



DESIGN & ACCESS STATEMENT

DEVELOPMENT: Full Planning for the Erection of a Poultry Unit extension on Farm to accommodate 16,000 Free Range Chickens (Egg Production) together with associated Feed Bins, Internal Farm Access and Associated Works

LOCATION: Drewern Farm
Hundred House
Llandrindod Wells
Powys
LD1 5RR

CLIENT: Messrs Price

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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 extension on farm to accommodate 16,000 Free Range Chickens (Egg Production) together with associated feed bins, internal farm access and other associated works. The application is in respect of land at Drewern Farm, Hundred House, Llandrindod Wells, Powys, LD1 5RR and is presented to the Local Authority by Mr and Mrs Price and their son Conor.

Drewern Farm is an intensive mixed enterprise farm, with a herd of commercial suckler cows and a flock of commercial sheep. Drewern farm is an extensive owner occupied holding and has mostly improved agricultural land.

Drewern Farm is a developed unit, with both modern steel portal framed farm buildings together with retained traditional buildings.

The farm business is run by Mr and Mrs Price with their son, Mr Conor Price. The couple have two children and wish to provide a sustainable future for them, and all believe the Poultry Unit expansion will allow them to do this. The first poultry unit is up and running and the family have gained knowledge on how to operate the unit to the best standards. The proposed extension is now proposed as the family wish to use the packaging station within the existing unit to the optimum, currently it is running under full capacity. There is also a demand for local produce in 2020 and a real need to reduce the carbon footprint of food production.

The business is more than confident that the free range unit expansion can be a success and supplement the current farm profits.



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Please see below photographs of the site:



Drewern Farm is shown on the aerial photograph above. The farm lies on the outskirts of the village of Hundred House. The farm lies in a rural location with no residential properties having any clear, short distance views over the farmstead as a result of the topography of the land and the intervening landscape features including long established hedgerows and tree plantations. Properties in close proximity do not have short distance views directly to the site proposed hence the careful site selection, the closest property to the site, being Drewern Bungalow is owned and occupied by the parent of the applicant, Mr Michael Price. The site selected is as close as possible to the existing farm buildings and in a pasture field which is surrounded by established hedgerows. The proposed site directly joins onto the first poultry unit at Drewern which is seen on the satellite image above.

The farmstead itself is developed with both modern and traditional hardcore farm buildings.

Drewern Farm is located in close proximity to the A481 leading from New Radnor to Hundred House.

The location of the proposed building has been carefully considered, to be as close as possible to the existing range of farm buildings and also above an established



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hedgerow boundary which provides screening to the development. The site is located within a pasture field.

