



DESIGN & ACCESS STATEMENT



DEVELOPMENT:	Erection of an extension to a free range egg production unit including silos and associated works
LOCATION:	Pertherin Pontdolgoch Caersws Powys SY17 5NJ
CLIENT:	Gwynne Hughes & Son

Roger Parry & Partners LLP
The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU
Tel: 01691655334 Fax: 01691 657798
Email: richard@rogerparry.net

Also at: 11 Severn Street, Welshpool, Powys, SY21 7AG
Tel: 01938 554499 Fax: 01938 554462
email: welshpool@rogerparry.net

Also at: Hogstow Hall, Minsterley, Shrewsbury, SY5 0HZ
Tel: 01743 791336 Fax: 01743 792770
email: mail@rogerparry.net

August 2019

Table of Contents

1. Background
2. Proposal
3. Site
4. Landscaping
5. Building Design
6. Free range laying hens
7. Scratching areas, paddocks. Perimeter fencing
8. Vehicle Movements
9. Vehicle Routing
10. Drainage
11. Manure Storage & Disposal
12. Neighbourhood Notification Requirements
13. Cleaning Out
14. Emissions
15. Noise / Odour Management
16. Quality Standards
17. Dead Bird Management & Pest Control
18. Policy Context
19. Access Statement
20. Energy Conversation Statement
21. Conclusion

Appendix



The Estates Office
20 Salop Road,
Oswestry
Shropshire
SY11 2NU

Phone 01938 655344

richard@rogerparry.net
www.rogerparry.net

*Offices also at Minsterley &
Welshpool*

1. Background

Pertherin is a dairy and poultry farm extending to in excess of 200 acres of owner occupied land. Pertherin is located within the rural settlement of Pontdolgoch and approximately 2 miles from the market town of Caersws.

Pertherin has a large range of modern steel portal framed farm buildings, including silage clamps and muck stores, which are used for animal housing, fodder storage and general farm storage. The farm sits approximately 142 above sea level with Afon Carno located approximately 50m.

The farm business is run by Gwynee Hughes & Son, who run a successful agricultural dairy and poultry business. The farm business is proposing to diversify further into free range egg production, this enterprise has been researched fully and they are confident that the business can be a success and supplement the current marginal farm profits

Please see below Photographs of the site



2. Proposal

The proposal is for an extension to a free range poultry building to provide an additional 48,000 free range bird egg laying production unit. The new buildings will be located to the north and east of the existing free range egg unit on land currently used for grazing. The buildings will be approximately 128.32m x 19.50m wide and 68m x 20m wide, which will house 48,000 birds. The eggs would be conveyed into the control



The Estates Office
20 Salop Road,
Oswestry
Shropshire
SY11 2NU

Phone 01938 655344

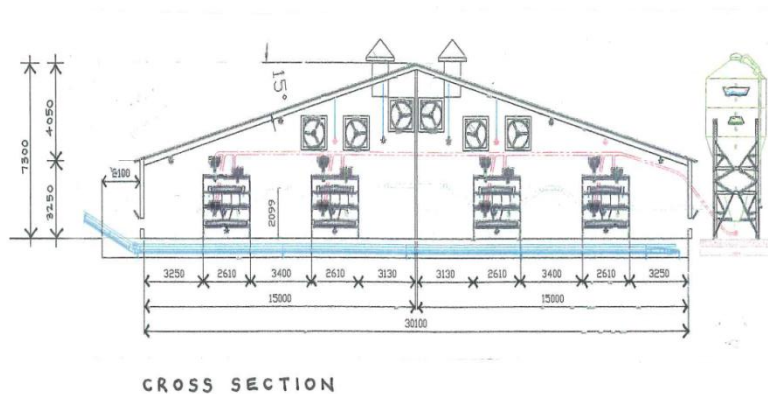
richard@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

room area where they would be packed and stored. The birds will have direct access to dedicated pasture which will be electric fenced to keep out predators. The birds are brought in as young laying stock and remain in the egg production unit for some 14 months. After this time the flock is removed and the whole building fully cleaned down internally and the new flock introduced to restart the egg production cycle.



The building proposed operates a multi tier system which allows a smaller shed as opposed to a flat deck system by having two tier perching decks for the laying hens within the building. These perching areas are floored with plastic slats which allow manure to drop through the flooring system. The manure from each of the tiers then falls onto an internal conveyor belt.



The conveyor belt system is operated every 5 – 7 with the manure going directly into a parked trailer outside the building. After 14 months the flock is removed and the whole building fully cleaned down internally and a new flock introduced to restart the egg production cycle.

