
DESIGN AND ACCESS STATEMENT

Erection of Free Range Poultry Unit for
16,000 Birds

Land to the North of Glanmyddyfi
Pentrefelin
Llandeilo
Carmarthen

Prepared for Mr Terry Davies



land & property
professionals

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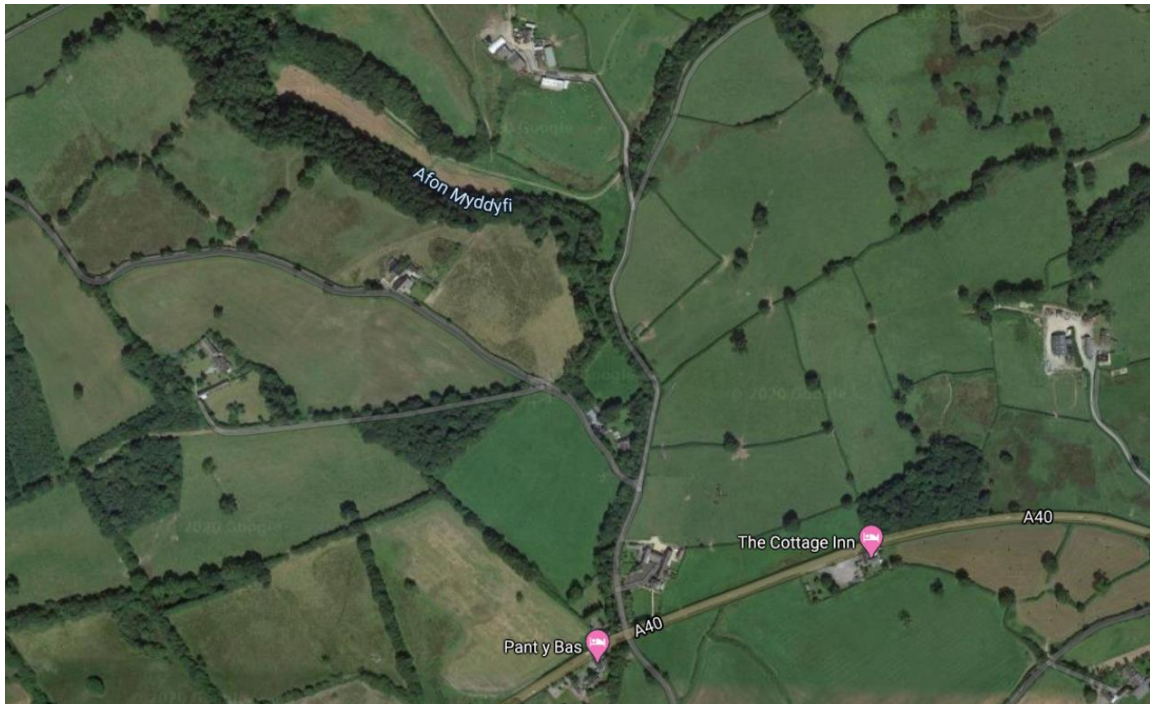
1 INTRODUCTION

This Design and Access Statement shall consider those Planning matters relating to the submission of an application for full planning consent to Carmarthenshire County Council for the proposal to construct a Free Range Poultry Unit on farm to accommodate a 16,000 Free Range Chickens (Egg Production) together with associated feed bins, other associated works.

The application is in respect of land to the North of Glanmyddyfi, Pentrefelin, Llandeilo, Carmarthen and is submitted by Mr Terry Davies.

2 THE SITE





The land to the north of Glanmyddyfi is shown on the aerial photograph above.

The site in question is currently laid to an agricultural enclosure laid to grass. The site in question is largely level, with the topography rising upwards, in relation to its north eastern portion.

The boundaries of the field parcels are defined by extensive, native hedgerows which are mature in their position. The field parcels are approached via a field gate in the southern corner directly off the council highway. Additional ground is proposed to be developed for the purposes of additional landscaping.

