



DESIGN & ACCESS STATEMENT



DEVELOPMENT:	Erection of a Free Range Egg Production Unit including silos and associated works
LOCATION:	Land near Ddulley Bank Farm Llaithddu Llandrindod Wells Powys LD1 6YS
CLIENT:	D & C Price

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1. Background

D & C Price is a farm business which extends to 40 acres of owner occupied land. Ddulley Bank Farm is located within the rural settlement of Llaithddu and approximately 18.7 miles from Llandrindod Wells.

The site for the proposed free range egg unit is currently intensive pasture land.

The farm business is proposing to expand into free range egg production due to the recent economic climate within the farming sector.

The proposed development of a free range egg laying unit has been researched fully and it will supplement the previously marginal farm profits, and allow economies of scale to be achieved.

Please see below photographs of the site:



2. Proposal

The proposal is for a new free range bird egg laying unit to provide a 32,000 free range bird egg laying production unit. The new building will be located to the West of the existing free range units on agricultural land. The building will be approximately 100.7m x 26.2m, which will house 32,000 birds, together with a service area, office and egg store on the West gable end. A muck store will adjoin the building which will measure 12m x 18m. The proposed building will be accessed using the existing access off the unnamed road. The eggs would be conveyed into the packaging and storage area where they would be packed and stored ready for collection.



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The birds will have direct access from pop holes on the north and south elevation of the building to dedicated pasture which will be fenced to keep out predators. The birds are brought in as young laying stock and remain in the egg production unit for some 14 months. After this time the flock is removed and the whole building fully cleaned down internally and the new flock introduced to restart the egg production cycle.

The birds have a laying cycle of 56-58 weeks. The birds are farmed to a free range system. The system utilises a series of perches and feeders at different levels. The maximum stocking density is 9 birds per square metre and there must be at least 250cm squared of litter area/bird. Perches for the birds must be installed to allow 15cm of perch per hen. There must be at least 10cm of feeder/bird and at least one drinker/10 birds.

There must be one nest for every 7 birds or 1 square metre of nest space for every 120 birds. Water and feeding troughs are raised so that the food is not scattered. The birds must have continuous daytime access to open runs which are mainly covered with vegetation and with a maximum stocking density of 2,000 birds per hectare. Within the system the birds must be inspected at least once a day. At the end of each laying period the respective houses are completely cleared and disinfected.

In free range laying systems, good pasture management is essential if the ground is to remain in good condition and the problems of poaching and the build-up of parasitic intestinal worms and coccidian oocysts are to be avoided. The land surrounding the laying house will be divided into a series of paddocks which the birds are allowed to use for periods of up to 6-8 weeks each.

The length of time that the birds are allowed to use individual paddocks will vary depending on soil type, drainage, grass cover and weather conditions. The area immediately outside the poultry house tends to suffer the greatest amount of damage, so we propose that the ground adjacent to the pop holes should be covered with stones/pebbles. As well as providing health and welfare benefits, the birds' feet will be cleaned as they enter the building providing cleaner eggs. Free range layers are attractive to predators.

Foxes are the most frequent cause of problems and can cause damage and often kill or maim large numbers of birds – far more than they are able to consume. We propose to use a 1.2 m semi permanent electric fence with netting

The building proposed operates a multi tier system which allows a smaller shed as opposed to a flat deck system, by having two tier perching decks for the laying hens within the building. These perching areas are floored with plastic slats which allow



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manure to drop through the flooring system. The manure from each of the tiers then falls onto an internal conveyor belt.

The conveyor belt system is operated every 5-7 days and removes approximately 16 tonnes from the internal conveyor belt systems via an external conveyor belt into a parked trailer outside the building. After 14 months the flock is removed and the whole building fully cleaned down internally and a new flock introduced to restart the egg production cycle.

Feed for the birds is stored in the two external juniper green coloured, or a similar dark colour to be agreed with the local planning authority, steel hoppers and conveyed automatically to the building. The two external hoppers will be located adjacent to the building to the North elevation.

Adjoining the building will be a hard stoned area approximately 5m wide to allow for access for delivery and removal of the birds.

The building has a proposed roof pitch of 15° and an eaves height of 3.6m. The building is of a low profile which helps to minimize its visual impact. The proposed building would utilise 12 mechanical extractor fans which thermostatically control the building. The building roof and sides will be clad with steel box profile sheeting coloured juniper green set above a low concrete base wall. The West and East gable ends will have two sheeted steel doors for vehicle access and two passenger doors.