Feed for the birds is stored in six external dark blue grey coloured, or a similar dark colour to be agreed with the local planning authority, steel hoppers and conveyed automatically to the building. The external steel hoppers will be located adjacent to the buildings.



The Estates Office
20 Salop Road,
Oswestry
Shropshire
SY11 2NU

Phone 01938 655344

richard@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

The buildings have a proposed roof pitch of 15° and an eaves height of 3.10m. The building is of a low profile which helps to minimize its visual impact. The proposed buildings would utilise 12 ridge mounted high velocity mechanical fans which thermostatically control the buildings. The building roof and sides will be clad with steel box profile sheeting coloured slate blue (or a colour to approved by the LPA) set above a low concrete base wall. The side elevations of the buildings will have sheeted steel profile sides with concrete walls with pop holes for the birds to egress from the building.

3. Site

The site is situated within the main farmstead at Pertherin, the site is located approximately 1km off the council maintained road. Please see appendix 1 for location plan.

The location of the buildings have been carefully considered, as near as possible to the existing farm buildings, and within the current farmstead. The site is located in close proximity to the farmyard with the benefit of land rising gradually to the west, forming a natural screen.

The high pressure gas main through the site is a key constraint for any development on site. Landscape and minimising visual impact is also a key constraint. The site is located within the Glasgoed Historic Landscape Character Area an area recognised for its historic landscape character. The site description is a "hilly spur with steeply sloping sides between the valley of the river Garno to the east and the valley of the Trannon and Cerist to the south, between a height of 150-290 metres. Fieldscapes are predominantly composed of small irregular fields with some larger irregular fields, which probably represent a process of piecemeal clearance and enclosure probably from medieval times and earlier".

There are no public footpaths affecting the proposed site.

The feed hoppers would be located adjacent to the buildings.

The buildings will be approximately 128.32m x 19.50m wide and 68m x 20m wide, which will house 48,000 birds. The buildings have a proposed roof pitch of 15° and an eaves height of 3.10m

4. Landscaping

The site is located within close proximity to the farmyard, with the benefit of land rising gradually to the west and agricultural buildings located to the north.



The Estates Office
20 Salop Road,
Oswestry
Shropshire
SY11 2NU

Phone 01938 655344

richard@rogerparry.net
www.rogerparry.net

Offices also at Minsterley & Welshpool

The building is located in an exceptionally well screened location with existing mature tree belts and natural topography hiding the building from virtually all vantage points.

There are no public footpaths within the immediate locality of the development site.

5. Building Design

The building is located in a screened location, within the existing farmstead, with existing mature tree belts hiding the building from virtually all vantage points with additional landscaping proposed where required. The design will be low profile and the materials of the roof and sides will be clad with steel box profile sheeting coloured slate blue (or a colour to approved by the LPA) set above a low concrete base wall.

6. Free range laying hens



The birds have a laying cycle of 56 – 58 weeks. The birds are farmed to a free range system. The system utilizes a series of perches and feeders at different levels. The maximum stocking density is 9 birds per square metre and there must be at least 250cm squared of litter area/bird. Perches for the birds must be installed to allow 15 cm of perch per hen. There must be at least 10cm of feeder/bird and at least one drinker/10 birds.

There must be one nest for every 7 birds or 1 square metre of nest space for every 120 birds. Water and feeding troughs are raised so that the food is not scattered. The birds must have continuous daytime access to open runs which are mainly covered with vegetation and with a maximum stocking density of 2,500 birds per hectare. Within the system the birds must be inspected at least once a day. At the end of each laying period the respective houses are completely cleared and disinfected.



The Estates Office
20 Salop Road,
Oswestry
Shropshire
SY11 2NU

Phone 01938 655344

richard@rogerparry.net
www.rogerparry.net

Offices also at Minsterley & Welshpool

7. Scratching Areas, Paddocks and Perimeter Fencing

In free range laying systems, good pasture management is essential if the ground is to remain in good condition and the problems of poaching and the build-up of parasitic intestinal worms and coccidian oocysts are to be avoided. The land surrounding the laying house will be divided into a series of paddocks which the birds are allowed to use for periods of up to 6 - 8 weeks each.



The length of time that the birds are allowed to use individual paddocks will vary depending on soil type, drainage, grass cover and weather conditions. The area immediately outside the poultry house tends to suffer the greatest amount of damage, so we propose that the ground adjacent to the pop holes should be covered with stones/pebbles. As well as providing health and welfare benefits the birds' feet will be cleaned as they enter the building providing cleaner eggs. Free range layers are attractive to predators.