The site is currently used by Mr Davies as part of his agricultural business, being a mixed livestock farm with both beef and sheep. The field parcels proposed to be utilised as part of this development have been grazed by livestock for many years, with harvest crops also taken. Organic and inorganic manures have been applied to the land as part of the farm grass management programme. The application presented also provides improvements to the junction where the minor county highway adjoins the A40. The ornamental hedge at this junction point is to be relocated as part of the proposal as detailed in the transport statement.

The immediate surrounding area is predominately laid to agricultural enclosures and isolated dwellings. The landscape within which the application site is set is typical of the rolling Upper Tywi Valley area with mature hedgerows and woodland planting. Wider views are dominated by agricultural enclosures, isolated farms and large agricultural buildings and dwellings. Within the landscape there are traditional farm buildings, however the more modern style of steel portal framed buildings are common features in the landscape, with steel cladding to the roof and walls.

The site is approached directly off the A40 and then a county road. The settlement of Llandeilo is found some 3.5km to the east of the application site.

3 OPERATION OF THE POULTRY UNIT

3.1 FREE RANGE EGGS

The proposal is for the creation of a Poultry Unit on land to the North of Glanmyddyfi to provide accommodation for 16,000 free range birds.

3.2 SCALE

The proposed building shall be 73.0 metres long by 19.750 metres wide with a roof pitch of 15°, eaves height of 3.4 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 poultry unit requires bespoke ventilation to ensure the welfare of the birds and the details of the ventilation are provided on the submitted elevation plans in support of the planning application.

3.3 DESIGN & ACCESS

The building proposed operates a system with manure removal systems removing manure twice per week.

The birds are Free Range and have an opportunity each day to exit the building and enter onto the designated ranging ground. The birds will exit the building using pop holes which are included in the design of the building.

Feed for the 16,000 birds is proposed to be stored in two external feed bins. The feed bins shall be a juniper green colour. The feed will be automatically conveyed to the unit. The steel bins shall be located adjacent to the proposed building as per the submitted layout plans for the poultry unit.

The building shall be constructed using steel box profile sheeting in a juniper green colour to assist with the integration of the building into the landscape. Should the Local Authority wish the Applicants to use a specific colour they would be willing to do so.



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.

3.4 LANDSCAPE AND VISUAL ASSESSMENT

In proposing this planning application much consideration has been given to the siting of the proposed Poultry Unit, in line with the requirements of Planning Policy Wales.

The Poultry Unit has been positioned to make maximum use of the topography of the land making sure that the building is not visually intrusive. The general location was also proposed with consideration given to the land requirement for the proposed number of birds in order to meet the industry regulatory standards and the accessibility of the land in the ownership of the applicant for the purposes of managing the poultry unit having regard to matters such as the access to the road network, proximity to existing properties and the wider landscape.

The applicants have submitted Landscape Plan and Schedule in support of the application;

Glanmyddyfi Appendix 6 Landscape Plan

Glanmyddyfi Appendix 17 Outline Soft Landscape Specification

As detailed in the above reports, the poultry unit will be constructed of a steel portal frame, with steel sheeting to the roof and walls in a juniper green colour, outside the poultry unit will be laid to concrete to provide parking and turning areas to prevent poaching of the land and safe and clean access for staff and visitors to the poultry unit. The landscape plan details the existing hedgerows surrounding the development and explains how the hedgerows will be managed carefully post development, the plan also details additional landscaping within the application site, through the introduction of a new woodland strip and the planting of a replacement hedge to facilitate the junction improvements onto the A40.

Through respecting the surrounding environment, topography and existing landscape features the siting of the proposal has ensured the potential impact is minimised or in some instances removed altogether.

3.5 THE RANGING AREA AND FENCING – PLEASE SEE SUBMITTED RANGE PLAN

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 stone free draining pad, which shall ensure that the ground is not poached and compacted by the birds. The stone shall also ensure that the feet of the birds are cleaned prior to entering the building and it shall be regularly be cleaned by staff on farm.

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. Using the above systems of management shall result in less bacteria build up, a cleaner environment for the birds and shall lower the risk of disease.

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

3.6 SURFACE WATER AND DRAINAGE

A detailed drainage strategy report and pollution prevention plan are submitted in support of this planning application. The aforementioned reports together with the planning drawings highlight how each water source will be drained and separated to prevent pollution.

