



DESIGN & ACCESS STATEMENT

Full Planning Application for an Extension
to a Poultry Unit and All Associated
Works at:
The Gaer, Meifod, Powys, SY22 6XX

Prepared for Mr D Langford

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Design and Access Statement as required by Section
42 of the Planning and Compulsory Purchase Act
2004

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The Planning Application Proposal

This planning application is submitted for the approval of the erection of an extension to a poultry unit at The Gaer, Meifod, Powys, SY22 6XX.

The following drawing is submitted in support of the Design Statement (appendix 1);

<u>DRAWING TITLE</u>	<u>SCALE</u>
Location Plan	1:1250

The Site

The proposed development is located on the outskirts of the hamlet of Trefnanney. The development is approximately 100 metres away from The Gaer Farmhouse.












It is noted that there is an existing range of modern farm buildings positioned between the farmhouse and the proposed development. The existence of modern buildings adjoining the proposed development is beneficial as it provides an ideal screen for the development from the Farmhouse.

The proposed site is currently laid to permanent pasture. Mature hedgerows and tree plantations surround the boundaries of the field which will help to screen the development.

The selected site is situated in an agricultural environment adjoining the existing farm unit at The Gaer.

Purpose

This design and access statement supports the planning application for the proposed extension of a poultry unit that will comprise:

-  2 poultry sheds
-  6 feed bins
-  Generator store
-  Office
-  Shower room
-  Control room
-  Tool room
-  W.C
-  Hardstanding to front of sheds for turning, loading and unloading
-  Vehicular access
-  Area of landscaping

Gwyn Jones & Partners

Mr David Langford is the sole owner of the holding known as The Gaer, Meifod and as such is the applicant for the proposed development. The farm business trading as Mr D Langford has been established within the last fifteen years and is made up of Mr D Langford, sole trader.

The Gaer Farms a total of 80.94 hectares (200 acres). The farm operates poultry and arable enterprises.

The farm business has made the decision to diversify into a poultry enterprise to support their successful poultry and arable enterprises and the applicant wishes to enhance the business to create a sustainable future for themselves and their young family. Hence, the business has to diversify to create and sustain jobs.



Design Process

The application site and surroundings have been 'read' in order to ensure that the proposed development is based on a good understanding of local character and qualities. An 'assessment involved evaluation design process' has been followed as recommended in CABE's Design and Access Statements – how to write, read and use them' (2006). This sets out best practice. Technical Advice Note 12: Design (2009) has also been adhered to in the preparation of this design and access statement.

The following pages set out our understanding of the full context to the application site. This in turn informs the development design.

Site Description

The proposed development is located on the outskirts of the hamlet of Trefnanney. The development is approximately 100 metres away from The Gaer Farmhouse.

It is noted that there is an existing range of modern farm buildings positioned between the farmhouse and the proposed development. The existence of modern buildings adjoining the proposed development is beneficial as it provides an ideal screen for the development from the Farmhouse.

The proposed site is currently laid to permanent pasture. Mature hedgerows and tree plantations surround the boundaries of the field which will help to screen the development.

The selected site is situated in an agricultural environment adjoining the existing farm unit at The Gaer.

Layout: Built Environment Grain

The area is predominantly rural with scattered villages and isolated farms.

Layout: Landscape

The site is currently laid to permanent pasture and the site is bordered by a mature hedge. The site adjoins the existing farm buildings at The Gaer.

The landscape around the site consists of large undulating permanent pasture and arable fields; the fields are generally bordered by mature hedgerows.

Scale: Height and Massing

Building heights and massing vary considerably in the area around the site. The agricultural developments at The Gaer vary in their scale from the traditional to the more modern buildings. It is noted the modern agricultural buildings have large floor spans and varying heights. The residential properties are a mixture of large country houses and smaller cottage type properties.

Appearance: Details and Materials







No particular material dominates the area; the dwellings in the area are generally brick or stone, and the large majority of the agricultural buildings within the vicinity of the site are steel framed and are clad with either asbestos fibre cement, powder coated profiled sheeting or timber, many have concrete walls to part.

The modern agricultural buildings around the site are constructed of brick bases with Yorkshire boarding to eaves under a sheeted roof. The traditional brick buildings are of a red brick construction under slate roof.

