
DESIGN AND ACCESS STATEMENT

Full planning application for
a poultry installation and all
associated works

At
Cwmafan
Llanafan Fawr
Builth Wells
LD2 3PF

Prepared for JRM and
HH Jones and Son



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 together with associated feed bins, internal farm access and other associated works. The application is in respect of land at Cwmafan, Llanafan Fawr, Builth Wells, LD1 3PF and is presented to the Local Authority by JRM and HH Jones and Son.

Cwmafan is a mixed enterprise farm with suckler cows and a large commercial flock of sheep. Cwmafan extends to 293 acres of owner-occupied land. The farm is a developed unit, with a large range of modern steel portal framed farm buildings.

Mr Lyndon Jones runs the family farm along with his parents. Lyndon has two sons aged 18 and 16 who are actively involved on the farm and have a keen interest in agriculture. The family runs a successful mixed enterprise unit. The business is now considering expanding its diversification on farm to a 100,000 Broiler Unit. The enterprise has been fully investigated by the business which they are more than confident that the Broiler Unit can be a success and supplement the current farm profits.

The family are now proposing a diversified enterprise on farm being a poultry unit to accommodate a total of 100,000 birds. It is proposed that two new broiler houses are constructed. The poultry houses will each measure 101.87 metres by 24.4 metres. The total floor area for each shed will therefore be 2,485.628 m². Eaves and ridge height will be 2.48 metres and 5.53 metres respectively. Each of the new houses will have the potential to accommodate 50,000 “standard” broilers. As the site is for the housing of over 40,000 birds an IPPC permit is required, an application has been made to Natural Resources Wales for a Permit for 100,000 birds and this has been granted.



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Please see below photographs of the site:



Cwmafan is shown on the aerial photograph above. The farm lies to the south west of the hamlet of Llanafan Fawr.

The farm lies in a rural location with only one property having medium distance view of the site. There are limited long distance views of the site due to the topography of the land and the existing landscape features.

The location of the proposed buildings have been carefully considered, to be as close as possible to the existing range of farm buildings. The buildings are also situated beneath existing established woodland plantations,

There are no public footpaths affecting the site.

2.0 Proposal and Character

It is proposed that two new broiler houses are constructed. The poultry houses will each measure 101.87 metres by 24.4 metres. The total floor area for each shed will therefore be 2,485.628 m². Eaves and ridge height will be 2.48 metres and 5.53 metres respectively. Each of the new houses will have the potential to accommodate



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50,000 “standard” broilers. As the site is for the housing of over 40,000 birds an IPPC permit is required, an application has been made to Natural Resources Wales for a Permit for 100,000 birds and this has been granted.

The elevations of the building are shown on the submitted Elevation Drawings.

The building proposed will be of the same design as many poultry units with the United Kingdom, with the inclusion of the control room area and the office together with service areas.

3.0 Site and Scale

The location of the building has been carefully considered, the application site is set as close as possible to the existing farmstead and this would provide a low lying well screened site.

There are no public footpaths affecting the proposed site.

It is proposed that two new broiler houses are constructed. The poultry houses will each measure 101.87 metres by 24.4 metres. The total floor area for each shed will therefore be 2,485.628 m². Eaves and ridge height will be 2.48 metres and 5.53 metres respectively.

4.0 Landscaping

The population in the immediate surroundings is greatly dispersed with only Llanafan Fawr in close proximity. Other key receptors in the vicinity of the site include walkers, horse and cycle riders and road users.

The location of the building has been carefully considered. The application site is set as close as possible to the existing farmstead, with care given to the protection of protected sites and highways access, further consideration has been given to the visual appearance of the proposed unit in the landscape. The applicant’s home is situated in a position overlooking the rural landscape and the aim of the family was to develop a site that would provide a low lying well screened site with mature hedgerows providing good visual mitigation. The site can be extremely well screened with planting and hedgerow management to ensure further visual benefits and screening. Please see the supportive reports of Arbor Vitae Ecology and Fran Iribar Viento.



