

---

# DETAILED MANAGEMENT PLAN

---

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

---

Prepared for M & JE Jones, DCE and MN Davies

---



land & property  
professionals

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

---

## 1 INTRODUCTION

This Management Plan shall detail how the extension to the existing Poultry Unit at Cwm Farm, Aberhefesp shall operate.

## 2 OPERATION OF THE POULTRY UNIT

### 2.1 FREE RANGE EGGS – THE BUILDING

As above the proposal is for an extension to the existing Poultry Unit at Cwm Farm to provide accommodation for a further 32,000 free range birds. The new unit is to be located to the north of the existing poultry unit, following the same building line of the existing unit.

The proposed building shall be 130 metres long by 20 metres wide with a roof pitch of 15°, eaves height of 3.1 metres. The proposed building shall be linked to the existing poultry processing room using an egg conveyor which will transport eggs between the units. The building shall house 32,000 free range birds.

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.

The birds shall have access to 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 slated 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.



The birds are Free Range and have an opportunity each day to exit the building and enter onto 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 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, as currently in the existing unit. The feed bins shall be a dark green colour (Jupiter Green) as are the existing bins on farm. The feed will be automatically conveyed to the unit. The steel bins shall be located adjacent to the existing building as per the submitted layout plans for the poultry extension.



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.

The proposed building shall be accessed using the same internal farm road as the current building which has been approved by Powys County Council. The access shall be extended past the existing building to join another internal farm road.

## **2.2 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 mesh verandah, which shall ensure that the ground is not poached and compacted by the birds. The mesh 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.

A 32,000 free range bird 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 manure store proposed which is currently been considered by Powys County Council or sold to local 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.

## **2.3 MANURE**

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 1 of this Management Plan and supporting letters from local farmers detailed appendix 2, 3 and 4 of the Manure Management Plan.

Those dead birds from the poultry unit need to be carefully disposed of, it is an important part of the management of the poultry unit because;

- It reduces the likelihood of carcasses being removed from the unit by predators, which can as a result transmit disease;
- Reduces the risk of Blow Flies which can transmit disease;
- Reduces the risk of disease to the rest of the Poultry flock.

The dead birds from the unit shall be collected by an approved contractor under the National Fallen Stock Disposal Scheme. Whilst they are awaiting collection they shall be stored in a secure container.

#### **2.4 DUST**

It is paramount that dust is kept to a minimum in the unit to protect the welfare of the Birds and also those working within the unit. All feed is stored in purpose built buildings outside the main unit to reduce the dust particles in the atmosphere. Fans will be used inside the buildings to prevent the build-up of dust. The open design of a free range unit limit the emission of any significant dust particles into the atmosphere.

Automated feeding using the internal conveyor with augers direct from the sealed external feed bins will minimise dust creation.

#### **2.5 FLIES, RODENTS AND PREDATORS**

Rodent problems must not occur in a Poultry Unit as the droppings from rodents can taint the eggs and if found mean that those eggs produced in the unit are rejected. As manure is removed on a regular basis rodents should not be a problem and the situation is carefully monitored by the farming business. Rodents have not been a problem in the existing unit. Specialist Pest Control Agents, would be used immediately if a problem were to occur. The Unit would be run in accordance with the DEFRA "Code of Practice for the Prevention of Rodent Infestations on Poultry Farms" April 2009.

As the manure is regularly removed from the unit, flies should not inhibit the unit. The manure standing for four days in the unit will be relatively dry and friable. Fly screens shall be used within the Egg Packaging Unit if flies enter from the outside.

As all birds are housed during the evening predators such as stoats, foxes and badgers to name a few would not be able to access the birds. Whilst out on the designated land the birds would be protected by electric fencing from all predators.

#### **2.6 LIGHTING**

The extension to the existing unit shall not use perimeter lighting, as birds shall be trained to find their own way back to the building prior to darkness. The building will then be in complete darkness. A small light will be used outside the egg collection unit for use in the winter months when staff enter the building to collect eggs in the morning and evening, this is for health and safety reasons.

#### **2.7 VEHICLE MOVEMENTS AND ROUTING**

All vehicles attending the Poultry Unit would access the farm via the unclassified council highway which is approached off the B4568 from Caersws to Newtown.

The proposed free range 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.

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 landowner, SL Price and Co.

Staff. The unit shall be run by the Jones and Davies family together with their full time member of staff, who currently reside on site, or already travel to farm resulting in no additional movements.

## **2.8 STANDARDS**

All eggs produced at Cwm Farm are 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 2).

The applicants as with this existing poultry unit on site 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.

## **2.9 CONTINGENCY PLAN**

In the event that no manure can be applied to the land at Cwm Farm, or in the event that the existing manure store and proposed manure store on farm is full the contingency plan will be that all manure will be transported to the local farmers detailed in the Manure Management Plan.

## **3.0 POLLUTION**

The construction and site operation of the development will implement reasonable avoidance measures and controls to ensure the development does not create any unacceptable adverse impact on the immediate environment.