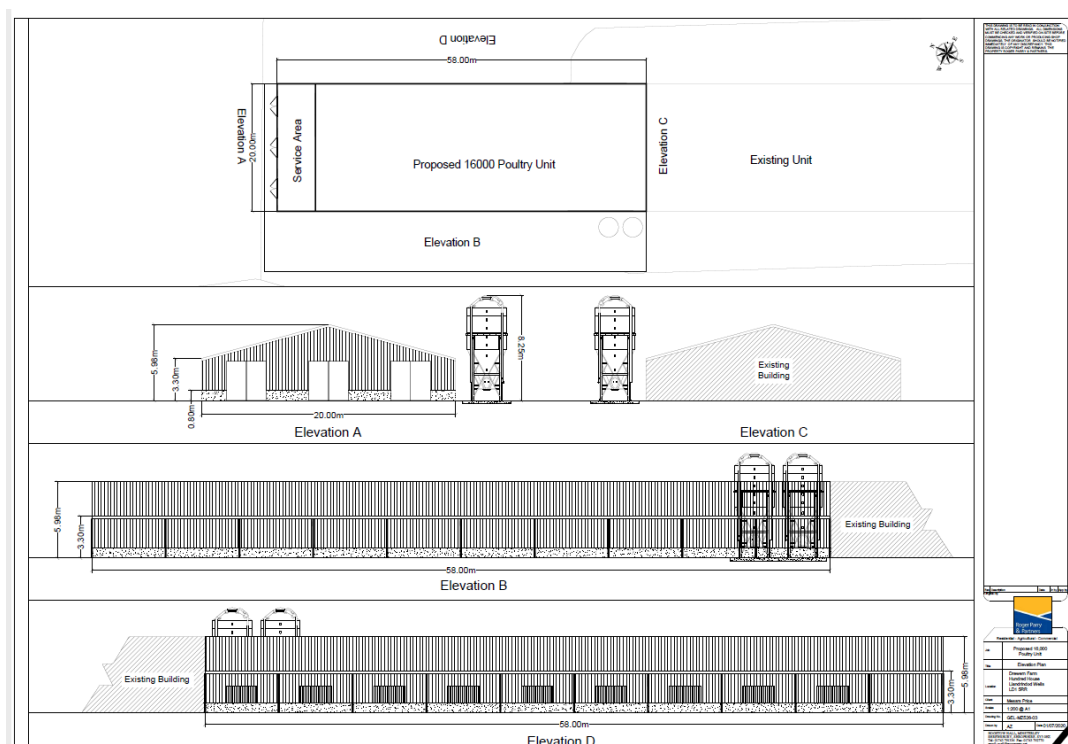
2.0 Proposal

The proposal is for the creation of a Poultry Unit extension at Drewern Farm, to provide accommodation for a further 16,000 free range birds, taking the total to 32,000 on farm. The proposed building is to the north west of Drewern farmstead, and is seen in the same context as the farm buildings and existing poultry unit already situated on farm and is surrounded by extensive landscaping, in the form hedgerow and tree plantation.

The proposed building shall be 58.00 metres long by 20 metres wide with a roof pitch of 15°, internal eaves height of 3.3 metres. The building shall house 16,000 free range birds. The total footprint of the building is 1,160 square metres.

The size of the proposed building is in line with the land availability surrounding the development, at a ratio of 2000 birds for every hectare of land. The maximum ranging distance associate with the building is 350 metres from building to the external perimeter of associated land.

The 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, without the inclusion of the control room area which is used for the packing and storage of eggs and the office as the extension will utilise the control room area of the original poultry unit on farm.

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

The building proposed operates a Multi-tier system, thus meaning birds can be housed in a smaller building than a Single tier system. The two tier system operates two tier perching decks for those laying hens within. The perching areas are slatted to allow the manure to drop through the flooring system onto the manure conveyor belt. The manure conveyor belt is operated every four days and removes the manure from the internal conveyor belt to the external conveyor belt and the manure spreader parked outside ready to directly apply the manure to the land or if nutrients are not required upon the land the trailer shall move the manure to the existing manure store upon farm. There is enough land at Drewern for the application of manure, with excess land available allowing manure to be applied to the land in rotation.

The building shall be constructed using steel box profile sheeting in a juniper green or olive green to assist in the integration of the building into the landscape, as the colour is in keeping with the existing buildings and existing Poultry Unit.

The birds are Free Range and have an opportunity each day to exit the building and roam the designated ranging ground. The birds will exit the building using pop holes which are included in the design of the building. The maximum stocking density for the unit is nine birds per square metre, and there must be 250cm square of litter area per bird. The perches internally for the birds shall allow a depth of 15cm per hen and there must be a minimum of 10cm of feeders per bird and one drinker per ten birds.

Feed for the 16,000 birds is proposed to be stored in two external feed bins. The feed bins shall be juniper green. The feed will be automatically conveyed to the unit. The steel bins shall be located adjacent to the proposed building.

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



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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 taking into consideration the topography of the land, existing landscape features and the presence of adjoining rights of way.

There are no public footpaths directly affecting the proposed site. There is a footpath directly leading up the lane to the farm and then proceeding past the farmstead. The proposed unit shall not interrupt the quiet enjoyment of this footpath, and access shall never be compromised. As this unit is located behind the existing poultry unit there will be no interference with the public footpath. Users of the right of way already see the large expanse of existing farm buildings when using the right of way and the addition of a further building screened by additional landscaping is not considered to the detriment and enjoyment of users of the right of way especially as adjoins the original poultry unit.

The proposed building shall be 58.00 metres long by 20 metres wide with a roof pitch of 15°, internal eaves height of 3.3 metres. The building shall house 16,000 free range birds.

4.0 Landscaping

The location of the building has been carefully considered as part of the original 16,000 unit. As this is an expansion of the original unit the best site considered was directly adjoining the poultry unit enabling eggs all to be processed in the existing control room. The application site is set as close as possible to the existing farmstead, adjacent to an established hedgerow which will be allowed to grow in height to three metres. 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 Drewern Farm as was the original poultry unit, and as close as possible to the existing buildings at Drewern Farm and 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 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, the existing farm complex and established woodland plantations. Only one property has short direct views over the proposed development, being Drewern Bungalow which is owned by the parents of the applicants who are supportive of the proposal,



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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 and as an expansion of the original poultry unit.