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The buildings proposed have been positioned as close as possible to the existing buildings upon farm within a highly landscaped pasture land. The unit has been positioned to make maximum use of the topography of the land making sure that the building is not visually intrusive.

The proposed buildings are situated in a hollow in the land, below the advancing farm land, and is screened by established internal hedgerow boundaries on all elevations. Only one property has medium to long direct views over the proposed development, and this is broken by existing hedgerows surrounding the site, therefore causing little disturbance to the visual amenity of the area.

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 is adjacent to the existing farm building complex. The site 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 steel sheeting) set above a low concrete base wall.

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

Due to the nature of the poultry enterprise it is not possible to give an accurate daily average as movements are concentrated around certain activities during the cycle. Feed movements increase during the crop cycle as bird weights increase. Manure removal takes place in a short period between bird removal and chick placement and the direction of the movements will vary. Bird removals take place in two waves each lasting two days during the crop cycle. On 23 days of the 48-day crop cycle there will be no movements and on a further 15 days of the crop cycle there will only be one vehicle visiting the site.

Bird removal at the close of the crop represents peak movements in any given 24 hour period. Bird removal may take place during night time, due to the factory opening times. Crop clearance / thinning will take place over a two day period. The maximum number of movements per hour during the night time is estimated at 2. The maximum number of movements in a twenty four hour period associated with bird removal will be 14.

The following sections provide analysis of how the Trip Generation was derived:



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Manure

Defra provide calculations for excreta production and the relevant Nitrogen content in leaflet 3 of the Defra Nitrate Vulnerable Zones Guidance documents. Using these calculations as a worst case scenario the poultry development would produce 1,980 tonnes of manure per annum. The industry reality (described in more detail at Section 4.6 of this ES) is that between 1,952 and 2,169 tonnes would be produced per annum; therefore the trip generations described below are likely to be approximately a third lower than described.

Manure is transported in 14.5 tonne loads by tractor and trailer; as a worst case, there would be 136 loads / 272 movements per annum. Approximately 34 hectares of the land farmed is accessible without the need to transport along a highway. If it were to be assumed that the area available for spreading was to be spread at an even rate of 250 kilograms of N per hectare to comply with the standard Nitrate Pollution Prevention Regulations.

The routes proposed for delivering manure to fields prior to application are described at section 8.1.4.

Litter will be removed off the site on covered trailers between crop cycles under the management of Messrs Jones; they have 200.29 hectares of land available for spreading. Appendix 13.0 Manure Management Plan.

Bedding

Wood shavings used as bedding material will be delivered at the beginning of the crop cycle at a rate of approximately 1.72kgs per square metre amounting to 8 tonnes per crop. Wood shavings are delivered in a maximum of 23 tonnes per load. There would therefore be one delivery / two movements per crop or 15.2 movements per year.

Chick Deliveries

The chicks would be delivered in 55,000-bird maximum load sizes. There would therefore be two deliveries / four movements per crop or 28 movements per year.

Feed Deliveries

Total feed consumed per crop would be 353 tonnes. This amounts to 28 tonne loads amounting to 20 loads / 40 movements per crop or 280 movements per year.

Fallen Stock

For the first three weeks of the production cycle carcasses will be stored in a frozen store on site to reduce unnecessary vehicle movements. Thereafter the fallen stock



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will be collected on a once weekly basis by a small HGV. This will require three collections / six movements per crop amounting to 46 HGV movements annually.

Fuel deliveries

There will be one delivery / two movements of LPG per crop.

Bird Collections

Bird collections will be carried out in two waves: “thinning” at days 35 and 36 when all of the cockerels are removed and “crop clearance” at days 41 and 42. Birds are collected by HGVs in loads of 6,650 birds. There would therefore be 11 loads / 22 movements per crop and 111 movements per year. A proportion of bird removal takes place during night time due to factory opening times and bird welfare. It is estimated that there will be four movements during night time.

