
DESIGN AND ACCESS STATEMENT

Erection of an 8,000 Bird Extension to the
existing Free Range Poultry Unit at
Gwynfaes
Rhandirmwyn
Llandovery
Carmarthenshire
SA20 0NG

Prepared for AS, S & ME Reah



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 an extension to the existing Poultry Unit on farm to accommodate a further 8,000 Free Range Chickens (Egg Production) together with associated feed bins, other associated works.

The application is in respect of land at Gwynfaes, Rhandirmwyn, Llandovery, Carmarthenshire, SA20 0NG and is submitted by AS, S & ME Reah.

2 BACKGROUND & THE PROPOSAL

Gwynfaes is an upland livestock farm, situated in Rhandirmwyn, Carmarthenshire and is owned and occupied by AS, S and ME Reah. Many years ago the family considered that the sheep and cattle enterprise on farm was not viable and they made a conscious effort to develop a sustainable business upon farm. The family diversified their enterprises upon farm and set up a free range poultry unit, producing welsh eggs to meet the market demands.

Government and industry rule changes have altered the stocking density on the available range area from 1000 birds/ha to 2000 birds/ha, allowing this expansion to take place. It will take the enterprise to the maximum number of birds allowed on the range area available which has been in use for the current operation for some years.

The family are keen in 2018 not to remain stagnant and they wish to continue to develop their business and as such are proposing an 8,000 bird extension to their existing enterprise of 22,000 birds on farm.

The business is more than confident that the free range unit extension can be a success and supplement the current farm profits. The business has realised the Reform of the Common Agricultural Policy will reduce farm incomes and is proposing the Poultry Unit to secure a sustainable future for the business.

3 THE SITE



Gwynfaes is shown on the aerial photograph above.

The farm lies to the north east of the market town of Llandovery.

The farm lies in a rural location with no residential properties having a direct view over the proposed site for the Poultry Unit as a result of the topography of the land and the intervening landscape features including long established hedgerows and tree plantations. The intervening features are clearly shown in the aerial photograph itself.

The farmstead itself is largely developed with both modern and traditional farm buildings. The farm is approached directly off the council highway and a concrete access drive which runs through the entire farmstead and to the existing poultry unit as shown above.

Messrs Reah are proposing the poultry extension adjacent to the existing farm complex in line with both local and national planning policies.

There are no public footpaths directly affecting the site.

4 OPERATION OF THE POULTRY UNIT

4.1 FREE RANGE EGGS

The proposal is for the creation of a Poultry Unit extension at Gwynfaes to provide accommodation for a further 8,000 free range birds in a system in addition to the 22,000 housed in 2 existing buildings.

4.2 SCALE

The proposed building shall be 109.8 metres long by 15.25 metres wide with a roof pitch of 15°, eaves height of 2.4 metres. The planning application shall allow the business to accommodate a further 8,000 free range birds. The total footprint of the building is 1,674.45 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 associated 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.

4.3 DESIGN & ACCESS

The building proposed operates a system with manure removal systems removing manure twice per week. When manure is removed from the unit twice per week it will go to one of two covered manure stores already in situ on farm. These buildings are existing buildings on farm which have two full sides, two full gable ends, with access doors as required for access and a roof and concrete floors.

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 8,000 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. Mr Reah is going to install a manure removal system at additional cost. The unit now proposed will have a manure removal system installed.

4.4 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 unit has been proposed adjacent to the existing poultry unit on farm and behind the extensive range of farm buildings at Gwynfaes.

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 building shall not be seen out of context and shall not be visible to road users.

The applicants have submitted a landscaping plan in support of the application.

4.5 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.

The manure requirements of the unit are detailed in the submitted manure management plan.