The use, best practice design methods and welfare standards have dictated the design details of agricultural buildings in the area; the majority are erected with 15 degree roof pitches and eaves heights to suit access.

Development Concept ~ Principles & Scale

The following list outlines the key design principles that flow from the contextual analysis:

-  **Mass** – It is recognised that this is a large scale development in the rural countryside but it adjoins the existing agricultural unit at The Gaer; all the elements of the proposal are designed to create the minimum impact on the local landscape and to mitigate the impact where possible.
-  **Layout** – the buildings are designed so that maximum use is made of the existing screening of the hedges and contours.
-  **Low profile** – ridge heights are kept as low as possible. The buildings proposed will not have a higher sight line level than the existing agricultural buildings.
-  **Minimise impact of emissions** – Elements of the design of the buildings are specifically designed to reduce the release of emissions into the environment, the buildings are orientated to minimise impact on local population.
-  **Road Improvements** – the site access has good visibility in both directions onto the Council Highway and provides community gain through Highway Improvements.
-  **Landscaping** – the landscaping is designed to effectively screen the development from all views, the type and scale of landscaping reflects the existing landscape scene so that it blends in well.

Development Concept ~ Layout

It is proposed that two broiler houses are constructed. The poultry houses each measure 128.02 metres by 18.29 metres. The total floor area for each shed will therefore be 2,341m². Eaves and ridge height will be 1.00 metres and 5.13 metres respectively. Each of the new houses will have the potential to accommodate 50,000 “standard” broilers.

The design of the new buildings will be typical of modern poultry sheds.

Roofs

Box profile metal sheeting at 10 degree pitch. Eaves height 1.00 metres, ridge height 5.13 metres.

Walls


Box profile metal sheeting

Insulation

The broiler houses will be insulated with fibre glass insulation to the walls and roofs. The walls will be insulated with 100 mm insulant and the roofs with a 200 mm insulant. The U value will be <0.4 W/m² °C and therefore condensation on the inner lining of the buildings will be eliminated and the solar heat gain into the houses will be minimal.


Flooring


The houses are erected with a smooth easily washable concrete floor on a damp proof membrane. The walls will rest on a poured concrete foundation. The specification is as follows:-

-  100mm concrete floor thickened to 200 mm thick below perimeter walls, 1,000ga DPM minimum 125 mm consolidated blinded hardcore.

Ventilation

The ventilation system will consist of a computer-controlled mechanical tunnel ventilation system.

-  There will be 10 inlets in each gable end

-  There will be six 800 mm diameter extraction fans in the roof of each shed down the slope to minimise the skyline impact

The ventilation system will be the same in both houses, consisting of high-velocity open-topped roof extract fans, inlets along both side walls and gable end fans on the east-facing end walls. The gable end fans will be used only when very high rates of ventilation are required and any dust from these will be collected in a covered catchment area.

Windows

Polycarbonate windows based on 3% of the floor area to RSPCA Welfare Standards will be incorporated and linked into automatic dusk till dawn sensors with a U value of 1.7 at 62% light transmissions. The windows will be 4 /6 60mm 20mm/4mm units with a quoted R_w of 29dB.

Shed Colour

The sheds will be coloured to Local Planning Authority specification. Juniper Green is the applicant's preferred choice. A sample will be provided to the Council.

Development Concept ~ Landscaping

The proposed landscaping plan for the poultry site is designed to provide biodiversity benefits to the operational site whilst creating an attractive setting, softening the appearance and obscuring the proposed buildings from view. New planting will include suitable native species and shrubs from local stock, where appropriate, to provide screening and habitat areas for wildlife.

Hedgerows

As part of the landscaping scheme the applicant proposes to maintain the existing mature hedgerows and to grow an effective screen of the development through hedgerow management.

Traditionally, hedgerows were used to enclose or exclude animals and to mark ownership boundaries and rights of way. The particular mix of shrub and tree species in a hedgerow, which reflects both the age and local management customs, contributes to local landscape character. Hedgerows are a living part of landscape history and provide a record of use of the countryside over the centuries. The particular planting mix within the new hedgerows will reflect the local vernacular, it will include hawthorn and blackthorn as a base species but will include additional species found locally in ancient hedges.