3. Site & Scale

Free Range Egg units have specific criteria to achieve RSPCA freedom food and Lion standard requirements. The land requirement needed for this proposal is 16 ha which is approx. 40 acres as the UK requirements are 2000 hens/ha (EU regulations require 2,500/ha which would be approx. 31.6 acres).

The building is situated next to the ranging area to ensure that these specific guidelines are met.

The location of the building has been positioned to allow the existing access to be used from the unnamed road which provides a safe access and egress with visibility splays.

The building has been positioned in order to minimise and reduce visual impact to neighbours and the general public using the unnamed road.

The building will be approximately 110.7m by 26.2m wide, which will house 32,000 birds. The building has a proposed roof pitch of 15° and an eaves height of 3.6m.



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4. Landscaping

The location of the building has been carefully considered and will be well screened from all elevations, the building has been designed to have a low impact to the surrounding area due to its external colour and a low ridge line and will not be intrusive to its surroundings.

5. Building Design

The building has a proposed roof pitch of 15° and an eaves height of 3.60m. The building is of a low profile which helps to minimize its visual impact. The building roof and sides will be clad with steel box profile sheeting coloured juniper green set above a low concrete base wall with low level pop holes providing access for birds to ranging area.

6. Free Range Laying Hens

The system that is planned to be installed will comply with all Freedom Foods (RSPCA) standards as well as DEFRA standards.

The birds have a laying cycle of 56 – 58 weeks. The birds are farmed to a free range system. The system utilizes a series of perches and feeders at different levels.

Water and feeding troughs are raised so that the food is not scattered. The birds must have continuous daytime access to open runs which are mainly covered with vegetation.

Within the system the birds must be inspected at least once a day. At the end of each laying period the respective houses are completely cleared and disinfected.

7. Scratching Areas, Paddocks and Perimeter Fencing

In free range laying systems, good pasture management is essential if the ground is to remain in good condition and the problems of poaching and the build-up of parasitic intestinal worms and coccidian oocysts are to be avoided. The land surrounding the laying house will be divided into a series of temporary paddocks which the birds are allowed to use for periods of up to 6 - 8 weeks each.



The length of time that the birds are allowed to use individual paddocks will vary depending on soil type, drainage, grass cover and weather conditions. The area immediately outside the poultry house tends to suffer the greatest amount of damage, so we propose that the ground adjacent to the pop holes should be covered with stones/pebbles. As well as providing health and



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welfare benefits the birds' feet will be cleaned as they enter the building providing cleaner eggs.

Free range layers are attractive to predators. Foxes are the most frequent cause of problems and can cause damage and often kill or maim large numbers of birds – far more than they are able to consume. We propose to use a 1.5 m semi-permanent fence with netting.

8. Vehicle Movements

The proposed free-range egg production unit will require one feed delivery lorry of 18 tonne capacity or thereabouts 2-3 times a month. The collection of eggs is twice a week in a rigid body commercial lorry. Once in every production cycle i.e. 14 month intervals, lorries bringing fresh laying birds and a lorry for removing the old flock will need to access the site.

9. Vehicle Routing

The existing farm access is currently off an unclassified road, which provides a suitable visibility line to access and egress the site safely and easily. The entrance allows all vehicles to pull fully off the main highway.

10. Drainage

Clean surface water from the roof of the building will be collected in an underground storage tank and used for washing down purposes. The underground tank will be constructed of concrete to comply with SSAFO (Regulations (Wales) 2010 Standards. Surplus clean water from the roof will be run by pipe and discharged in existing ditches.

Construction of the floor will incorporate a damp proof membrane preventing any dirty water percolating into the ground below the building. A slump in the floor will drain to a further below ground sealed tank, which will allow for collection of any dirty water primarily arising from the washing down process at the end of the production cycle. This dirty water will then be exported off site.

11. Manure Storage and Disposal

The unit will produce an estimated 500 tonnes of poultry manure each 14 month cycle. The manure will be removed via conveyors every 5-7 days set below the nesting and perching areas. Due to the manure being moved every 5-7 days there will be minimal manure stored within the building which will result in reduced pest activity especially flies. Manure produced will be a relatively dry product of a friable nature which can be readily dumped for storage, however all of the muck will be taken off the farm. Dependant on the time of year the manure is removed from the building; it would be spread directly on the grassland in accordance with good agricultural practice for soil



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and water and in accordance with the control of pollution, slurry and agricultural fuel regulations in line with the farm's manure management plan.

12. Ammonia

Please see attached appendices for the Ammonia Report.