The foul water from the toilet required in the building for staff will be disposed of via a new septic tank or bio-disc system. Clean water will discharge into soakaways from the free range poultry unit and the range area surface water will drain through natural infiltration and interception ditches. Dirty water will be channelled and directed to a dirty water storage tank.

3.7 MANURE STORAGE & CLEANING OUT

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. A detailed Manure Management Plan has been submitted in support of the planning application, together with an Ammonia Report. Both of the aforementioned reports set of the process and capacity for dealing with manure generated by the proposal.

It is proposed that the following measures in relation to manure management also be adopted and the applicant is happy for each point to be included as a condition of any forthcoming consent. Discussions have been held with a Planning Solicitor who has confirmed that manure management proposals are enforceable as conditions of consent with the relevant documents referenced as a requirement to be adhered to ie the Manure Management Plan.

- 1) No manure of any kind will be applied to the 42 acre block of land which the application site forms part of.

- 2) No manure shall be sold to any individual or business owning or renting land within 1.5km of the boundary of the Dinefwr SSSI.
- 3) A register of purchasers of any manure generated by the application proposal shall be maintained and made available to the LPA upon any request made.
- 4) All recommendations of the Manure Management Plan shall be adhered to at all times.
- 5) Manure moved off site every four days in sheeted trailers.

3.8 DEAD BIRDS

Those dead birds from the poultry unit need to be carefully disposed of, it is an important part of the management of the poultry unit because, it reduces the likelihood of carcasses being removed from the unit by predators, which can as a result transmit disease. Reduces the risk of Blow Flies which can transmit disease and finally as it reduces the risk of disease to the rest of the Poultry flock.

The dead birds from the unit shall be collected by an approved contractor under the National Fallen Stock Disposal Scheme. The birds are stored in deep freezes as mortalities occur and this is common practice upon poultry units in the United Kingdom. Then the birds are removed from the freezers, thawed and bagged for transfer to a secure metal bin to await collection. Carcasses are in a secure bin for usually 24 hours before removal. Mortality rates are low on the farm.

3.9 LIGHTING

The Poultry Unit shall not use perimeter lighting, as birds shall be trained to find their own way back to the building prior to darkness. The building will then be in complete darkness. A small light will be used outside the egg collection unit for use in the winter months when staff enter the building to collect eggs in the morning and evening, this is for health and safety reasons.

3.10 VEHICLE MOVEMENTS AND ROUTING

The access to the site will be located at the existing field access, which has been in situ for many years. The existing cattle compound will be removed, and a hardstanding and vehicle manoeuvring area created as part of the proposal. The positioning of the access ensures that the length of single track lane that must be travelled to reach the site is minimised. The proposal offers improvements to the highway network, of benefit to all road users not just the applicant. The junction off the council highway to the A40 will be improved through the provision of additional visibility and the access plans for junction improvements have previously been approved by the Welsh Government.

Parking is available on site for staff and visitors in the creation of the new hardstanding to the south west of the proposed building.

- Please see the submitted Transport Statement – Appendix 18

3.11 STANDARDS

All eggs produced at the Poultry Unit 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.

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.

3.12 SUSTAINABILITY

The farming business will ensure that they do the utmost to build the development in a sustainable manner, the following steps will be taken;

- 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 maximum capacity to assist natural ventilation during periods of hot weather. The proposed unit will have 10 exhaust air stacks on the roof and four wall fans built into the rear (eastern) elevation as shown on the elevation plan and detailed in the ammonia modelling report.
- 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.
- No protected species would be affected as a result of the proposals as there are no ponds within the vicinity of the building.

3.13 FLOODING

Part of the application site is sited within a C2 Flood Risk Zone, however a Flood Risk Assessment (appendix 14) has been prepared and is submitted in support of the planning application, the report demonstrates that the proposal is acceptable and will not result in any detriment to other land users or properties. Proceeding forward the application is also supported by a Drainage Strategy Report (appendix 15) which identifies the surface water resulting from the proposal and provides a clear strategy for ensuring that the development will not increase the level of flood risk nor result in any risk of pollution.

