
DESIGN AND ACCESS STATEMENT

Full planning application for
a poultry installation
extension and all associated
works

At
Drefor
Kerry
Newtown
Powys
SY16 4PQ

Prepared for M and A
Powell



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 Drefor, Kerry, Newtown, Powys, SY16 4PQ and is presented to the Local Authority by M and A Powell.

Drefor extends in total to 244.44 hectares (604.01 acres) The farm is an example of a well-kept farming unit, with a mixture of both modern and traditional buildings on farm and two supporting enterprises.

The farm business is stocked with some 1490 breeding ewes and a suckler cow enterprise running to 130 head of cattle.

The family are now proposing a diversified enterprise on farm being a poultry unit to accommodate a total of 110,000 birds. A Planning application has been submitted to Powys County Council for 55,000 birds on site, application reference P 2018 0385 and this application was granted consent on 21st November 2019. The enterprise has been fully investigated by the business and is supported by the bank and the family accountant.

The business is more than confident that the poultry unit can be a success and supplement the current farm profits. It is vital that the site increases to 110,000 birds as presently all companies are looking to work with larger units. 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 110,000 birds and this has been granted, please refer to appendices 22 1-4 for full copies of the permit. 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 to allow family succession.



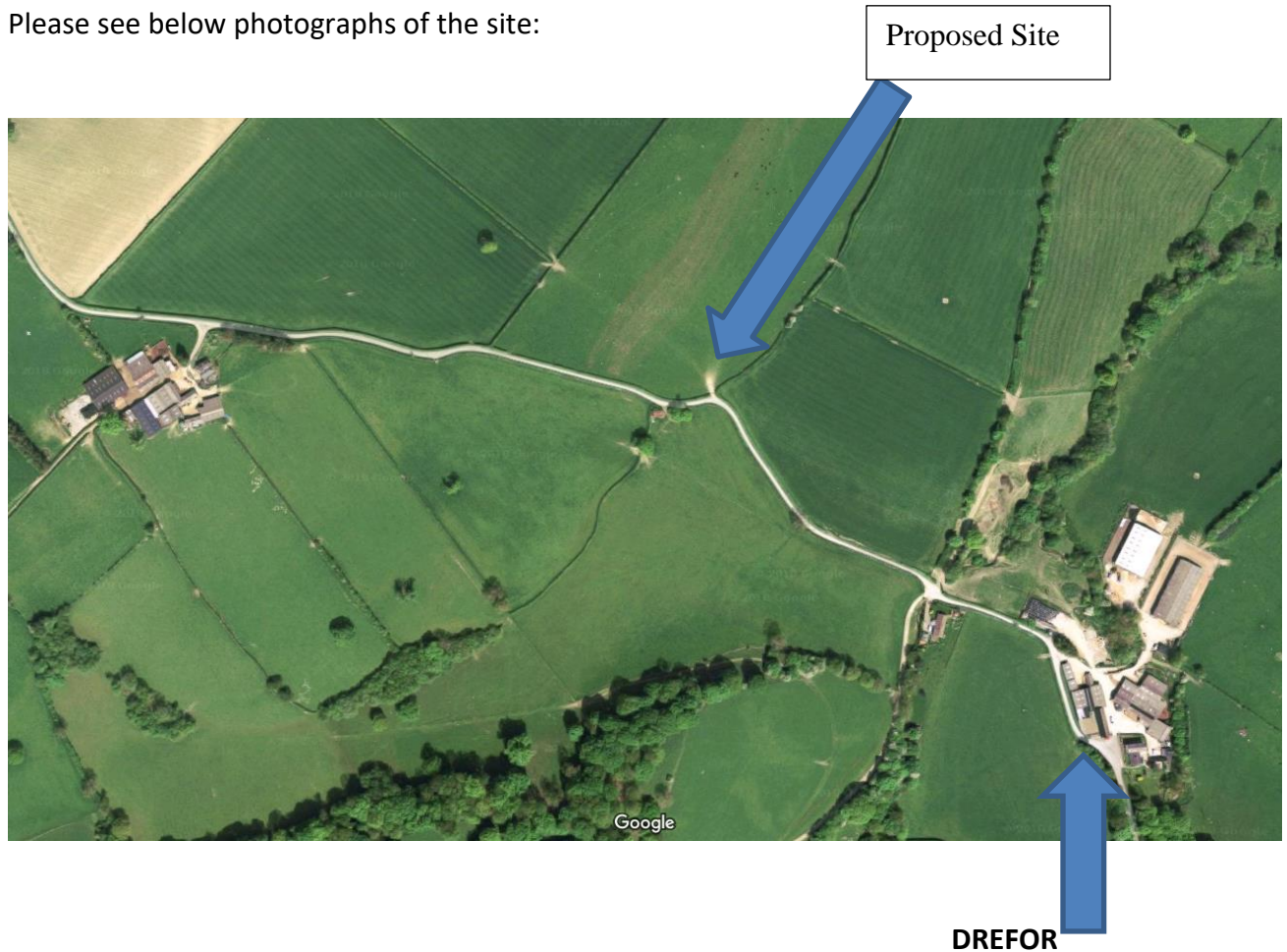
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Please see below photographs of the site:



Drefor is shown on the aerial photograph above. The farm lies between the market town of Newtown and the village of Sarn, being located between Kerry and Sarn.

The farm lies in a rural location, the main yard itself lies directly adjacent to a minor county highway which is approached following departure from the B4368. Surrounding the farm is predominately agricultural land all in full production.

The farm is surrounded by a number of ancient woodlands, with rising and undulating topography on all compass points.

The site selected to develop to accommodate the poultry unit lies to the north west of the farmstead in an improved pasture field. The extension site is directly adjoining the approved site for the first Broiler Unit.



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The proposed building is separated from the existing farm complex for two principal reasons;

- 1) The difficult highway access to get vehicles through the existing farm yard to a site behind the existing farm buildings.
- 2) Initial ammonia modelling of two alternative sites on the farm, closer to the farm complex resulted in ammonia exceedances upon adjoining ancient woodlands.

The proposed site is located on the same side of the highway to the existing farmstead and is surrounded on all compass points by existing high hedgerows, which the applicant will maintain or indeed will translocate to accommodate the entrance to the poultry unit.

The location of the proposed building has been carefully considered, to be as close as possible to the existing range of farm buildings and surrounding existing hedgerow boundaries which will provide screening to the development. The proposal is next to the approved 55,000 unit on farm. The applicants have worked with a leading Ammonia expert to ensure that the development will not have any detrimental impact upon surrounding protected sites, which include sites of special scientific interest, special areas of conservation and ancient woodlands, please see appendix 23. The site is located within an improved pasture field.

2.0 Proposal and Character

The proposal is for the creation of a second Poultry Unit at Drefor to provide accommodation for a further 55,000 birds taking the total site capacity to 110,000 birds. The proposed building is to the north west of the farmstead and is seen in the same context as the farm buildings already situated on farm and adjoining farm units, and is surrounded by extensive landscaping, in the form hedgerow and tree plantation and next to the approved broiler unit.

The proposed buildings shall be 124.968 metres long by 20.116 metres wide with a roof pitch of 15°, internal eaves height of 2.59 metres. The building shall house up to 55,000 birds each. The total footprint of each building is 2,513 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 elevations of the building are shown on the submitted Elevation Drawings.



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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.

The proposed buildings shall be 124.968 metres long by 20.116 metres wide with a roof pitch of 15°, internal eaves height of 2.59 metres. The buildings shall house up to 55,000 birds each. The total footprint of the building is 2,513 square metres.

4.0 Landscaping

The location of the building has been carefully considered. The application site is set as close as possible to the existing farmstead and next to the first approved broiler unit, 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 prominent 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.

The building proposed has been positioned to be in line with the existing hedgerow at Drefor, directly above the approved band as close as possible to the existing buildings upon farm within a highly landscaped pastureland. 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 building is 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 short direct views over the proposed development, and this is broken existing hedgerows surrounding the site, therefore causing little disturbance to the visual amenity of the area. There will be long distance views of the poultry unit proposed but the building will be seen in the context of the existing farmstead.



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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 is separated from the existing farm building complex due to restrictions of development land next to the farmstead but is as close as possible. 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 timber sheeting (or a colour to be approved by the LPA) set above a low concrete base wall.

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

Feed HGVs will be coming from a local feed company using the A489 and then as below.

Due to the nature of the poultry enterprise it is not possible to give an accurate daily average as the 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 Collections

Birds are collected by HGVs in loads of 6,650 birds. There would therefore be 17 loads / 34 movements per crop and 259 movements per year.

Chick Delivery

The chicks would be delivered in 56,000-bird maximum load sizes. There would therefore be two deliveries / four movements per crop or 31 movements per year.

Feed

Total feed consumed per crop would be 353 tonnes. This amounts to 28 tonne loads amounting to 13 loads / 26 movements per crop or 198 movements per year.