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

5.0 Building Design

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

6.0 The Ranging Area and Fencing

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

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

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

All vehicles attending the Poultry Unit would access the in the same manner as the existing farmstead and original poultry unit are approached. The entrance to the poultry unit is just prior to entering the main farm complex. The access is directly off the county highway, being the A481 provides good visibility in both directions and rigid vehicle access whilst approaching and leaving the farm and improvements were made as part of the planning consent for the first poultry unit with the highway plan approved again included as part of this planning application. The proposed free range unit would require the following vehicular activity;



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- Delivery and Removal of Birds. At the beginning of the cycle an articulated lorry would deliver all of the birds and then remove the said birds at the end of the 14 month cycle. **The proposal would generate two additional HGV vehicular movements to the farm per fourteen month cycle.**
- Egg Collection. Collection of eggs would take place two times per week in a rigid vehicle. **No additional movements as a result of eggs being collected on the same lorry as existing.**
- Delivery of Feed. A lorry would deliver feed once per fortnight resulting in **26 additional movements per annum.**
- Manure. Manure will be removed from the unit every four days, by tractor and trailer and shall be used on land in the ownership of the business or indeed stored in the existing manure store upon farm. There will be additional movements involving the application of manure however these shall be confined to the farming unit at the Drewern Farm. **No additional movements.**
- Staff. The unit shall be run by the Price family in the main, who currently reside on site. **No additional movements.**

8.0 Vehicle Routing

All vehicles attending the Poultry Unit would access the in the same manner as which the existing farmstead and poultry unit are approached and would be diverted to the poultry unit just prior to entering the main farm complex. The access is directly off the county highway, being the A481 provides good visibility in both directions and rigid vehicle access whilst approaching and leaving the farm with improvements made as part of the first planning application and passing places provided. The access to Drewern is dead end road, with only the dwelling associated with the farm and the farm bungalow using the highway for residential purposes.

9.0 Drainage

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



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10.0 Manure Storage & Disposal

The manure is proposed to be removed every four days using a conveyor belt system and then shall either be directly applied to the land or stored in the existing manure store on farm. The manure produced shall have a low moisture content thus meaning it can be easily stored. At the end of the cycle it would take approximately two to three days to clean and sterilise the building in preparation for the new flock.

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

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

The land available for manure application is shown at Appendix 1 of this Design and Access Statement.

11.0 Pre Planning Consultation

Pre planning notices were served upon the local Community Council and the Local County Councillor together with all statutory consultees. The adjoining property within 400 metres has also received communications regarding the pre consultation.

12.0 Cleaning Out

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

13.0 Emissions

The building design incorporates the use of mechanical ventilator extractor fans, the mechanical extractor fans will thermostatically control the building. Therefore, they tend to operate more frequently during hot weather. Efficient design of ventilation fans has minimised the number needed for this building. Fans will be maintained and inspected in accordance with the manufacturers or suppliers instructions. This will minimise mechanical noise from the unit and also dust escape. Automated feeding by internal conveyor with augers direct from the sealed external feed hoppers will



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minimise dust creation. The insulated construction of the walls and roof also reduce sound transmission.

Ammonia scrubbers will be used on the poultry buildings on farm to clean the air from the poultry production unit and reduce odorous emissions.

14.0 Noise / Odour Management

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

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

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

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

Sensitive Receptors

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



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The nearest local residential property is some 169 metres from the proposed unit, it is in the ownership of the Applicant's family. There are no other receptors within 400 meters of the unit proposed only the farmhouse of the applicants.

| Sensitive Receptor - Name | Distance (Metres) |
|----------------------------------|--------------------------|
| Drewern Bungalow | 169 |
| Drewern Farmhouse | 335 |

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

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

During de-commissioning of the Poultry Unit, the impact of the noise would be minimal and similar to the construction phase and shall be over a short period of time.

The birds in the unit are female and are not noisy whilst in the ranging area. No cockerels are housed within the building.