Foxes are the most frequent cause of problems and can cause damage and often kill or maim large numbers of birds – far more than they are able to consume. We propose to use a 1.2 m semi permanent electric fence with netting which will be exactly the same as the one used on site shown to the left.

8. Vehicle Movements

The proposed extension will once in use need bulk food delivered to the farm by six or eight wheeler HGVs, the usual sized vehicle for agricultural use in this rural area. The feed will be delivered 3 times a month and stored in the silos on site. Also, Gwynne Hughes & Son have a provisional contract with a company to supply the free-range eggs, which will collect the eggs in a 7.5 tonne lorry three times a week. However the feed deliveries will take place at the same time as those for the existing free range egg unit and therefore movements will not increase.

With regard to potential sustainable modes of transport, there are no public services, including bus services, passing near to the application site.



The Estates Office
20 Salop Road,
Oswestry
Shropshire
SY11 2NU

Phone 01938 655344

richard@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

The main labour force to be used in conjunction with the proposed development will be the existing farm workers who already live and work at Pertherin and therefore have no need to leave the holding to access the proposed development.

9. Vehicle Routing

The proposed egg enterprise unit would be accessed from the A470 with a left turn into the farm immediately on entering the rural settlement of Pontdolgoch, then approach the site from the private drive.

10. Drainage

Clean surface water from the roof of the building will be collected in an underground storage tank and used for washing down purposes. Surplus clean water from the roof will be run by pipe, to existing watercourses.

Construction of the floor will incorporate a damp proof membrane preventing any dirty water percolating into the ground below the building. A slump in the floor will drain to a further below ground sealed tank, which will allow collection of any dirty water primarily arising from the washing down process at the end of the production cycle. This dirty water will then be spread by vacuum tanker over the farms 200 acres (or thereabouts) of grassland and arable land as per the farm manure management plan.

We propose that the majority of the surface water is to be stored within a 2000 gallon underground holding tank, the water from which will be used for washing down purposes on a regular basis with surplus clean water being discharged direct to the Afon Carno through existing drainage systems and into an existing field gutter, the aim is that the continuation flow will be controlled not to exceed the existing Greenfield run off rate.

11. Manure Storage & Disposal

The manure will be removed via conveyors every 5 -7 days set below the nesting and perching areas. Due to the manure being moved every 5 - 7 days there will be minimal manure stored within the building which will result in reduced pest activity especially flies. Manure produced will be a relatively dry product of a friable nature which can be readily dumped for storage, however all of the muck will be taken off the farm and utilised on family owned farmland. Dependant on the time of year the manure is removed from the building; it would be spread directly on the arable ground in accordance with good agricultural practice for soil and water and in accordance with



The Estates Office
20 Salop Road,
Oswestry
Shropshire
SY11 2NU

Phone 01938 655344

richard@rogerparry.net
www.rogerparry.net

Offices also at Minsterley & Welshpool

the control of pollution, slurry and agricultural fuel regulations in line with the farm's manure management plan.

The manure management plan identifies the land which the manure will be spread, this is grassland and arable land and manure spread at correct rates will be a useful asset for the business. The disposal areas mostly lie well away from other residential properties.

Please see manure management plan for detailed information.

12. Neighbourhood Notification Requirements

Verbal confirmation is given to any neighbouring properties within 200m of the fields utilised for manure spreading in advance of the date of cleaning out or spreading.

13. Cleaning Out

The building proposed operates a multi tier system having two tiers perching decks for the laying hens within the building, These perching areas are floored with plastic slats which allow manure to drop through the flooring system. The manure from each of the tiers then falls onto an internal conveyor belt. The conveyor belt system is operated every 5 – 7 days and goes directly into a parked trailer outside the building. The manure will be removed from the site using a sheeted tractor and trailer.

14. Emissions

The building design incorporates the use of mechanical ventilator extractor fans, 12 mechanical extractor fans will thermostatically control the building. Therefore they tend to operate more frequently during hot weather. Efficient design of ventilation fans has minimised the number needed for this building. Fans will be maintained and inspected in accordance with the manufacturers or suppliers instructions, this will minimise mechanical noise from the unit and also dust escape. Automated feeding by internal conveyor with augers direct from the sealed external feed hoppers will minimise dust creation. The insulated construction of the walls and roof also reduce sound transmission.

Please see the ammonia screening document for detailed analysis of the Ammonia and Nitrogen Deposition from the proposal.