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Wood Shavings

Wood shavings are delivered in a maximum of 23 tonnes per load. There would therefore be one delivery/two movements per crop or 16 movements per year.

Fallen Stock

This will require three collections / six movements per crop amounting to 46 HGV movements annually.

7.0 Vehicle Routing

All vehicles attending the Poultry Unit would access the in the same manner as which the existing farmstead is approached and would be diverted to the poultry unit just prior to entering the main farm complex.

Vehicles would use the A489 from Newtown, through Kerry and proceeding to Sarn. Vehicles would turn right in Glanmule for the Saw Mills/Clun Road, the B4368. By the village of Pentre vehicles would turn left and proceed forward to the selected site just prior to the farm, Drefor.

8.0 Drainage

Surface Water from the proposed buildings 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.

9.0 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.

10.0 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.



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11.0 Noise / Odour Management

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 µpa, 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 when considering the application have taken into account the following guidance;

- BS5228: Noise and vibration control on construction in open sites published on 15/05/1997;
- BS4142 which is the method for rating of industrial noise effect in mixed residential and industrial areas 1997.

The applicants have assessed the impact of the proposed poultry installation at Drefor in respect of noise and vibration with reference given to the impact on nearby residential receptors. The addition of a second unit adjacent to the first will have a minimal impact as the broiler unit will already be in situ and operating.

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 the decommissioning of the unit.



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The applicants have also considered 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 provide mitigation using 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. Drefor 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 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 213 metres from the proposed unit. There is only one other receptor within 400 meters of the unit proposed.

Sensitive Receptor - Name	Distance (Metres)
Lynwood	213
Drefor	310

The proposed poultry unit at Drefor shall have 16 mechanical fans which will be used during periods of hot weather only. It is paramount that mechanical fans are installed 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 trials;

	Number of Fans				
Distance from fan to	1	3	10	16	20



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receptor – metres					
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 d B (A) at 400 metres.

When all sixteen fans are operational the cumulative sound at almost 200 metres would be 33 d B (A). Between 200m and 400 meters would be 29-33 d B (A).

Drefor 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 Drefor would not result in an exceedance of noise levels in the area.

The operation of the proposed Poultry Unit at Drefor along with the already approved 55,000 poultry unit, will generate less sources of noise and vibration than the existing farmstead at Drefor, the proposal does not have the potential to generate significant additional sources.

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 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 the 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 which include access through the farm complex, and ammonia levels on protected and non-statutory sites and in a site which has the benefit of the surrounding topography together with intervening features such as



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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 Drefor 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;
- 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;



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- 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.

A poultry unit removes manure less frequently than other agricultural enterprises, the nearest receptor is 213 metres away reducing the risk of smell. There are respectively only one further property within 400 metres of the development proposed and this is owned and occupied by the applicant.

Any odour within the Poultry Unit will not be apparent outside the surroundings of the Drefor 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.”

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 at the end of each cycle.

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 Powell 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 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, with mechanical ventilation 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



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Foods requirements, Messrs Powell 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 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 supporting the application at Drefor.

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





12.0 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.

13.0 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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14.0 Policy Context

Planning Policy Wales (Edition 10, December 2018)

5.0.1 The Productive and Enterprising Places theme of planning policy topics covers economic development, physical infrastructure, energy and the efficient use of resources.

5.0.2 It includes the development of land necessary for economic activity, including traditional office and industrial development, rural enterprise and tourism, and the transport infrastructure and communication systems necessary to make those developments sustainable and work effectively. Our homes, businesses and communities need to be powered and heated by low carbon energy sources, which also includes reducing and optimising our use of energy within them. Use of non-renewable sources of energy will need to be curtailed if we are to meet our carbon reduction targets and international obligations on climate change. Finally, the use of the mineral resources necessary to build our infrastructure needs to be sustainably managed; as does the waste we generate from all our economic activity.

5.4 Economic Development⁴⁸

5.4.1 For planning purposes the Welsh Government defines economic development as the development of land and buildings for activities that generate sustainable long term prosperity, jobs and incomes. The planning system should ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses.

5.4.2 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, energy, minerals, waste and telecommunications sectors are also essential to the economy and are sensitive to planning policy. This section focuses primarily on traditional employment land uses (B1, B2 and B8) while policies on other economic sectors are found elsewhere in PPW.

Steering Economic Development to the Most Appropriate Locations

5.4.9 It is important that planning authorities are aware not only of the economic needs of their own areas but also of the surrounding region.