Labour for catching birds during depletion of the units will be provided by the purchasing company. The labour force will arrive in a mini-bus at a rate of one minibus per bird removal day which will amount to four loads / eight movements per crop therefore 60 movements per year.

Other movements

Other car and van movements (vet, inspectors, engineers, specialist cleaning teams and maintenance staff) can be attributed to the proposed unit, but numbers are small and of no significance as they are likely to be during the working day and on an infrequent basis with little potential to create disturbance.

7.0 Vehicle Routing

All vehicles attending the Poultry Unit would access the in the same manner as which the existing farmstead is approached. This was the initial proposal. It is now proposed due to the comments of the Highways Officer during pre consultation to enter the site directly off the Trunk Road, rather than using the sub standard junction that is presently used to approach the existing farm buildings. It is not considered necessary to propose a routing plan for the poultry unit, given the low volume of additional vehicle movements to Cwmafan.

8.0 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.



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9.0 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 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.





10.0 Quality Standards

The applicants as with 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.

11.0 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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12.0 Access Statement

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).



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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.

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.

16.0 Community Safety

Site Security

Security is critical throughout day and night to prevent the theft of equipment and livestock at Cwmafan. The farmhouse is positioned very near to the unit 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.

17.0 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.

The Powys UDP sets out the policy considerations for new development and changes of use in the County and has undergone both a Sustainability Appraisal and the Strategic Environmental Assessment process in its preparation.

The strategic aims supporting sustainable development in the UDP are as follows:-

- To promote energy conservation and efficiency
- To encourage appropriate energy generation from renewable energy sources



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- To strengthen design standards and promote good design across the County.

The prominent policies within the UDP are:-

- UDP Policy E7 – Solar Technologies
- UDP Policy GP3 – Design and Energy Conservation
- HP14 - Sustainable Housing

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.

- Mechanical ventilation will only be used during periods of hot weather.
- Manure will be used on the land at Cwmafan and land in their control reducing the need to import fertiliser onto the farm.
- 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



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- Minimise the energy used during the construction phase of the development through careful project planning
- Use reusable and recycled materials

18.0 Physical context of the development

The proposed site for the poultry unit adjoins the existing range of modern farm buildings. The unit is placed in the hollow of an undulating field and is surrounded by existing hedgerow planting which makes the unit less visually intrusive.

19.0 Social context of the development

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 Cwmafan, 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.

20.0 Economic context of the development

Farm businesses need to grow in response to market forces and changing legislation if they are to survive. JRM and HH Jones and Son is an existing farm business which is moving forward and utilising the land within its control. The family have a passion for the agricultural industry and have fully researched the poultry enterprises proposed on farm. The poultry enterprise has been an opportunity to generate another income on the holding to enable all the partners to still remain in the locality and to support the next generation

The farm business is proposing to diversify into a poultry 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 is becoming an important element in the Powys agricultural economy.

Planning Policy Wales is supportive of diversification of agricultural enterprises.



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


21.0 Conclusion


-  The farm business JRM and HH Jones and Son is proposing to erect a poultry unit on farm to provide accommodation for up to 100,000 birds 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. JRM and HH Jones and Son are aiming to plan for family succession. They are keen to diversify the existing enterprise to ensure the business becomes sustainable. The Welsh Government throughout all of their policies wishes to assist young farmers to remain within the industry. Messrs Jones are proposing a development which will allow this to happen. The development proposed is additional farm diversification championed by the Government.

-  The application site adjoins the existing farm complex at Cwmafan 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 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 proposed Broiler Unit.

-  The development will not have a detrimental impact on local habitats and the biodiversity of the site. The planting of a native hedgerow to the north of the unit shall increase the habitats available on farm including the retention of all surrounding tree plantations. The aforementioned measure shall be beneficial to the farm, as the habitat interest on farm is currently low as a result of the intensive agricultural nature of the unit.

-  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 Local Development Plan, therefore, it is respectfully requested that full planning consent is given to the development.



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