The Estates Office
20 Salop Road,
Oswestry
Shropshire
SY11 2NU

Phone 01938 655344

richard@rogerparry.net
www.rogerparry.net

Offices also at Minsterley & Welshpool

15. Noise / Odour Management

The proposed buildings would utilise 12 ridge mounted high velocity mechanical fans which thermostatically control the building. Therefore they tend to operate more frequently during hot weather. The industry standard noise level for six fans operating at 100m from the nearest property would be in the region of 40 dB(a), In rural areas, background levels may be between 38 - 42 dB adjacent to an existing farm this figure is likely to be towards 42 dB figure if not in excess of this, we therefore feel that any increase in the noise levels at any neighbouring properties would be negligible as the closest property is approximately 340m away.

The design of the unit incorporates a slatted floor and conveyor belt mechanism for waste removal. The waste is removed every 5 - 7 days, so there will be minimal manure stored within the building which will result in reduced pest activity especially flies. Manure produced will be a relatively dry product of a friable nature which can be readily dumped for storage either on external ground or within covered storage. The potential build up of manure is mitigated by the free range hen's freedom to access the adjoining fields. The surrounding paddocks are rotated and only occupied by birds for a short period of time.

16. Quality Standards

The eggs are produced and the chickens are managed to comply with the stringent conditions that are imposed by the RSPCA Freedom Food specification, which sets out the standards of welfare at all stages of the chickens life.

The unit will produce in line with Defra 'Code of Good Agricultural Practice' for the protection of water. This can then be spread onto the farm land both grassland and arable land in accordance with the Control of Pollution of Slurry and Agricultural Fuel Regulations and the farms manure management plan.

Again guidance is found within Defra 'Code of Good Agricultural Practice' for the prevention of water Appendix III, which provides information on the land area required for spreading manure, which is 2.6 ha per 1000 laying hens. The majority of the manure will be spread on the remaining land on the farm especially the arable fields.

17. Dead Bird Management & Pest Control

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

-  Reduces the risk of disease spread back to the flock and






The Estates Office
20 Salop Road,
Oswestry
Shropshire
SY11 2NU

Phone 01938 655344

richard@rogerparry.net
www.rogerparry.net

Offices also at Minsterley & Welshpool

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

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

18. Policy Context

Powys Local Development Plan 2011 - 2026

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

19. Access Statement

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

Access by Disabled Persons

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

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

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



The Estates Office
20 Salop Road,
Oswestry
Shropshire
SY11 2NU

Phone 01938 655344

richard@rogerparry.net
www.rogerparry.net

Offices also at Minsterley & Welshpool

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

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

1. The car parking area will be located near to the principal entrance and is at the same level as the principal entrance.
2. Access from the car parking area to the principal entrance is by way hard landscaping, which is suitable for a disabled wheel chair.
3. The principal entrance is at a level threshold.
4. Easy access is obtained around the circumference of the building by way of hard landscaping.
5. All construction work to comply (where relevant) to Part M of the Building Regulations Act 2000, and also subsequent amendments.
6. All doors to be of disabled criteria.
7. All external doors to be 930mm minimum width.
8. All sockets and light switches to be in compliance with Part M with regard to the height from floor level.
9. All washing facilities are located on the same level (ground level).

The car parking facilities and access ways to and from the poultry building will be flat and even and unobstructed allowing the building to be accessed by all people including disabled people or people with impairments.

Detail how features, which ensure people's access to the development, will be maintained

The car parking facilities and access ways to and from the building will be maintained in such a way as to allow all people access to the building

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

20. Community Safety

Site Security



The Estates Office
20 Salop Road,
Oswestry
Shropshire
SY11 2NU

Phone 01938 655344

richard@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

Site security is critical throughout day and night to prevent the theft of equipment and livestock, which may injure or adversely affect the welfare of animals. This is critical in this case given the secluded location and its proximity to the public highway.

21. Environmental Design Statement

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

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

The strategic aims supporting sustainable development in the LDP are as follows:-

- To promote energy conservation and efficiency
- To encourage appropriate energy generation from renewable energy sources
- To strengthen design standards and promote good design across the County.

Normally, because this building is over 1000m² the development would need to meet BREEAM 'Very Good' standard and achieve the mandatory credits for 'Excellent' under Ene 1 – reduction of CO₂ Emissions.

The proposed use is for a free range poultry unit, the building is very a specialist agricultural building and is designed to meet the substantial welfare needs of the chickens we feel that given the nature of the use of the building this won't be applicable.