Development Concept ~ Appearance

The Development Proposal

It is proposed that two broiler houses are constructed. The poultry houses will each measure 128.02 metres x 18.29 metres. The total floor area for each shed will therefore be 2,341m². Eaves and ridge height will be 1.00 metres and 5.13 metres respectively. Each of the new houses will have the potential to accommodate 50,000 "standard" broilers.

The design of the new buildings will be typical of modern poultry sheds.

The sheds will be coloured to Local Planning Authority specification. Juniper Green is the applicant's preferred choice. A sample will be provided to the Council.

Movement To, From and Within the Development

New Access

We are proposing that the poultry installation will utilise the existing access.

Bird Collections

DEVELOPMENT CONCEPT - appearance

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Birds are collected by HGVs in loads of 6,650 birds. There would therefore be 7.5 loads / 15 movements per crop and 111 movements per year.

Chick Delivery

The chicks would be delivered in 50,000-bird maximum load sizes. There would therefore be two deliveries / four movements per crop or 30 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 195 movements per year.

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 15 movements per year.

Manure

Manure is transported in 14.5 tonne loads by tractor and trailer; as a worst case, there would be 86 loads / 344 movements per annum.

Fallen Stock





This will require three collections / six movements per crop amounting to 45 HGV movements annually.

Policy Context

Analysis of Planning Policy against The Gaer Proposals

The purpose of this section is to provide an overview of how the proposed development at The Gaer ‘fits’ with the European, National, Regional and Local agricultural policy and legislative framework.

This section is structured around the hierarchical policy framework of:

-  European agricultural legislation and policy;
-  National agricultural strategy and planning policy guidance;
-  Regional agricultural strategy and regional spatial strategy; and
-  Local development plans.

The section concludes with an overview of the proposed extension in the context of the key policy messages.

European

Management of poultry sites for meat production in the UK is largely governed, directly or indirectly, by European law. In this context, much legislation and policy is derived from European Directives; the Directives of particular relevance to the proposed development are:

The Environmental Permitting (England and Wales) Regulations 2010.

The following directive is due to come into force in 2010 and governs the management of broiler chicken production. There is no specific domestic legislation governing the management of broiler farms only general animal welfare law:

The Directive on the protection of chickens kept for meat production; Council Directive 2007/43/EC

Directive on keeping chickens for meat production

The above directive sets, among other matters, the minimum requirements for the keeping of chickens for poultry meat which includes details on maximum stocking densities and requirements for using higher stocking densities.




The welfare legislation has not been transposed into UK law; the UK law covering the welfare of broiler chickens is general animal welfare law, rather than specific legislation. There is a DEFRA code of practice.



Environmental Permitting (England and Wales) Regulations 2010

The site will accommodate a maximum of 100,000 birds, this is over the threshold of 40,000 birds and an Environmental Permit from the Environment Agency will be required.

The proposed operation has a licence to operate under the Environmental Permitting (England and Wales) Regulations 2010 as regulated by the Environment Agency.

The Environmental Permit is effectively a licence to operate and will only be granted if an acceptable level of Pollution Control management systems are adhered to. Under the Environmental Permitting regime the Environment Agency include the following key areas of potential harm when making an assessment for the Permit:

-  Management – including general management, accident management, energy efficiency, efficiency use of raw materials, waste recovery and security.
-  Operations including permitted activities, operating techniques, closure and decommissioning
-  Emissions to water, air and land including to groundwater and diffuse emissions, transfers off site, odour, noise and vibration and monitoring

-  Information – records, reporting and notifications
-  Poultry production – including the use of poultry feed, housing design and operation, slurry and manure storage and spreading.

All of the above would be assessed within the requirements of Best Available Techniques (BAT).

National Planning Policy

Planning Policy Wales (Edition 10, December 2018) – Chapter 5 Productive and Enterprising Places

The Welsh Assembly Government states that;

For planning purpose the Welsh Government defines economic development as 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 land uses.

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.

Planning authorities should adopt a positive approach to diversification projects in rural areas. Additional small business activities can often be sustainably located on farms and provide additional income streams. Diversification can strengthen the rural economy and bring additional employment and prosperity to communities.

Whilst every effort should be made to locate diversification proposals so they are well-served by public transport, it is recognised that certain diversification proposals will only be accessible by car. While initial consideration should be given to adapting existing farm buildings, the provision of a sensitively designed new buildings on a working farm within existing farm complexes may be appropriate where a conversion opportunity does not exist.