The applicants would aim to mitigate the noise emanating from their Poultry Unit with basic design procedures. Most of the noise emanating from the Poultry Unit once operational will be internal and therefore housed within the proposed building, therefore, there will be no negative impact on the residential properties from the housing of an additional 16,000 birds on site. No complaints have been received relating to the first poultry unit on farm, which also houses 16,000 birds. The building has been sited as close as possible to the existing farmstead and within a hollow in the land which has the benefit of the surrounding topography together with intervening features such as trees and hedgerows which shall act as a baffle to any sound emanating from the development.

The building will be insulated thus reducing any noise from the development.



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Within the building four mechanical ventilation fans will be installed and six exhaust chimneys. 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 Drewern Farm will be restricted to daytime operational hours and all deliveries will take place between 07:00 and 21:00 during the week days and 07:00 and 18:00 on Saturdays and Sundays together with bank holidays. No movements will be attributable to the development after 21:00 hours therefore there shall be no impact on the surrounding residential properties.

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

MITIGATION

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

- Limiting the hours of delivery to avoid sensitive periods, this refers to both birds and feed;
- The building itself and internal equipment will receive regular maintenance to ensure that excessive noise and vibration are not generated;
- Placing silencers and engine covers on machinery and engines within the building should noise issues become a problem;
- If machinery is found to be generating excessive noise, the machinery shall be replaced and immediately taken out of the building unless it is critical to bird welfare that the machinery is present within the building. Repairs shall be undertaken within 24 hours;
- No high revving of engines will be undertaken on farm;
- Bleepers on machinery will remain as this is a health and safety matter, however, their use shall be limited to non-sensitive hours;
- As this is a purpose built building, it is modern in its design and will use the latest technologies to limit the noise impact of the development;
- Mechanical ventilation will operate only during hot weather reducing any potential noise. They are positioned in the ridge of the building to reduce their vibration.



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ODOUR

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

The proposed Poultry Unit is designed to incorporate a slatted floor for the poultry manure, this design has a proven history of creating no odour. The manure is then regularly removed from the building. A poultry unit removes manure less frequently than other agricultural enterprises, the nearest receptor is 169 metres away reducing the risk of smell and is under the control of the applicant. There are no further receptors within 400 meters only the farmhouse owned and resided in by the applicants.

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

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

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

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

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



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

It is noted that odour is very rarely an issue on a modern poultry unit as the buildings are purpose built, technology has advanced greatly, and natural ventilation together with mechanical ventilation is used within the building, and the applicant would be adhering to codes of best available techniques to ensure that the unit was well run. In order to comply with the Freedom Foods requirements and continue to adhere to the requirements of the egg collector, Messrs Price would also need to make sure that the operation was extremely clean and tidy. No complaints have been received relating to the original poultry unit.

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 and Management Plan supporting the application at Drewern Farm.

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

15.0 Quality Standards

All eggs produced at Drewern Farm will be done so in a Free Range System, thereby meaning the eggs and chickens are managed to comply with the RSPCA Freedom Food Standards which are appended to this statement (Appendix 2).

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

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



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16.0 Dead Bird Management & Pest Control

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

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

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

17.0 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 Development

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



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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.

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.

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



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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



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remainder. The effect of severance and fragmentation upon the farm and its structure may be relevant.”

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.

Development Plans and the economy should:

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

Local Planning Policy

Several General Policies within the Local Plan are of relevance to the proposal. These include:

Policy GP1 – DEVELOPMENT CONTROL

DEVELOPMENT PROPOSALS WILL ONLY BE PERMITTED IF THEY TAKE INTO ACCOUNT – WHERE APPROPRIATE – THE FOLLOWING:

1. THE DESIGN, LAYOUT SIZE, SCALE, MASS AND MATERIALS OF THE DEVELOPMENT SHALL COMPLEMENT AND WHERE POSSIBLE ENHANCE THE CHARACTER OF THE SURROUNDING AREA;
2. THE DESIGN, LAYOUT AND LIGHTING OF THE DEVELOPMENT SHALL MINIMISE THE POTENTIAL FOR CRIME;
3. 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;
4. ADEQUATE UTILITY SERVICES SHALL EXIST OR BE CAPABLE OF BEING READILY AND ECONOMICALLY PROVIDED WITHOUT UNACCEPTABLE ADVERSE EFFECT ON THE SURROUNDING ENVIRONMENT;
5. IMPORTANT TREES, HEDGEROWS, STONE WALLS, OPEN SPACES AND OTHER LOCAL FEATURES THAT CONTRIBUTE SIGNIFICANTLY TO THE QUALITY AND CHARACTER OF



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THE LOCAL ENVIRONMENT SHALL BE SAFEGUARDED AND, WHERE PRACTICABLE, ENHANCED;

6. DEVELOPMENTS SHALL BE LANDSCAPED USING APPROPRIATE INDIGENOUS SPECIES OR MATERIALS WHICH COMPLEMENT AND ENHANCE THE CHARACTER OF THE LOCALITY.