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

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



The Estates Office
20 Salop Road,
Oswestry
Shropshire
SY11 2NU

Phone 01938 655344

richard@rogerparry.net
www.rogerparry.net

Offices also at Minsterley & Welshpool

The building will be insulated (roof, walls and floors) according to the most recent building regulation standards in order to reduce heat loss in winter and excess solar gains in summer.

Wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development. The scheme will avoid the use of tropical hardwood and look for timber which is certified as coming from sustainable sources. The materials used in this development to include the steel, box profile sheeting and fibre cement roof sheets, will come from a local source, using local steel fabricators and all from sources that can be renewed without harm to the environment.

It is intended that the building will include for a high efficiency condensing boiler (more than 90% efficient) which will reduce CO² emissions and also reduce energy consumption

The site is serviced by private water & mains electricity.

Surface water drainage will discharge into soak-away system.

Sustainable Urban Drainage Solutions (SUDS) will also be used within the development, by incorporating permeable materials for parking and other hard surfaced areas within the curtilage of the dwelling and soakaways would be used for surface water drainage.

The use of rainwater harvesting will be investigated as part of the accommodation within the roof space.

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

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

Other complimentary measures:-

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



The Estates Office
20 Salop Road,
Oswestry
Shropshire
SY11 2NU

Phone 01938 655344

richard@rogerparry.net
www.rogerparry.net

*Offices also at Minsterley &
Welshpool*

We also aim to:-

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

We have also considered waste management control during the construction phase, and as far as possible all waste will be utilised on site, including all the topsoil excavated from the building site which will be used to form the bund on the northern side of the building where a landscaping scheme is planned.

22. Physical Context of the Development

The location of the buildings have been carefully considered, as near as possible to the existing farm buildings, and within the current farmstead. The site is located on the farmyard with the benefit of land rising gradually to the west, forming a natural screen and to the east and south is the established farmyard.

The proposed buildings would be located on the owner-occupied land approximately 50 metres south of the existing farmstead. This would allow a trained stockperson living at Pertherin to be within sight and sound of the proposed free range production unit, and which therefore facilitate animal welfare and site security.

The proposed site is surrounded by agricultural land; agricultural land to the north, south, east and west of the site is within the control of the Applicant.

23. Social Context of the Development

The proposal is for an extension to a free range poultry building to provide an additional 48,000 free range bird egg laying production unit. The new building will be located to the south of the current farmyard on land currently used as permanent pasture. The buildings will be approximately 128.32m x 19.50m wide and 68m x 20m, which will house 48,000 birds.

24. Economic Context of the Development

The farm business is run by a farm partnership, Gwynne Hughes & Son which consists of Mr & Mrs Roger Hughes, and their son and daughter in law Mr & Mrs William Hughes together with some part time staff.

The proposed diversification at Pertherin is to ensure that there is a viable farming business operating in order to support another member of the family.



The Estates Office
20 Salop Road,
Oswestry
Shropshire
SY11 2NU

Phone 01938 655344

richard@rogerparry.net
www.rogerparry.net

Offices also at Minsterley & Welshpool









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

Poultry egg laying is becoming an important element in the Powys Agricultural economy.

Planning Policy Wales is supportive of diversification of agricultural enterprises.

The current market dictates that agriculture must adapt to meet consumer demands, the applicant has chosen to diversify to respond to the demand for free range eggs.

25. Conclusion

-  The proposal is an economic development that is supported by both local and national policy; it amounts to sustainable development that will improve the agricultural business located on site.
-  The building is sited within a natural hollow of the landscape and does not affect long distance views from amenity areas therefore minimising the impact of the building on the landscape, in addition to this there is a proposed landscaping planting scheme.
-  The building is intelligently and sympathetically designed and strikes a balance between practical and economic efficiency and minimal landscape impact.
-  Adequate provision is made for the disposal of foul and surface water drainage and animal wastes without risk to watercourses through a sustainable drainage technique.
-  Adequate provision is made for access and movement of machinery to avert the perpetuation, intensification or creation of traffic hazard.
-  The proposal is of an appropriate location, scale and type so as not to be detrimental to the amenities of any nearby existing residential properties.
-  Please be aware that this is a free range poultry unit and not an intensive livestock unit (battery unit).
-  This proposal has significant merit, fits within the policies of the development plan and national planning guidance, and it is respectfully requested that the submitted planning application be approved.



The Estates Office
20 Salop Road,
Oswestry
Shropshire
SY11 2NU

Phone 01938 655344

richard@rogerparry.net
www.rogerparry.net

*Offices also at Minsterley &
Welshpool*