4.0 THE POULTRY BUILDING – PLANNING POLICY

4.1 NATIONAL POLICY CONTEXT

4.1.1 NATIONAL PLANNING POLICY – Planning Policy Wales

The statement shall now provide an overview of how the proposed free range poultry unit adheres to the National and Local Agricultural policy and legislative framework.

Planning Policy Wales, Edition 7 July 2014 confirms that “the planning system manages the development and use of land in the public interest, contributing to the achievement of sustainable development. It should reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, and protecting natural resources and the historic environment. A well functioning planning system is fundamental to sustainable development.”

Chapter 7 of the 7th Edition of Planning Policy Wales deals with economic development. The Welsh Assembly Government “defines economic development as development of land and buildings for activities that generate wealth, jobs and income.”

Planning Policy Wales states that “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 in the decision-making process, and should recognise that there will be occasions when the economic benefits will outweigh social and environmental consideration.”

4.1.2 Technical Advice Note (TAN) 6 – Planning for Sustainable Rural Communities (July 2010)

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.”

4.1.3 Technical Advice Note (TAN) 23 – Economic Development (February 2014)

TAN 23 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.

The above quoted policies have been used in the preparation of this Design and Access Statement and the analysis of the proposals of the farming business of Mr Terry Davies.

4.2 LOCAL PLANNING POLICY

Carmarthenshire County Council set out their policies for planning within the Carmarthenshire Local Development Plan which was adopted on the 10th December 2014 and shall cover the period up to 2020.

The plan confirms the vision of Carmarthenshire County Council as below;

“CARMARTHENSHIRE 2021

Carmarthenshire will be a prosperous and sustainable County of contrasts. It will have distinctive rural, urban and coastal communities, a unique culture, a high quality environment and a vibrant and diverse

economy. The County will offer a high quality of life within safe, accessible and inclusive communities. Everyone will have access to good quality employment, a suitable mix of housing and to community and recreational facilities – all within a clean and green environment.

IN SPATIAL TERMS THE COUNTY WILL BE CHARACTERISED BY:

- Llanelli fulfilling its potential as a modern and vibrant service centre developing upon its waterfront location.
- Carmarthen continuing to thrive as a prosperous and strategically located service and administration centre retaining its distinctive county town character.
- The ongoing emergence of Ammanford/Cross Hands as a distinctive and diverse Western Valleys based growth area.
- Sustainable socially inclusive communities and efficient local economies centred upon the County's market towns and larger villages.
- Vibrant rural communities as living, working environments.
- A countryside that is valued and enjoyed by residents and visitors alike.”

The plan details policies with regard to innovation being key to the vision of the Council;

“INVESTMENT AND INNOVATION:

Regeneration – building resources, creating opportunities and offering support.

SO10: To contribute to the delivery of an integrated and sustainable transport system that is accessible to all.

SO11: To encourage investment & innovation (both rural and urban) by:

- (a) making an adequate provision of land to meet identified need; and,
- (b) making provision for the business and employment developmental needs of indigenous /new employers, particularly in terms of hard & soft infrastructural requirements (including telecommunications/ICT); and,
- (c) making provision for the infrastructural requirements associated with the delivery of new homes particularly in terms of hard & soft infrastructural requirements (including foul and surface water); and,
- (d) adhering to the principles of sustainable development and social inclusion in terms of the location of new development.”

In detailing Sustainability the plan states;

The vision for a Sustainable Wales is one where Wales:

- lives within its environmental limits, using only its fair share of the Earth's resources so that our ecological footprint is reduced to the global average availability of resources, and we are resilient to the impacts of climate change;
- has healthy, biologically diverse and productive ecosystems that are managed sustainably;

- has a resilient and sustainable economy that is able to develop whilst stabilising, then reducing, its use of natural resources and reducing its contribution to climate change;
- has communities which are safe, sustainable, and attractive places for people to live and work, where people have access to services, and enjoy good health; and,
- is a fair, just and bilingual nation, in which citizens of all ages and backgrounds are empowered to determine their own lives, shape their communities and achieve their full potential (Ref: One Wales: One Planet).