ADDITIONALLY, DEVELOPMENT PROPOSALS MUST TAKE INTO ACCOUNT:

A. THE NEEDS OF ALL TRANSPORT USERS, ESPECIALLY PEDESTRIANS AND CYCLISTS (POLICIES T4 AND T6);

B. THE NEEDS OF THOSE WITH DISABILITIES AND MOBILITY IMPAIRMENT (POLICIES T4 AND DC1);

C. FEATURES AND DESIGNATED OR PROPOSED SITES OF NATURAL, HISTORIC, ARCHAEOLOGICAL OR BUILT HERITAGE INTEREST (POLICIES ENV4, ETC);

D. THE PROTECTION OF WATER AND SOIL QUALITY (POLICIES DC9, DC10 AND DC11);

E. THE NEED FOR ADEQUATE DRAINAGE (POLICIES DC10, DC11 AND DC13);

F. FLOOD RISK (POLICIES SP14, DC13 AND DC14);

G. HIGHWAY ACCESS AND PARKING (GP4).

H. THE DEVELOPMENT SHALL INCORPORATE APPROPRIATE MEASURES FOR ENERGY, WATER AND WASTE EFFICIENCY AND CONSERVATION (GP3)

POLICY EC1 - BUSINESS, INDUSTRIAL AND COMMERCIAL DEVELOPMENTS

PROPOSALS FOR BUSINESS, INDUSTRIAL OR COMMERCIAL DEVELOPMENTS WILL BE PERMITTED WHERE THEY WOULD COMPLY WITH THE FOLLOWING CRITERIA:

1. THE DEVELOPMENT WOULD BE LOCATED WITHIN A SETTLEMENT OR IN ANOTHER LOCATION COMPLYING WITH THE ECONOMY POLICIES IN THE UDP AND WOULD BE OF A SCALE AND TYPE IN KEEPING WITH THIS PLAN'S SUSTAINABLE SETTLEMENT AND BUSINESS SITES HIERARCHIES;

2. THE DEVELOPMENT WOULD NOT HAVE AN UNACCEPTABLE IMPACT ON THE ENVIRONMENT AND WOULD BE SITED AND DESIGNED TO BE SYMPATHETIC TO THE CHARACTER AND APPEARANCE OF ITS SURROUNDINGS;

3. WHEREVER POSSIBLE, PROPOSALS SHOULD UTILISE AN EXISTING BUILDING OR PREVIOUSLY DEVELOPED OR DISUSED "BROWNFIELD" LAND.

4. THE DEVELOPMENT SHOULD BE ACCESSIBLE BY A CHOICE OF MEANS OF TRAVEL INCLUDING FOOT, CYCLE AND PUBLIC TRANSPORT. THE PROPOSAL SHOULD NOT BE DETRIMENTAL TO HIGHWAY SAFETY AND APPROACH ROADS TO THE SITE SHOULD BE OF ADEQUATE QUALITY TO

ACCOMMODATE ANY ADDITIONAL TRAFFIC LIKELY TO BE GENERATED BY THE DEVELOPMENT;

5. THE PROPOSED DEVELOPMENT WOULD NOT INCREASE OR INHIBIT TRAFFIC CIRCULATION TO THE EXTENT THAT THE AMENITY OF THE AREA IS UNACCEPTABLY



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ADVERSELY AFFECTED IN TERMS OF CONGESTION, POLLUTION, HIGHWAY SAFETY OR OTHER DISTURBANCE;

6. WHERE RELEVANT, A CONDITION WILL BE IMPOSED ON ANY GRANT OF PLANNING PERMISSION OR A PLANNING OBLIGATION SOUGHT, IN ORDER TO SECURE NECESSARY HIGHWAY, PUBLIC TRANSPORT OR OTHER HIGHWAY INFRASTRUCTURE IMPROVEMENTS;