The manure is to be removed twice per week and then at the end of the cycle over a course of two to three weeks the unit will be cleaned down. The manure will then be stored in a covered manure store on farm and excess manure will be sold off farm to an adjoining neighbour as per the agreement submitted in support of this application. These buildings are existing buildings on farm which have two full sides, two full gable ends, with access doors as required for access and a roof. Manure will be applied to the land as and when the nutrients are required and when weather conditions permit. The manure produced shall have a low moisture content thus meaning it can be easily stored if required, however, this is not preferred by the business. At the end of the cycle it would take approximately two to three weeks to clean and sterilise the building in preparation for the new flock.

4.6 SURFACE WATER AND DRAINAGE

Surface Water from the proposed building will be discharged into soakaways adjoining the Poultry Unit. There is no foul water drainage proposed as part of this development – NO toilets to be installed.

4.7 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.

Manure is removed twice per week and if the land requires nutrients will be applied to the land, otherwise the manure will be stored in one of the two existing manure stores on farm which has sufficient capacity to accommodate the additional manure. The land available for manure application is shown at Appendix 1 of this Management Plan.

4.8 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.

4.9 NOISE AND ODOUR

NOISE

Planning Policy

Within the United Kingdom there are no legal standards requiring noise levels to be applied however, guidance is provided under Statutory Nuisance Legislation under the Noise and Statutory Nuisance Act (1993) and the Environmental Protection Act (1990), as a result of this legislation British Standards provide guidelines to be considered. It is noted that in the majority the impact of noise and vibration from the proposed developments would be considered by the Local Planning Authority and the appointed Environmental Health Officer.

Within Wales noise is covered under Technical Advice Note (TAN) 11 (1997). TAN 11 “provides advice on how the planning system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business. It outlines some of the main considerations which Local Planning Authorities should take into account in drawing up development plan policies and when determining planning applications for development which will either generate noise or be exposed to existing noise sources.”

British Standards together with TAN 11 refer to noise in decibels (dB). The glossary to TAN 11 confirms that a decibel is “a unit of noise level derived from the logarithm, the ratio between the value of a quantity and a reference value, it is used to describe the level of many different quantities, the sound pressure level for reference quantity is 20 µpa, the threshold of normal hearing is in the range 0 dB, and 140 dB is the threshold of pain, change of 1dB is only perceptible under controlled conditions.”

The applicant has assessed the impact of the proposed poultry unit extension at Gwynfaes 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 applicant has 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 applicant has sought to provide mitigation through the use of appropriate sound barriers and insulation of the building. There are no reported or observed noise or odour problems from the existing operation and the expansion will result in no significant additions.

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.

Sensitive Receptors

The impact of the proposed development potentially could have an impact on local residential properties. Gwynfaes lies within a rural area where livestock farming and operations on the land are undertaken on a daily basis alongside residential units. 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.

Within a four hundred metre radius of the proposed development there are three properties, two of which are in control of the applicants, being the farmhouse and farm cottages.

Sensitive Receptor - Name	Distance (Metres)	Comment
Gwynfaes	112	Owned and Occupied by the Applicants
Gwynfaes Cottages	116	Owned and controlled by the Applicants
Dinas Bach	307	Independent

Gwynfaes 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 Gwynfaes would not result in an exceedance of noise levels in the area given that the majority of the noise sources from the poultry unit are internal.

The operation of the Poultry Unit at Gwynfaes will generate less sources of noise and vibration than the existing farmstead and the 2 existing poultry units, the proposal does not have the potential to generate significant additional sources.

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

The 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 8,000 birds on site. The building has been sited as close as possible to the existing farmstead 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, with additional trees and hedges to be planted/

The building will be insulated and will use double glazed windows thus reducing any noise from the development.

The vehicle movements to and from Gwynfaes will be restricted to daytime operational hours and all deliveries will take place between 08:00 and 21:00 during the week days and 08:00 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 within World Health Organisation Regulations and would be set against the existing background noise levels of the existing farm including 2 existing poultry units, 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;
- 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. The fans are positioned in the gable end of the unit to retain the low profile of the development and to limit the visual impact. The ventilation within the unit is mostly natural ventilation with tunnel ventilation between the gable ends of the unit for use during periods of warm/hot/stagnant weather.

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 , the manure is removed from the unit twice per week.