“Agriculture in Carmarthenshire dominates the rural landscape with the agricultural industry and in particular dairy and sheep farming establishing the County as one of the most important agricultural areas in Wales. Some 203,700 ha of land within Carmarthenshire is classified as agricultural land with the majority classified as grade 3a and 4 with a small tranche of grade 2 land in the south-east of the County.”

The principles of the LDP are;

The LDP will promote the principles of sustainability by:

- Protecting and enhancing biodiversity, townscapes and landscapes;
- Minimising energy demand and consumption by facilitating the delivery of carbon neutral buildings and homes, including the promotion of BREEAM and the Code for Sustainable Homes as well as promoting the efficient use of resources by directing development to previously developed land wherever possible;
- Distributing and locating development in accordance with the settlement framework with a view to reducing the km required to be driven by private motor car in order to access places of work, retail, leisure and community services. The Strategy also promotes accessibility to alternative means of travel;
- The promotion of sustainable waste management by virtue of the waste hierarchy (Reference should be had to Strategic Policy SP12 Waste Management);
- The promotion of sustainable water management (including ensuring a sustainable supply of water resources and water quality, promoting sustainable drainage modes and addressing flooding issues). This includes reducing the vulnerability of communities by ensuring that development is not located in flood risk areas;
- The promotion of wellbeing by supporting healthy, accessible and cohesive communities and delivering a wide range and mix of homes to meet an identified need; and,
- Supporting the development of a resilient economy and facilitating future growth within high value and green sectors such as tourism, education, health and social care, Research and Development, and renewable energy production.

Section 5.5.7 of the LDP states that “In employment terms, the LDP recognises the current distribution of employment land with such sites safeguarded to ensure that they are available to contribute to

employment needs existing and future. This embraces an emphasis on safeguarding employment sites in accessible locations which are well served by public transport and recognises the contribution of existing sites in satisfying employment requirements across the County particularly in providing range and choice. The Plan also allocates a portfolio of proposed employment sites which, whilst focusing on the sustainability attributes of the Growth Areas, also provides for other settlements within the hierarchy. The distribution of provision reinforces the Strategy, creates opportunity for business start-ups and growth and allows for a degree of flexibility in the amount of land available across the hierarchy. The Plan also makes provision for employment needs within rural areas in a way which is responsive to the characteristics of rural areas and potential business requirements and helps support the rural economy.”

Key components of the strategy are summarised below:

- Contributes to the delivery of physical and social regeneration opportunities and provides for a diverse and cohesive range of settlements and communities;
- Promotes a settlement framework which supports cohesion between settlements and communities;
- Promotes a balanced distribution of growth in accordance with the settlement framework reflecting the sustainability attributes of settlements, the services and facilities available and their ability to accommodate growth;
- Focuses development on existing settlements across the hierarchy recognising the needs of rural communities whilst minimising the impact on the open countryside;
- Reflects the diversity across the County and within its settlements and communities;
- Distributes employment provision based on the settlement hierarchy with the focus for growth based upon the Growth Areas;
- Provides for employment both through allocated sites and through policy provisions across the County recognising the need to sustain rural economies;
- Focuses retail change in established centres whilst providing opportunities for provision throughout the hierarchy in a way which will assist in improving accessibility to services and facilities and help in achieving viable, self-supporting settlements and sustainable communities;
- Recognises the contribution of ‘previously developed land’ and utilises it as appropriate whilst recognising the County’s largely rural context;
- Protects and enhances the natural, historic and built conservation qualities of Carmarthenshire and its high value landscapes; and,
- Contributes to an integrated transport network both within the County and region.

- Seeks to make efficient use of the existing road and rail network by reflecting that the public transport network can afford the opportunity for consolidation and improvement of service thus maintaining and improving accessibility.
- Promote opportunities to use and access alternative means of transport including walking and cycling.