13. Neighbourhood Notification Requirements

Verbal confirmation is given to any neighbouring properties within 200m of the buildings in advance of the date of cleaning out and re-stocking.

14. Cleaning Out

The building operates a multi tier system having two tier perching decks for the laying hens within the building. These perching areas are floored with plastic slats which allow the manure to drop through the flooring system. The manure from each of the tiers then falls onto an internal conveyor belt. The conveyor belt system is operated every 5-7 days and removes approximately 15 tonnes from the internal conveyor belt system via an external conveyor belt into a parked trailer outside the building. The manure will be removed from the site using a sheeted tractor and trailer.

15. Emissions

The building design incorporates the use of 12 mechanical ventilator extractor fans which will thermostatically control 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.

16. Noise/Odour Management

The proposed building design incorporates the use of 12 ridge mounted high velocity mechanical ventilator extractor fans which will thermostatically control the building. They are 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 provided within the building as they are used to 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 trails:



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Distance from Fan to Receptor - metres	Number of Fans				
	1	3	10	16	20
3	61	66	70	72	74
6	57	61	65	68	70
10	51	55	59	52	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 dB (A) at 3 metres. When all 12 fans are in operation, the cumulative sound level will be in the range of 27 and 29 dB (A) at 400 metres from the unit.

The nearest receptor to the proposed unit after is Ddulley Bank at approximately 167 metres from the poultry unit. At this distance, the noise impact on the sensitive receptor based on 12 fans would be between 31 and 40 dB (A).

In considering an operational farm unit, it is recognised that a working farm unit would have a background noise level of 42 dB (A), the development proposed therefore is not excessive and would not result in complaints or disturbance to sensitive receptors.

Mitigation:

The applicant is proposing the following mitigation as part of the proposal:

- 1) Movement of feed, birds and eggs to the site will be done so with full care and attention to all neighbours. All movements shall be restricted to daytime hours to respect neighbours thus meaning that movements shall only occur between 07:00 and 18:00.
- 2) Feed when transmitted to the feed bins is a normal occurrence on farm, however the applicant shall ensure that delivery is between 07:00 and 18:00.
- 3) All fans will be maintained by local electricians to ensure they are working properly and reducing any unplanned excessive noise.
- 4) All electrics within the poultry unit will be maintained so that they are fully operational and at no risk of failure within the unit – this is vital for Animal Welfare reasons and by law.
- 5) The birds within the unit are all female and therefore very quiet resulting in no noise impact upon local neighbours especially during the egg production period. Whilst the birds are placed in the unit and taken, we will ensure the operation is smoothly undertaken to prevent stress to the birds and no noise to the neighbours.



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The fans shall be in a treated chamber which will have an insulated roof and walls which will exhaust into an insulated baffle area thus limiting the noise emanating from the poultry unit proposed. The cumulative impact of the poultry unit will not exceed World Health Organisation Guidelines.

The design of the unit incorporates a slatted floor and conveyor belt mechanism for waste removal. The waste is removed every 5-7 days, so there will be minimal manure stored within the building which will result in reduced pest activity especially flies. Manure produced will be a relatively dry product of a friable nature which can be readily dumped for storage either on external ground or within covered storage. The potential build-up of manure is mitigated by the free range hen's freedom to access the adjoining fields. The surrounding paddocks are rotated and only occupied by birds for a short period of time.

17. Quality Standards





The eggs are produced and the chickens are managed to comply with the stringent conditions that are imposed by the RSPCA Freedom Food specification, which sets out the standards of welfare at all stages of the chickens life.

The unit will produce in line with Defra 'Code of Good Agricultural Practice' for the protection of water Appendix V approximately 500 tonnes of bedding/manure per batch (each 14 months). This can will then be exported off site.

Again guidance is found within Defra 'Code of Good Agricultural Practice' for the prevention of water Appendix III, which provides information on the land area required for spreading manure, which is 2.6 ha per 1000 laying hens.

18. Dead Bird Management and 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 spreading 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



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screens and fly controls replaced periodically to prevent the flies entering the building from the outside.

19. Opportunities and Issues

The Government policies and statistics below show support and enhance the businesses determination to invest and succeed.

A) Welfare of Animals

The Welfare of Farmed Animals Regulations 2000 (S.I. 2000 No. 1870) Schedule 1 Paragraph 9 states that:

- The freedom of movement of animals, having regard to their species and in accordance with established experience and scientific knowledge, shall not be restricted in such a way as to cause them unnecessary suffering or injury.