In terms of sustainable development it should be recognised that many small rural diversification proposals providing local services will actually reduce the journey length for users who would otherwise need to travel greater distances to access these services. Small rural diversification schemes can also contribute to the viability of a community by providing a focus for community life and hubs of economic activity.

Diversification activities come in many forms and include both agricultural and non-agricultural activities. Activities could include, for example, livestock and crop processing, non traditional livestock and crop farming, tourism projects, farm shops, and making and selling non agricultural products. Diversification can also include renewable energy proposals such as anaerobic digestion facilities or solar and wind installations, which will help to increase the viability of rural enterprises by reducing their operating costs. These schemes should be supported where there is no detrimental impact on the environment and local amenity.

Technical Advice Note (TAN) 23

1.1.2 In the full context of PPW, therefore:

- Economic development is development (new or change of use) where the resulting space will be occupied by economic activities;
- An economic activity or economic land use, is an activity which directly generates wealth (output), jobs and income;
- Generating jobs includes providing or sustaining existing jobs as well as creating jobs.

1.1.4 PPW advises that economic land uses include the traditional employment uses (Class B in the Use Classes Order) as well as retail, tourism and public services. This list is not exhaustive and amongst other activities, economic land uses also include agriculture, energy generation and other infrastructure. However, non B class uses and activities are subject to many separate policies and considerations set out in PPW and Technical Advice

Notes (TANs), which in some cases will take precedence over the more general principles in PPW Chapter 7 and in this TAN.

1.2.5 Local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development.

2.11 It should not be assumed that economic objectives are necessarily in conflict with social and environmental objectives. Often these different dimensions point in the same direction. Planning should positively and imaginatively seek such 'win-win' outcomes, where development contributes to all dimensions of sustainability.





1.1.3 There are two kinds of special contribution that are particularly relevant to rural development. Firstly, an economic development could make communities more sustainable, by improving the alignment of housing and jobs, encouraging people to work close to home. Secondly, the needs of established businesses or clusters may be very specific. 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 sequentially preferable site. Similarly new businesses aiming to join existing clusters may need to be close to existing businesses if they are to derive the benefits.

Technical Advice Note (TAN) 6

TAN 6 – Planning for Sustainable Rural Communities (July 2010) recognises the need to allow for sustainable economic development. The Government's objectives outlined in TAN 6 broadly are:-

The purpose of this TAN is to provide practical guidance on the role of the planning system in supporting the delivery of sustainable rural communities.

The TAN provides guidance on how the planning system can contribute to:

-  Sustainable rural economies;
-  Sustainable rural housing;
-  Sustainable rural services; and
-  Sustainable agriculture.

Planning authorities should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment. The development plan should facilitate diversification of the rural economy by accommodating the needs of both traditional rural industries and new enterprises, whilst minimising impacts on the local community and the environment.

The Welsh Assembly Government's 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 the future sustainability of agriculture.

Local Planning Policy

"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 job opportunities; greater access to social, leisure and cultural activities"

This vision seeks to provide an environment in which future growth within Powys should, amongst other things, meet the economic and social needs of the people who live and work in the area; enhance the viability of existing villages and market towns; provide balanced communities with appropriate services and facilities; protect natural resources; conserve the character of the countryside and provide a high quality of life for all. The challenge is to create a sustainable future for Powys.

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 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 Council's policies balance the conflicting demands of the need to ensure a buoyant rural economy and the need for the rural community to have access to a range of services and facilities. In order to achieve this, all the policies and proposals arising from the Local Development Plan are considered against the aim to "actively encourage a diverse and sustainable rural economy".

The following policies are applicable to the proposal at The Gaer. The policies have led the approach to the principles of the design and layout of the development:-

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

Policy Framework Overview

Examination of the current policy and legislative framework demonstrates that there is an acceptance that agricultural diversification and expansion has a continuing role in the rural area. The proposals are consistent with policies and objectives.

Access Statement

Explain the adopted policy or approach to inclusive design and how policies relating to inclusive design in development plans and relevant local design guidance have been taken into account?

Access by Disable Persons

Applications will be permitted for the development of new buildings, public amenities, recreational spaces and, where practicable and reasonable, the changes of use or alterations to existing buildings, where suitable access is made to and within the building or amenity and adequate facilities are provided for people with disabilities.