5.4.10 Effective planning for the economy requires planning authorities to work strategically and co-operatively directing development and investment to the most efficient and most sustainable locations, regardless of which local authority area they are in.



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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.”

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.



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7.6 Development Plans and the economy should:

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

Powys Unitary Development Plan 2001 – 2016

Powys County Council set out their planning policy in the Powys Unitary Development Plan (UDP) 2001 to 2016, which was adopted in March 2010.

The Plan states that “in developing a strategy for the future growth of Powys, the Council has taken into account the need for future development to be undertaken in a manner that promotes sustainable and viable communities and is sensitive to protecting those characteristics and features of value.”

Agriculture is the main form of employment within Powys.

The UDP seeks to ensure the “focus for the future must be to broaden the County’s economic base and diversify into new technology and other business and employment opportunities in order to retain the County’s young people.”

The Powys Unitary Development Plan Strategic Vision is highlighted below;

“The Powys of the future will offer residents, local businesses and visitors to the area: an improved and sustainable quality of life within a valued natural environment; high quality services and facilities; better and more diverse opportunities; greater access to social, leisure and cultural activities.”

“Thus within Powys there is both a demand and a need for an equitable distribution of growth amongst the main towns and the smaller communities, and this is reflected in the UDP’s strategic aims:

- a) To promote a diverse and sustainable rural economy;
- b) To sustain modest growth and development, appropriate to individual locations;
- c) To support the agricultural sector and rural economies and encourage sustainable diversification;
- d) To direct large economic developments to the main towns and properly serviced locations;
- e) To encourage the provision and creation of better quality and better paid jobs in the area, for example, adding value to existing local resources and enterprises and



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taking advantage of new and emerging technologies such as ICT (Information Communication Technology);

f) To encourage appropriate small scale economic developments and regeneration in rural areas;

g) To build on our strengths, such as the market town-hinterland pattern, tourism and leisure;

h) To retain more retail spend within Powys - to support local shops and shopping centres;

i) To support and improve community services and facilities e.g. rural schools, sub-post offices, GP's surgeries, neighbourhood shops, local businesses and community hospitals;

j) To address housing needs across the County including affordable housing for local need;

k) To strengthen communities and promote social inclusion for all;

l) To improve strategic road and rail communications, N-S and E-W;

m) To support and, where possible, develop public transport, rights of way and cycle facilities;

n) To conserve and enhance the environment, historical and archaeological assets and the countryside as a whole;

o) To plan positively for waste management and promote waste reduction;

p) To promote energy conservation and efficiency;

q) To encourage appropriate energy generation from renewable sources.

r) To strengthen design standards and promote good design across the County;

s) To plan for the sustainable extraction and recycling of minerals which meet Society's needs and, where appropriate, to safeguard valuable mineral resources for future generations.

The strategic aims are inter-related and all need to be considered in terms of land use – ensuring environmental protection is relevant to all of them. They seek to promote economic development so as to support and enhance the local economy, and also to protect the valuable natural resources that add to the character and landscape of Powys.”

The following policies are applicable to the proposal to apply for full planning for the erection of a Poultry Unit at Drefor;

Policy GP1 Development Control

Criteria of the above policy:

1.The design, layout, size, scale, mass and materials of the development shall complement and where possible enhance the character of the area.



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2. The design, layout and lighting of the development shall minimise the potential for crime.

3. Features and designated or proposed sites of natural, historic, archaeological or built heritage interest shall not be unacceptably adversely affected and biodiversity and wildlife habitats shall be safeguarded wherever possible.

4. The amenities enjoyed by the occupants of nearby or proposed properties shall not be unacceptably affected by levels of noise, light, dust, odour, hours of operation or any other planning matter.

5. The development shall incorporate appropriate measures to protect water and soil quality and also for energy, water and waste efficiency and conservation.

6. The development shall incorporate adequate provision for drainage including the use of sustainable urban drainage systems where appropriate.

7. The development shall not be located in a high flood risk area unless in accordance with policy UDP SP14.

8. Adequate provision shall be made for highway access and parking in accordance with policy GP4.

9. Adequate utility services shall exist or be capable of being readily and economically provided without the unacceptable adverse effect on the surrounding environment.

10. Important trees, hedgerows, open spaces and other local features that contribute significantly to the quality and character of the local environment shall be safeguarded and, where practicable, be incorporated within the development.

11. Developments shall be landscaped using appropriate indigenous species or materials, which complement and enhance the character of the locality. Planting shall be carried out in the first available planting season, or in accordance with the stated planning condition, and any plants which die or are removed within 5 years shall be replaced with similar species.