7. THE DEVELOPMENT WOULD BE SITED AND DESIGNED TO MINIMISE POLLUTION INCLUDING AIRBORNE EMISSIONS, DISCHARGES TO WATERCOURSES AND ADVERSE EFFECTS UPON GROUNDWATER;

8. THE PROPOSALS WOULD BE SITED AND DESIGNED TO AVOID FLOOD RISK AREAS AND TO AVOID CREATING OR INCREASING FLOOD RISK ELSEWHERE;

9. WHEREVER POSSIBLE, PROPOSALS FOR DEVELOPMENT SHOULD BE LOCATED WHERE THEY COULD TAKE ADVANTAGE OF OPPORTUNITIES AFFORDED BY PROXIMITY TO COMPLEMENTARY USES SUCH AS THE DEVELOPMENT OF WASTE STREAM TECHNOLOGIES, SHARED USE OF RENEWABLE ENERGY AND TECHNOLOGY CLUSTERS.

POLICY EC10 - INTENSIVE LIVESTOCK UNITS

LARGE SCALE PROPOSALS FOR INTENSIVE LIVESTOCK UNITS, OR EXTENSIONS TO EXISTING UNITS, INCLUDING POULTRY HOUSING, WILL BE PERMITTED ONLY WHERE THEY WOULD COMPLY WITH RELEVANT CRITERIA IN UDP POLICY EC1. IN PARTICULAR, THE CUMULATIVE IMPACT OF SUCCESSIVE SIMILAR DEVELOPMENTS UPON THE LOCALITY SHALL BE TAKEN INTO ACCOUNT.

18.0 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.



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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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19.0 Community Safety

Site Security

Security is critical throughout day and night to prevent the theft of equipment and livestock at Drewern Farm. The farmhouse is positioned very near to the unit as is the bungalow of the parent of Mr Price, 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.

20.0 Environmental Design Statement

A design statement shall accompany all detailed applications and will describe the actions taken to design and adapt the development to fit its location. Wherever practicable, developments shall be designed to reduce energy consumption and maximise energy conservation and maximise energy conservation through the use of appropriate materials, design, layout and orientation.

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

- The pop holes will be open during the day to provide natural ventilation to the building rather than using mechanical ventilation. Mechanical ventilation will only be used to assist natural ventilation during periods of hot weather.
- Manure will be used on the land at Drewern Farm 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.



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Other complimentary measures:-

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

We also aim to:-

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

21.0 Physical context of the development

The proposed site for the poultry unit joins the approved 16,000 bird unit on farm and is as close as possible to the existing range of modern farm buildings therefore is seen as an extension to the existing farm unit rather than development in the open countryside as a stand-alone unit, this is helped by the extensive woodland planting and hedgerows surrounding the unit. All partners within the farming business reside within the farmhouse.

22.0 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 is smaller than the original poultry unit, 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 Drewern Farm, it is believed that the best site is presented in terms of landscape and visual amenity, proximity to existing buildings, highway access to name a few reasons.

23.0 Economic context of the development

Farm businesses need to grow in response to market forces and changing legislation if they are to survive. Messrs Price is an existing farm business which is viable and successful. The business needs to continue to expand and diversify in order to maintain its position in the market and provide for all those partners in the business. Michael and Donna have two children, and their son, Conor, has a keen interest in agriculture and this should be encouraged through support of the submitted planning application. The family is considering further succession.



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Farm businesses need to change and grow in response to market forces and legislation if they are to survive.


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 continue to diversify to respond to the demand for free range eggs and locally produced food.

24.0 Conclusion

-  The farm business of Messrs Price is proposing to erect a poultry unit on farm to provide accommodation for a further 16,000 free range 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. Mr and Mrs Price have in recent years brought Conor into the business. He is keen to continue to diversify the existing enterprise to ensure the business becomes sustainable and that the existing processing room is used to its maximum capacity. The Welsh Government throughout all of their policies wishes to assist young farmers to remain within the industry. Messrs Price 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 adjoining the existing poultry unit and as close as possible to the existing farm complex at Drewern Farm. 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 as the existing poultry unit, 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 Drewern Farm poultry unit.

-  The development will not have a detrimental impact on local habitats and the biodiversity of the site. Ammonia scrubbers will be incorporated into the




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poultry unit to clean the air discharged into the atmosphere and reducing any potential impact on protected sites.

-  The proposals will result in minimal increases to highway movements related to the farming unit as the majority of the movements are associated with the existing free range poultry 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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