Schedule 3A, paragraphs 3 (c), (d) and (e), 4 and 5 (a), provisions applicable to laying hens kept in non-cage systems, of the Welfare of Farmed Animals (England) (Amendment) Regulations 2002 (S.I. 2002 No. 1646) state that:

All systems must be equipped in such a way that all laying hens have: at least one nest for every seven hens. If group nests are used, there must be at least 1m² of nest space for a maximum of 120 hens; perches, without sharp edges and providing at least 15cm per hen. Perches must not be mounted above the litter and the horizontal distance between perches must be at least 30cm and the horizontal distance between the perch and the wall must be at least 20cm; and at least 250cm² of littered area per hen, the litter occupying at least one third of the ground surface. The floors of installations must be constructed so as to support each of the forward facing claws of each bird's foot.

19. Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “where, in making any determination under planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise.”

19.1 Planning Policy Wales Edition 9 November 2016 – Chapter 7 Economic Development

- 7.6.5 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.



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The proposed development would accord with the requirement in Planning Policy Wales (July 2014) paragraph 7.6.5 to support economic growth and the guidance in paragraph 7.2.2 of Planning Policy Wales has to be taken into consideration:

‘Local planning authorities are required to ensure that the economic benefits associated with a proposed development are understood and that these are given equal consideration with social and environmental issues on the decision-making process, and should recognise that there will be occasions when the economic benefits will outweigh social and environmental consideration.’

19.2 Powys Unitary Development Plan 2011 - 2026

The Plan does include various references to agriculture and the agricultural economy of Powys. The section you quote at SP6 and its RJ in para 3.3.35 links to national policy, whilst para 4.1.5 confirms that no specific policy is included for agricultural development. Agricultural buildings will be just one type of new development and will be assessed against all the relevant plan policies (design and resources, landscape, environment, etc.) alongside national planning policy guidance.

20. 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

Access by Disabled Persons

Applications will be permitted for the development of new buildings, public amenities, and 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



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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.

21. Community Safety

Site Security

Site security is critical throughout day and night to prevent the theft of equipment and livestock, which may injure or adversely affect the welfare of animals. This requirement will be satisfied by the close proximity of the farmhouse.

22. 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 through the use of appropriate materials, design, layout and orientation.

Powys LDP 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 proposed use is for a free range poultry unit, the building is a specialist agricultural building and is designed to meet the substantial welfare needs of the chickens.

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

The proposed poultry unit has been positioned and orientated (as far as possible) in order to maximise the use of natural daylight and solar energy. This is achieved where possible by orientating the building in such a way to maximise the potential for solar gain and reducing the need for energy consumption.



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

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

The site is serviced by private water and mains electricity.

Surface water drainage will discharge into soak-away system, after the use of the rainwater harvesting system.

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

The above points will ensure that the properties are 'sustainable' in terms of its building design and the supply and use of energy in accordance with the Council's recommendations.

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

We have also considered waste management control during the construction phase, and as far as possible all waste will be utilised on site, including all the topsoil excavated from the building site.



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23. Physical Context of the Development

The location of the building has been carefully considered to give good access and be unobtrusive and positioned to allow the specific ranging area.

24. Social Context of the Development

The proposal is for a new free range poultry building to provide a free range bird egg laying production unit. The building will be approximately 110.7m x 26.2m wide, which will house 32,000 birds.








25. Economic Context of the Development

The farm business is run by D & C Price. Farm businesses need to change and grow in response to market forces and legislation if they are to survive.

The proposed development would accord with the requirement in Planning Policy Wales paragraph 7.1.3 to support economic growth and the guidance in paragraph 7.2.2 of Planning Policy Wales has to be taken into consideration:

‘Local planning authorities are required to ensure that the economic benefits associated with a proposed development are understood and that these are given equal consideration with social and environmental issues on the decision-making process, and should recognise that there will be occasions when the economic benefits will outweigh social and environmental considerations.’

36. Conclusion

-  The proposal is an economic development that is supported by both local and national policy; it amounts to sustainable development that will improve the agricultural business located on site.
-  The building is sited with good access and designed to minimise the impact of the building on the landscape.
-  The building is intelligently and sympathetically designed and strikes a balance between practical and economic efficiency and minimal landscape impact.
-  Adequate provision is made for the disposal of foul and surface water drainage and animal wastes without risk to watercourses through a sustainable drainage technique.
-  Adequate provision is made for access and movement of machinery to avert the perpetuation, intensification or creation of traffic hazard.
-  The proposal is of an appropriate location, scale and type so as not to be detrimental to the amenities of any nearby existing properties.
-  Please be aware that this is a free range poultry unit and not an intensive livestock unit (battery unit).



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



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