farm which is a considerable investment by the farming business. It has been researched thoroughly and the business is adamant that the extended enterprise will be successful. The development proposed is additional farm diversification championed by the Government.





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-  The application site lies as close as possible to the existing farmstead at Cwm Farm, and next to the existing poultry unit, having regard to the landscape constraints. Although the development is within the open countryside it is adjacent to the farmstead as required by the Welsh Government and Powys County Council thus reducing the impact of the development on the landscape. The colour of the building proposed is juniper green, again allowing the unit to be assimilated into its surrounding landscape.

-  The unit shall have no detrimental impact on surrounding residential properties as a result of the intervening topography and landscape features together with the distance of the property from the Cwm Farm Poultry Unit.

-  The development will not have a detrimental impact on local habitats and the biodiversity of the site. The planting of over 1400 trees on farm will have created new habitats for ecology.

-  The proposals will result in minimal increases to highway movements related to the farming unit.

-  The proposal is in line with the policies of the Welsh Government contained within Planning Policy Wales and the policies of the Powys County Council Unitary Development Plan, therefore, it is respectfully requested that full planning consent is given to the development.



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