The following policies are applicable to the proposal of Mr Terry Davies;

Policy GP1 Sustainability and High Quality Design

Development proposals will be permitted where they accord with the following:

- a) It conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing;
- b) It incorporates existing landscape or other features, takes account of site contours and changes in levels and prominent skylines or ridges;
- c) Utilises materials appropriate to the area within which it is located;
- d) It would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community;
- e) Includes an integrated mixture of uses appropriate to the scale of the development;
- f) It retains, and where appropriate incorporates important local features (including buildings, amenity areas, spaces, trees, woodlands and hedgerows) and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity;
- g) It achieves and creates attractive, safe places and public spaces, which ensures security through the 'designing-out-crime' principles of Secured by Design (including providing natural surveillance, visibility, well lit environments and areas of public movement);
- h) An appropriate access exists or can be provided which does not give rise to any parking or highway safety concerns on the site or within the locality;
- i) It protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment;
- j) It ensures or provides for, the satisfactory generation, treatment and disposal of both surface and foul water;
- k) It has regard to the generation, treatment and disposal of waste.
- l) It has regard for the safe, effective and efficient use of the transportation network;
- m) It provides an integrated network which promotes the interests of pedestrians, cyclists and public transport which ensures ease of access for all;
- n) It includes, where applicable, provision for the appropriate management and eradication of invasive species

Policy EMP4 Farm Diversification

Proposals for farm diversification projects will be permitted where:

- a) It is subordinate to, compatible with and supports the continued operation of the agricultural activity of the existing working farm;
- b) It is of a scale and nature appropriate to the existing farm operation;
- c) The scale and nature of the activity is compatible with its accessibility to public transport and the need for local highway improvements;
- d) The scale and scope of any retail use (where planning permission is required) would not have an adverse impact on the vitality and viability of retail facilities in nearby settlements, or would undermine the retail hierarchy (see policy RT1);
- e) It would not have an adverse impact on the character, setting and appearance of the area and the surrounding landscape and where appropriate, townscape.

Proposals should give priority to the conversion of suitable existing buildings on the working farm. Where justified new building should be integrated with the existing working farm complex and not detrimental to the respective character and appearance of the area and surrounding landscape.

Policy TR3 Highways in Developments - Design Considerations

The design and layout of all development proposals will, where appropriate, be required to include:

- a) An integrated network of convenient and safe pedestrian and cycle routes (within and from the site) which promotes the interests of pedestrians, cyclists and public transport;
- b) Suitable provision for access by public transport;
- c) Appropriate parking and where applicable, servicing space in accordance with required standards;
- d) Infrastructure and spaces allowing safe and easy access for those with mobility difficulties;
- e) Required access standards reflective of the relevant Class of road and speed restrictions including visibility splays and design features and calming measures necessary to ensure highway safety and the ease of movement is maintained, and where required enhanced;
- f) Provision for Sustainable Urban Drainage Systems to allow for the disposal of surface water run off from the highway.

Proposals which do not generate unacceptable levels of traffic on the surrounding road network and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted. Proposals which will not result in offsite congestion in terms of parking or service provision or where the capacity of the network is sufficient to serve the development will be permitted. Developers may be required to facilitate appropriate works as part of the granting of any permission.

Policy EQ3 Regional and Local Designations

Proposals for development that are likely to cause unacceptable harm to a Local Nature Reserve (LNR), or Regionally Important Geological/Geomorphological Sites (RIGS) will only be permitted where the need to safeguard the substantive nature conservation value of the site or feature is clearly outweighed by the reasons for the development or land use change.

The designation of such sites will, where appropriate, be supported.

Policy EQ4 Biodiversity

Proposals for development which have an adverse impact on priority species, habitats and features of recognised principal importance to the conservation of biodiversity and nature conservation, (namely those protected by Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006 and UK and

Local BAP habitats and species and other than sites and species protected under European or UK legislation) will not be permitted, except where it can be demonstrated that:

- a) The impacts can be satisfactorily mitigated, acceptably minimised or appropriately managed to include net enhancements;
- b) There are exceptional circumstances where the reasons for the development or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site and where alternative habitat provision can be made in order to maintain and enhance local biodiversity.