Any odour within the Poultry Unit will not be apparent outside the surroundings of the Gwynfaes Poultry 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 applicant, is proposing a poultry system manure removal system with manure removal twice per week, the proposals will result in 80%. 80% of the capacity has manure removed twice weekly leaving only 20% plus some small allowance for remaining litter to come out at the end of the flock cycle. The manure stores store all the manure coming out twice weekly until it can be removed and spread/sold. They also store at the end of the flock if the manure cannot be directly removed and spread/sold.

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.

The Best Available Techniques will be used to mitigate the impact of odour on residential receptors. Messrs Reah 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 Reah would also need to make sure that the operation was extremely clean and tidy.

The results of the risk assessment with regard to odour confirm that the risk of odour affecting local residential receptors is low as a result of the strict management of the unit together with the intervening land forms such as trees and hedgerows which will reduce the impact of odour. We would refer you to the submitted Manure Management and Management Plan supporting the application at Reah.

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

4.10 DUST

It is paramount that dust is kept to a minimum in the unit to protect the welfare of the Birds and also those working within the unit. All feed is stored in purpose built buildings outside the main unit to reduce the dust particles in the atmosphere. Fans will be used inside the buildings to prevent the build-up of dust. The open design of a free range unit limit the emission of any significant dust particles into the atmosphere. Automated feeding using the internal conveyor with augers direct from the sealed external feed bins will minimise dust creation.

4.11 FLIES, RODENTS AND PREDATORS

Rodent problems must not occur in a Poultry Unit as the droppings from rodents can taint the eggs and if found mean that those eggs produced in the unit are rejected. On site rodents are monitored and controlled should the unit experience problems, Specialist Pest Control Agents, would be used immediately if a problem were to occur. The Unit would be run in accordance with the DEFRA “Code of Practice for the Prevention of Rodent Infestations on Poultry Farms” April 2009. Pest Control Agents visit routinely in line with DEFRA, RSPCA and Lion Code requirements.

As the manure is removed twice per week from the unit and the unit cleaned down, flies should not inhibit the unit.

As all birds are housed during the evening predators such as stoats, foxes and badgers to name a few would not be able to access the birds. Whilst out on the designated land the birds would be protected by fencing from all predators.

4.12 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.

4.13 VEHICLE MOVEMENTS AND ROUTING

All vehicles attending the Poultry Unit at Gwynfaes would take the A40 from Llandovery. The vehicles would then take the Cilwycwm road to Rhandirmwyn. Gwynfaes is located on the right hand side of the carriageway and is approached over a concrete farm entrance. The proposed poultry unit would require the following vehicular activity;

- **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 four additional vehicular movements to the farm per annum.
- **Egg Collection.** Collection of eggs would take place two times per week as current practice and therefore would result in no further movements as the existing egg lorry would just collect the eggs produced from the additional birds.
- **Delivery of Feed.** A lorry would deliver feed once per week instead of every fortnight. A 34% increase in numbers results in 1 delivery in 8 days from 1 in 10 days, or 53 per year from 40 per year.
- **Manure.** Manure will be removed from the unit twice per week and applied to the land at Gwynfaes and Clynmawr or stored in the two manure stores on farm. These buildings are existing buildings on farm which have two full sides, two full gable ends, with access doors as required for access and a roof. There will be additional movements involving the application of manure however these shall be confined to the farming unit at Gwynfaes and the neighbouring property as current practice. Manure will be spread a small number of times of the year and will be stored otherwise in the existing farm buildings/manure stores at Gwynfaes. Manure shall be spread between April and October as needed. Staff. The unit shall be run by the Reah family and existing staff on farm resulting in no additional movements as all members reside at Gwynfaes, and staff are already attending the farm on a daily basis. The Unit will provide full time labour on farm for all members of the family and the local community.

4.14 STANDARDS

All eggs produced at Gwynfaes 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.