The pollution plan has been written with regard to national legislation and especially that of the Environment Agency's Pollution Prevention Guidelines (PPG5 & PPG6 – 2007).

### Potential Pollutants

There are several potential pollutants that could arise from the construction and operation of a free range poultry unit, and therefore it is important to identify these elements prior to works commencing, in order to put some safeguarding measures in place, to reduce and minimise any potential pollution to the immediate and surrounding environment.

The main potential pollutants for this scheme are identified below:

- Silt

- Cement and Concrete
- Fuel/chemical spills
- Foul water drainage

Each potential pollutant will be considered separately and the appropriate measures will be set out to minimise any potential pollution each activity might create.

### Silt

Silt is a common potential issue in any development, as groundworks have the ability to implicate the existing surface water systems.

- During construction, we will minimise the amount of soil stripping in order to minimise the volume of contaminated surface water run-off.
- We will only remove vegetation from areas that need to be exposed in the near future.
- Plant and wheel washing facilities will be implemented during construction works, of which will be:
  - o on a hard standing area at least 10 metres from any watercourse,
  - o The run off from this area will be collected in a sump, of which will be disposed via a tanker off site.
- The site access road will be brushed and scraped regularly to reduce dust and mud deposits.
- Preventative measures such as silt fences/bales will be placed on top of slopes to reduce the risk of silt contamination.

### Cement and concrete

It is acknowledged that concrete and cement are very alkaline and corrosive and can cause pollution. Given that the development includes both elements to construct the building and hardstanding, it is important to put some measures in place to minimise the risk of pollution. The measures proposed for the concrete and cement mixing and washing area are to be implemented as follows:

- They are to be sited a minimum of 10m from any watercourse or surface water drain to minimise the risk of run off.
- Have a re-circulation system for water reuse to minimise the risk of pollution.
- Any wash water from this process will be collected and contained in order for it to be disposed off-site.

### Fuel and Chemical spills

Given the limited amount of time any machinery will be on site, it is highly unlikely that any fuel or chemical spills will occur. However if refuelling takes place, the following steps will be taken:

- refuel mobile plant in a designated area, on an impermeable base away from drains or watercourses
- use a bunded bowser
- supervise all refuelling and bulk deliveries
- check the available capacity in the tank before refuelling

- don't jam open a delivery valve
- check hoses and valves regularly for signs of wear
- turn off valves after refuelling and lock them when not in use
- position drip trays under pumps to catch minor spills
- keep a spill kit with sand, earth or commercial products for containment of spillages
- provide incident response training to the staff and contractors

If any fuel or chemical spill does occur during construction or operation, a spill kit containing sand/earth will be used immediately.

#### Foul water drainage

A dirty water tank will be installed underground to retain all contaminated water and wash out water. The dirty water will then be collected and taken off site by a sealed tanker and disposed of whenever it is full.

The drainage system implemented will ensure that the foul water and clean water are kept separate and therefore no clean water will be contaminated.

#### Manure

A Manure Management Plan with supporting maps has been submitted in support of this application to Powys County Council.

The Manure Management Plan has been prepared in line with the Codes of Good Agricultural and Environmental Condition, the Water Code and indeed the cross compliance regulations of the Welsh Government.

The plans provided will be updated on an annual basis and the plans highlight all water courses in red and any springs thus ensuring that no manure is applied within 10 metres and 50 metres respectively.

It is of paramount concern to the applicants that they avoid pollution to any watercourses on farm and indeed any harm to semi-natural habitats. As farmers Messrs Jones and Davies have for many years applied manure to the land and this is always done so in accordance with regulations, the applicants do not want excessive application of manure to their land as they wish to ensure soil fertility which is vital to the businesses run upon farm.

All manure will be applied at a rate not exceeding the recommended upper limit of 250kg/ha.

No manure shall be applied in the following circumstances;

- 1) Within 50m of a borehole, well or spring
- 2) Within 10m of any watercourse, which shall include ditches, stream and rivers
- 3) When weather conditions do not permit, for example during wet weather, on waterlogged fields, frozen land, snow covered land or on steeply sloping ground.

All open watercourses with running water have been marked on the submitted manure management plans. It is confirmed that the applicants will fence out any watercourses within the ranging area. The applicants will ensure a stock proof boundary thus meaning that no birds will be able to gain access to



the watercourse or indeed the embankments of the watercourse. Natural vegetation will be allowed to develop along the edges of the watercourse.

Incident response

If any pollution incident occurs, the developer and applicant will report the incident immediately to NRW. The potential incidents include any spillage, contaminated run-off, flooding, damage to habitats. Staff will be informed of their duty to report such incidents and carry out the work to minimise the risk of any pollution incidents occurring.

**IN THE EVENT OF ANY POLLUTION INCIDENT OR TO PREVENT POTENTIAL POLLUTION CALL**

**NATURAL RESOURCES WALES 03000 653 000**