The Disability Discrimination Act 1995 (DDA) seeks to avoid discrimination against people with impairments and disabilities and for instance ensures that work premises do not disadvantage someone with a disability.

The access arrangements have adopted an inclusive approach and aims to ensure that all users will have equal and convenient access to the site and buildings.

Explain how any specific issues, which might affect people's access to the development have been addressed?

The design of the application will have full consideration for ease of access for disabled pedestrian use. Our full application submitted incorporates the following points:-

- 1) All construction work to comply (where relevant) to Part M of the Building Regulations Act 2000, and also subsequent amendments.
- 2) All doors to be of disabled criteria.
- 3) All external doors to be 930mm minimum width.
- 4) All washing facilities are located on the same level (ground level).
- 5) Parking facilities will allow level access to the proposed development.

The car parking facilities and access ways to and from the poultry buildings will be flat and even and unobstructed allowing the building to be accessed by all people including disable 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 buildings will be maintained in such a way as to allow all people access to the buildings.

All of the measures detailed above will be maintained in such a way that will allow all people access to/from and around the buildings. Also the facilities within the building will also be constructed and maintained in such a way to ensure people's access within the development.

Community Safety




Site security is critical throughout day and night to prevent the theft of equipment and livestock, which may injure or adversely affect the welfare of animals. This is critical in this case given the immediacy to the local village and its proximity to the public highway. Community Safety will be provided by pedestrian surveillance of the Poultry Unit as currently practised on the existing holding. As The Gaer is an agricultural unit there is always staff on hand 24 hours per day to ensure the welfare of the livestock.

Environmental Design Statement/ Environmental Sustainability

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 use of appropriate materials, design, layout and orientation.

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

The 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.

Normally, because these buildings are over 1000m² the development would need to meet BREEAM 'Very Good' standard and achieve the mandatory credits for 'Excellent' under Ene 1 – reduction of CO₂ Emissions. The proposed use is for a poultry unit which has been designed to meet substantial welfare needs. As a result of the aforementioned together with the natural ventilation provided in the livestock buildings as a welfare requirement this will not be applicable.

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

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

The buildings will benefit from natural ventilation and all rainwater will be harvested and recycled.

Wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development. The scheme will avoid the use of tropical hardwood and look for timber which is certified as coming from sustainable sources.

The site is serviced by both private and mains water and mains electricity. Rainwater from the roofs of the proposed buildings will be collected and stored in the proposed water storage tower and will then be recycled in the washing down of the milking parlour and as drinking water for the livestock.




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

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

Other complimentary measures:-

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

We also aim to:-

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

Physical Context of the Development

The proposed site for the poultry unit consists of a permanent pasture field at The Gaer which is located adjacent to the existing range of farm buildings. The development site is surrounded at all points of the compass by mature boundary hedgerows and tree plantations forming a natural screen.

The proposed development is located on the owner occupied land to the south of the existing farmstead. The applicant Mr D Langford occupies the farmhouse at The Gaer which will allow him, as a fully trained stockperson and farm manager to be within sight and sound of the proposed poultry unit, and which therefore facilitates animal welfare and site security.

The proposed site is surrounded by agricultural land and is within the control of the Applicant.

Social Context of the Development

The scale and type of the proposed buildings 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 buildings are to be agreed with the County Council, but we strongly believe the most suitable site has been chosen to reflect both ease of access to the site, landscaping and adherence with the planning policies of the Council, particularly with regard to their position adjacent to existing farm buildings.

Economic Context of the Development

The Council wishes to sustain an efficient and viable farming economy and is aware of the need for continuing investment in modern farm buildings. Farm businesses need to change and grow in response to market forces and legislation if they are to survive.

The building design has been researched by Mr D Langford and they are confident that the building will be an asset to the farm business.

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

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

We would also point you to the policy support in Technical Advice Note 23 – Economic Development

**Conclusion**

It is clear that, in most cases, even without mitigation, impacts are generally insignificant. This has been achieved by appropriate location and design of the proposed poultry development. Even where significant impacts are identified many are effectively reduced to insignificant by the use of appropriate mitigation. Indeed, in some areas, negative impacts are altered to positive impacts via the application of mitigation and enhancement measures (particularly in relation to traffic and ecology). There are no impacts that remain significantly negative.