4.15 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 assist natural ventilation during periods of hot weather.
- Manure will be used on the land at Gwynfaes reducing the need to import fertiliser onto the farm. Manure will also be applied to the land at Clynmawr. Manure will be stored in a covered manure store proposed as part of the application. These buildings are existing buildings on farm which have two full sides, two full gable ends, with access doors as required for access and a roof.
- 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.
- There is a borehole at Gwynfaes utilising natural water supplies rather than taking from the mains resource.
- No protected species would be affected as a result of the proposals as there are no ponds within the vicinity of the building.

4.16 FLOODING

The site proposed for development is outside Natural Resources Wales Indicative Floodplain. There shall be no impact on the proposed development as a result of flooding.

5 THE POULTRY BUILDING

5.1 NATIONAL POLICY CONTEXT

5.1.1 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.”

5.1.2 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.”

5.1.3 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 AS, S and ME Reah.

5.2 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 to apply for full planning for the erection of an 8,000 bird extension at Gwynfaes, Rhandirmwyn.

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 proposed Poultry Unit at Gwynfaes is positioned as close as is possible to the existing, extensive range of large modern farm buildings, traditional buildings and the farmhouse itself together.

The buildings will benefit from natural ventilation through the pop holes in the building which shall be open throughout the day plus side vents. The only time mechanical ventilation will be used will be during periods of extreme hot weather, this is for the welfare of the birds.

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

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

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 land is designated severely disadvantaged and not the best quality of grade of agricultural land.

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 and has been grouped with existing buildings. The building has been designed to be Juniper Green to assist with the integration of the development into the landscape.

Roadways are already in place on the site and the development proposes to utilise the existing farm entrance and internal roads leading to the poultry units already on farm.

The Poultry Unit will not fall under the Integrated Pollution and Prevention Control Regulations (IPPC). 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 track running to 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 at Gwynfaes. The farmhouse is positioned in close proximity to the poultry unit and therefore security is available on site throughout the day and night, staff are always on hand 24 hours per day to ensure the welfare of the livestock.

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 perating 24 hours per day.. Mechanical ventilation will only be used to assist natural ventilation during periods of hot weather.
- Manure will be used on the land at Gwynfaes reducing the need to import fertiliser onto the farm and housed in a covered manure store. These buildings are existing buildings on farm which have two full sides, two full gable ends, with access doors as required for access and a roof.
- 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 existing range of farm buildings on site and other agricultural buildings within Carmarthenshire as can be seen by the plans submitted.

The poultry unit proposed is identical to other permitted sites within the County with replica sizes of both length and width, and height to both the ridge and eaves

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 at Gwynfaes 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. AS, S and ME Reah is 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.

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 adjacent to the existing range of large, 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. All partners within the farming business reside in the farmhouse in close proximity to the proposed unit. The family residing alongside the unit increases security which is vital to the unit.

6 CONCLUSION

The farm business AS, S & ME Reah is proposing to erect an extension to the existing poultry unit on farm to provide further accommodation for an additional 8,000 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.