Policy EQ6 Special Landscape Areas

Special Landscape Areas are designated in the following locations and as identified on the Proposals Map:

Tywi Valley

Carmarthenshire Limestone Ridge

Teifi Valley

Drefach Velindre

Bran Valley (North of Llandovery)

Mynydd Mallaen

Llanllwni Mountain

North Eastern Uplands

Mynydd y Betws Gwendraeth Levels

Pembrey Mountain

Swiss Valley

Talley

Lwchwr Valley

Lower Taf Valley

Cwm Cathan

Cothi Valley

Carmarthen Bay and Estuaries

Proposals for development which enhance or improve the Special Landscape Areas through their design, appearance and landscape schemes will be permitted (subject to the policies and proposals of this Plan).

Policy EP1 Water Quality and Resources

Proposals for development will be permitted where they do not lead to a deterioration of either the water environment and/or the quality of controlled waters. Proposals will, where appropriate, be expected to contribute towards improvements to water quality.

Watercourses will be safeguarded through biodiversity/ecological buffer zones/corridors to protect aspects such as riparian habitats and species; water quality and provide for flood plain capacity. Proposals will be permitted where they do not have an adverse impact on the nature conservation, fisheries, public access or water related recreation use of the rivers in the County. Proposals will wherever possible be required to make efficient use of water resources.

Policy EP3 Sustainable Drainage

Proposals for development will be required to demonstrate that the impact of surface water drainage, including the effectiveness of incorporating Sustainable Drainage Systems (SUDS), has been fully investigated. The details and options resulting from the investigation must show that there are justifiable reasons for not incorporating SUDS into the scheme in accordance with section 8 of TAN 15.

The buildings will benefit from natural ventilation through the pop holes in the building which shall be open throughout the day plus side vents. Mechanical ventilation is also included for the welfare of the birds and to assist in reducing the ammonia impact associated with the development.

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.

The development site proposed shall take less than a hectare of land within the holding, which is all owner occupied land, therefore shall not be a detrimental loss to the holding.

The potential impacts of the proposed unit on both designated and undesignated habitats and protected species have been assessed in an Ammonia Modelling Report attached to the said Planning Application. Habitats on-site are generally of low value given the intensive use of the site for agriculture. The value of the site as habitat for protected species was assessed and found to be limited.

The proposed development would not cause any unacceptable adverse effects on the Carmarthenshire landscape as the unit has been carefully sited and designed to minimise the impact on the landscape as detailed in the LVIA. The building has been designed to be Juniper Green to assist with the integration of the development into the landscape.

The Poultry Unit will not fall under the Integrated Pollution and Prevention Control Regulations (IPPC) as it is under 40,000 birds. This is a free range poultry unit and not an intensive livestock unit.

5.3 ACCESS TO ALL USERS

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.”

All users will have equal and convenient access to the poultry unit using the mostly concrete access proposed on the site of the Poultry Unit. There will be no discrimination within the farming unit.

5.4 COMMUNITY SAFETY

Security is critical throughout day and night to prevent the theft of equipment and livestock. There is no farmhouse on the site, however security cameras will be installed and staff will be on site throughout the day. Staff are always on hand 24 hours per day to ensure the welfare of the livestock.

5.5 ENVIRONMENTAL DESIGN STATEMENT

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 and side vents 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. There will also be side vents that will be used operating 24 hours per day. Mechanical ventilation will only be used to assist natural ventilation during periods of hot weather.
- Manure from the poultry unit will not be applied to the farm land surrounding the proposed site, with manure being removed in sheeted trailers once in every four days.
- Stone which is available on farm will be used to provide the hardcore for the concrete slab of the building.
- No protected species would be affected as a result of the proposals as there are no ponds within the vicinity of the building.

The above points ensure that the Unit is sustainable as required by Carmarthenshire County Council.

5.6 SOCIAL CONTEXT OF THE DEVELOPMENT

The scale and type of the proposed poultry unit will be in keeping with the other agricultural buildings within Carmarthenshire, and smaller than other Poultry Units proposed within the County, as can be seen by the plans submitted.

The poultry unit has gable end fans, internal fans, side vents (natural venting). This keeps the building “low profile”, quieter and reduces far afield ammonia at the SSSI’s when compared to ridge vents.