The proposed Poultry Unit at Drefor, is positioned as close as possible adjoining the existing range of modern and traditional farm buildings, and extensive landscape, and the farmhouse itself having regard to protected sites and highway arrangements.



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The site selected to develop to accommodate the poultry unit lies to the north west of the farmstead in an improved pasture field, the site is adjacent to the first approved broiler unit.

The only time mechanical ventilation will be used will be during periods of extreme hot weather, this is for the welfare of the birds.

Materials shall be sourced locally to develop the building, and stone from the farm shall be used to create the hardcore foundations for the concrete pad of the building.

The above points will ensure that the building is 'sustainable' in terms of the design and the supply and use of energy in accordance with the Council's recommendations. A sympathetic selection of materials is included in the proposed development to complement the surrounding landscape; reflective materials and bright colours have been avoided wherever possible.

Policy EC9 Agricultural Development

1. The proposed development would not cause any unacceptable adverse effects on Powys' landscape: the visual impact of proposals shall be reduced as follows:

- Buildings shall be carefully sited and designed to minimise their impact on the landscape and, wherever possible, grouped with existing buildings.
- Buildings shall be designed and constructed of materials to take account of their surroundings. Reflective external surfaces should be avoided and roofs shall be dark coloured. Traditional building materials shall be considered in sensitive locations.
- Roadways and other engineering operations shall be integrated with the existing topography and landscape features and shall be designed to minimise any unacceptable adverse visual impact.

2. Proposals should take account of existing landscape features such as hedgerows and trees, which should be retained wherever possible. Additional landscaping measures will be required such as tree and shrub planting or earth mounding in particularly sensitive situations.



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3. The proposed development shall be in accordance with all other relevant UDP policies including conservation policies in the environment chapter and in particular GP1 in the generic policies chapter.

The proposed development would not cause any unacceptable adverse effects on Powys' landscape as the unit has been carefully sited and designed to minimise the impact on the landscape and has been grouped as close as possible to the existing buildings given the availability of land. The building has been designed to blend into the environment, with large intervening landscaping and is not of an excessive height to the eaves.

Roadways and other engineering operations have been integrated with the existing topography and landscape features, and in the majority the existing highway access through the farm shall be utilised.

UDP SP4 Economic & Employment Developments

The proposal to erect a diversified enterprise on farm will ensure the family business continues to remain viable and provide a future for all of the children of Mr and Mrs Powell. Mr and Mrs Powell have three children who are interested in the agricultural industry and would like to ensure a future for each of them and they are actively considering succession within the family. The development shall encourage and facilitate sustainability within the farm at Drefor.

EC10 Intensive Livestock Units

There shall be a total number of up to 110,000 birds on farm. The Poultry Unit will be regulated under the Integrated Pollution and Prevention Control Regulations (IPPC).

15.0 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.



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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.

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.



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16.0 Community Safety

Site Security

Security is critical throughout day and night to prevent the theft of equipment and livestock at Drefor. 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
- 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



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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 Drefor 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 off 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
- 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 is as close as possible to the existing range of modern farm buildings though is separated slightly due to the adjoining county highway and watercourse. The unit is proposed a short distance from the existing farmstead to allow its interaction into the landscape, to prevent any detrimental impact to protected sites and to ensure highway safety. The unit is placed in the



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hollow of an undulating field and is surrounded by existing hedgerow planting which makes the unit less visually intrusive. The second broiler unit is positioned next to the first broiler unit that has received planning consent from Powys County Council.

All partners within the farming business reside within the farmhouse.

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 Drefor, 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. M and A Powell 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. It is our belief that the farm cannot expand any further into sheep and beef as land and building restraints would make it uneconomical and also as both enterprises are also being run on a large scale. 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.

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.

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.




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21.0 Conclusion


-  The farm business M and A Powell is proposing to erect a poultry unit on farm to provide accommodation for up to 110,000 birds which is a considerable investment by the farming business. This planning application is for an additional 55,000 birds. It has been researched thoroughly and the business is adamant that the extended enterprise will be successful. M and A Powell are aiming to plan for family succession, with three children to consider. 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 Powell are proposing a development which will allow this to happen. The development proposed is additional farm diversification championed by the Government.

-  The application site lies as close as possible to the existing farmstead at Drefor 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 Drefor Poultry 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 Unitary Development Plan, therefore, it is respectfully requested that full planning consent is given to the development.



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