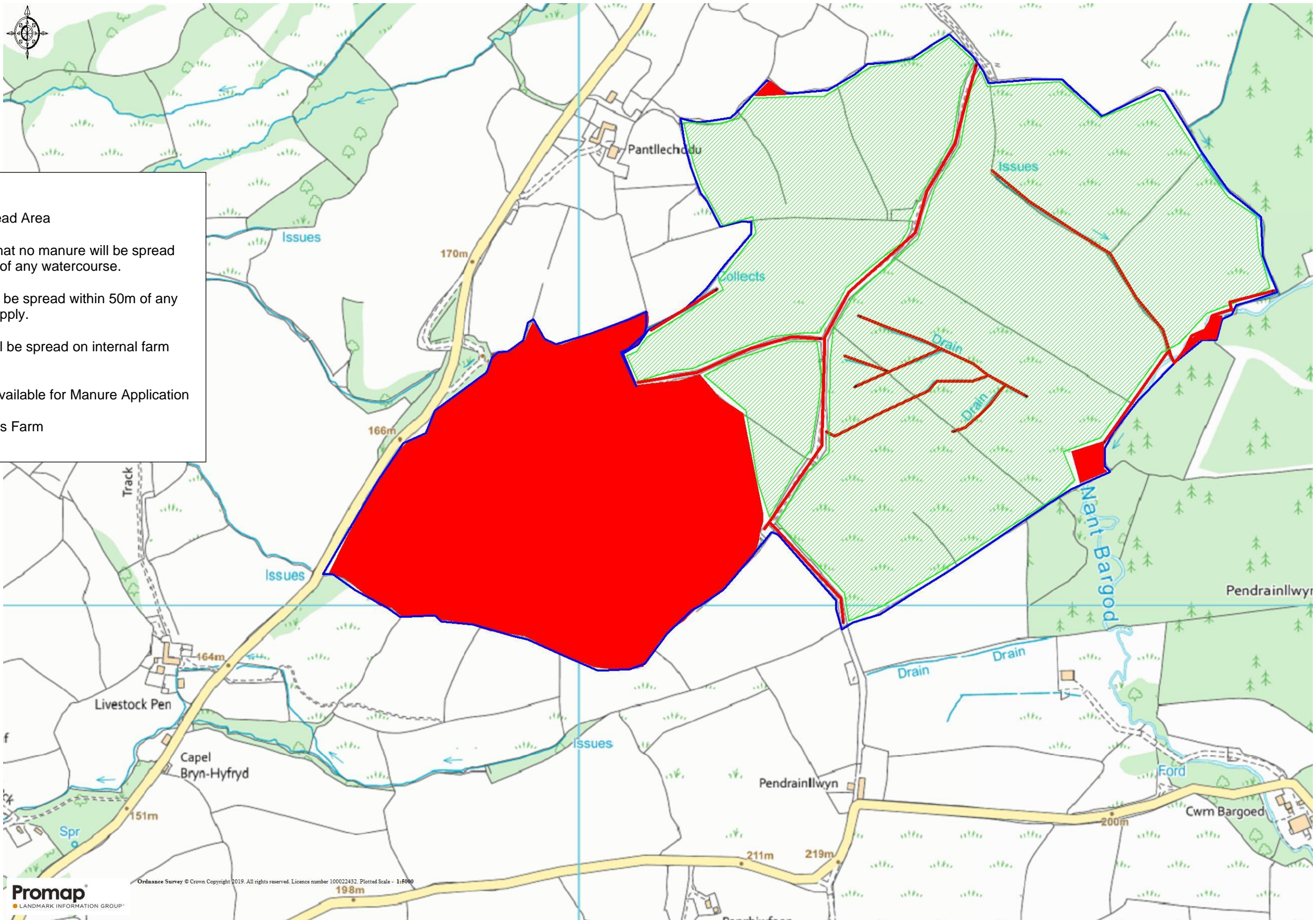
The application site lies in close proximity to the existing farm unit at Gwynfaes, adjacent to the first poultry unit on farm and behind the existing farm buildings and farmhouse.

The unit shall have no detrimental impact on surrounding residential properties because of the intervening topography and landscape features.

The development will not have a detrimental impact on local habitats and the biodiversity of the site. The provision of the tree plantation and retention of existing hedgerows, the measure shall be beneficial to the farm, as the habitat interest on farm is currently low as a result of the intensive agricultural nature of the unit.

The proposals will result in minimal increases to highway movements related to the farming unit.

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



KEY

Red = Non Spread Area

It is confirmed that no manure will be spread within 10 metre of any watercourse.

No Manure is to be spread within 50m of any private water supply.

No Manure shall be spread on internal farm tracks.

Green = Land available for Manure Application

Blue = Gwynfaes Farm



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JOB:	Proposed 8,000 Bird Poultry Extension
CLIENT:	AS, S and ME Reah
TITLE:	Manure Management Maps
LOCATION:	Gwynfaes, Rhandirmwyn, Llandovery
SCALE:	Identification Purposes Only
DATE:	Aug-19
DRAWING NO:	MMP
DRAWN BY:	GEL