The size and position of the proposed unit is to be agreed with Carmarthenshire County Council, but following analysis of policy together with other material planning considerations against the available sites within the parcel of land owned by Mr Davies, it is believed that the site presented is in line with the request of the Councillors of Carmarthenshire, in line with Planning Policy Wales and the policies of Carmarthenshire County Council in terms of landscape and visual amenity, proximity to existing buildings, landscaping, and ecology and protected sites highway access to name a few reasons.

5.7 ECONOMIC CONTEXT OF THE DEVELOPMENT

Farm businesses need to grow in response to market forces and changing legislation if they are to survive. Mr Terry Davies runs an existing farm business which is viable and successful. The business needs to continue to expand and diversify to maintain its position in the market and provide for all those partners in the business, with children to provide for it is vital that Mr and Mrs Davies plan for succession.

The poultry enterprise on farm with the planned expansion will maintain employment on farm for two full time equivalent staff, who are all based within the locality of the unit creating further employment in a rural area.

5.8 PHYSICAL CONTEXT OF THE DEVELOPMENT

The proposed site for the poultry unit is upon an area of improved pasture land to the north of Glanmyddyfi approached directly off the A40 and a short distance of council highway.

5.0 CONCLUSION

The farm business of Mr Terry Davies is proposing to erect a Free Range Poultry Unit on the land to the north of Glanmyddyfi, Pentrefelin for the accommodation of 16,000 birds, which is a considerable investment by the farming business. It has been researched thoroughly and the business is adamant that the enterprise will be successful, which is why Mr Davies is once again pursuing the application, having addressed all the concerns of the statutory consultees.

Mr and Mrs Davies have children and they wish to provide a sustainable and viable future for them, with a view being able to provide entry points into the agricultural industry and a succession plan. Beef and sheep enterprises result in a seasonal income for farming businesses which makes cashflow difficult, a free range poultry unit will provide a weekly income for the business to allow them to reinvest in the farm and environmental projects on farm.

The proposal at Glanmyddyfi will have a minimal impact on the environment as detailed in all of the supporting documents to this planning application that have been prepared by experts in each field. Part of the application site is sited within a C2 Flood Risk Zone, however a Flood Risk Assessment (appendix 14) has been prepared and is submitted in support of the planning application, the report demonstrates that the proposal is acceptable and will not result in any detriment to other land users or properties. Proceeding forward the application is also supported by a Drainage Strategy Report (appendix 15) which identifies the surface water resulting from the proposal and provides a clear strategy for ensuring that the development will not increase the level of flood risk nor result in any risk of pollution.

Of concern in previous applications has been the manner in which manure is being dealt with, the application confirms that no poultry manure will be applied to the forty two acres of land owned by Mr Davies. No manure application is proposed by Mr Davies himself, though there is no restriction upon him to do this and the land is currently free for manure application, this shows that Mr Davies is

being proactive in reducing any potential impact of ammonia on protected sites in the environment. The impact of the development on protected sites is 0.5%, under the threshold level of Natural Resources Wales being 1% of the critical background level. The application is supported by updated Bespoke Ammonia Modelling detailing to scenarios of ranging emissions as required by NRW of 20% and 12%, and a Manure Management Plan. The Manure Management Plan can be conditioned as part of any forthcoming consent meaning Mr Davies would have to comply with the Manure Plan and the restrictions he is placing upon himself, and this would be enforceable in the event of any breach. Mr Davies has proposed stringent measures as he is committed to running the unit in a successful manner. The site in question is located 150-200m away from existing residential properties, however the impact of the development on these properties will be limited as a result of the careful site selection, proposed orientation of the building, intervening topography and existing landscape features. The aforementioned is strengthened in the LVIA (appendix 21) and Noise Impact Assessment (appendix 16).

The proposal will result in additional highway movements on the county highway network, however they are negligible and are standard movements in a rural community. The movements are supported by highway improvements as agreed with the Welsh Government with improvements to the junction of the county highway onto the A40. This is a positive of the development which will not only be for the benefit of Mr Davies but all road users.

The proposal is in line with the policies of the Welsh Government contained within Planning Policy Wales and the policies of Carmarthenshire County Council therefore, it is respectfully requested that full planning is granted for the proposals upon land to the north of Glanmyddyfi, Pentrefelin.

