
Design & Access Statement

Erection of a poultry pullet rearing unit to replace 2 existing egg laying units and associated works at Tanat Valley Poultry unit, Llanrhaeadr Ym Mochnant

Prepared for G & G Jones



land & property
professionals

Roger Parry & Partners LLP
www.rogerparry.net
welshpool@rogerparry.net
Tel: 01938 554499

G & G Jones

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July 2018

Site address

Tanat Valley Poultry site
Llanrhaeadr Ym Mochnant
Nr Oswestry
Powys
SY10 0AA

Planning Authority

Powys County Council
Neuadd Maldwyn
Severn Road
Welshpool
SY21 7AS

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Roger Parry & Partners LLP

1 Berriew Street
Welshpool
Powys
SY21 7SQ
Tel: 01938 554499

welshpool@rogerparry.net
www.rogerparry.net

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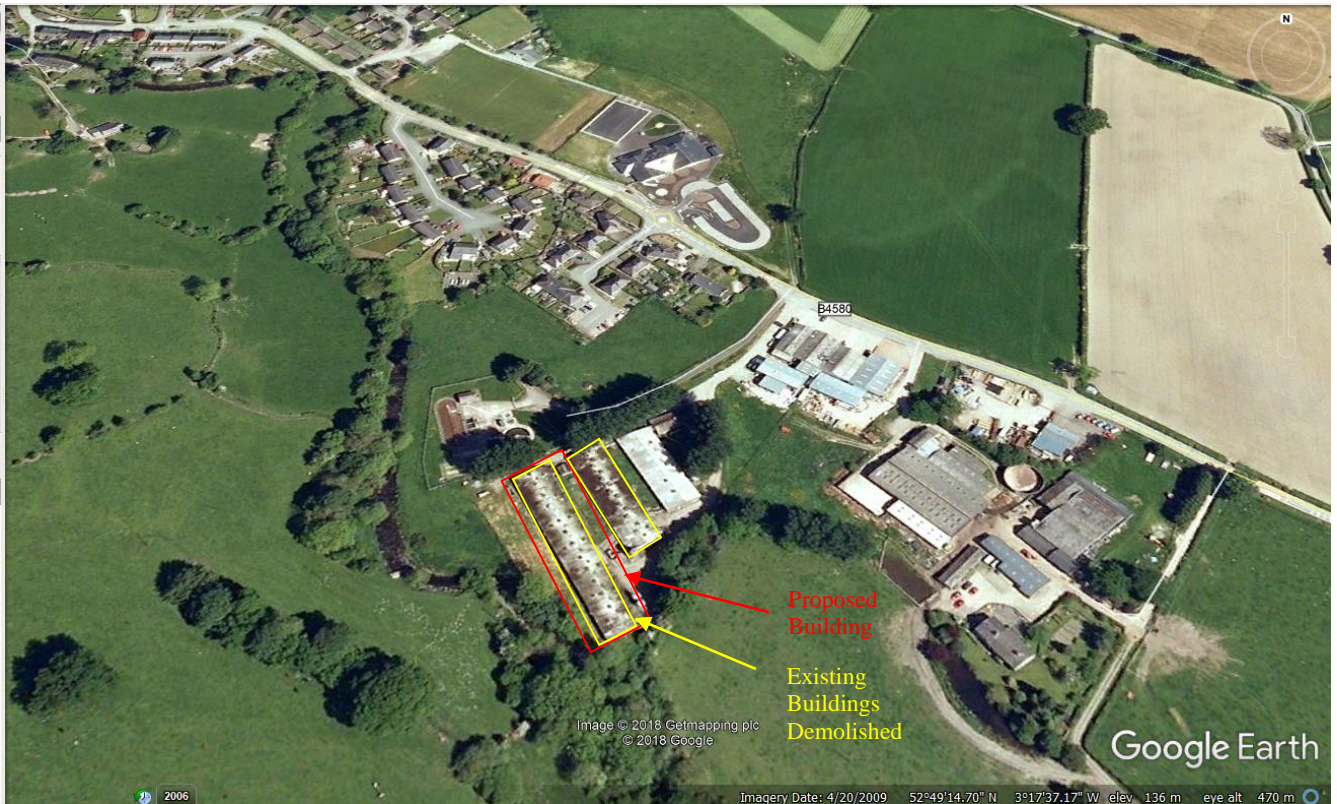
1. INTRODUCTION

- 1.1. This Design and Access Statement considers the planning issues associated with a planning application for the erection of a poultry pullet rearing unit to replace 2no. existing egg laying units at Tanat Valley Poultry site in Llanrhaeadr Ym Mochnant.
- 1.2. The Tanat Valley Poultry Site has two existing poultry units, of which are currently un-operational. Only a few years back the site had a permit for 59,000 egg laying caged birds. Since then the buildings have been relatively disused, but over a year ago the site was bought by G & G Jones a working farm business based in Penybontfawr.
- 1.3. The site and buildings have had no alternative uses, and the applicants did explore renovating and repairing the existing two units to accommodate poultry. These works would not require planning permission given its historic use and could take place within one month.
- 1.4. However, the applicants were keen to meet high welfare standards, be as environmentally friendly as possible and create a more aesthetically pleasing site to benefit everybody. This means, that the best option was to demolish the current 2 buildings on site and build a new unit on the existing concrete yard to replace both of the existing buildings.
- 1.5. In light of the above considerations, the business has decided to apply for planning permission for a pullet rearing unit on the farmstead, in order to enable the farm business to continue its growth now and in the future.

2. THE APPLICATION SITE

- 2.1 The application site for a poultry unit is one of the main considerations when determining its acceptability, and therefore careful consideration must be given to its siting at the outset.
- 2.2 The site is currently relatively disused with two poultry units on site. The two existing buildings equate to approximately 1995sqm floor area, with the proposed unit set to replace these two units being approximately 1800sqm. This will mean an overall reduction in built form on the site.
- 2.3 With some repair and renovation, the existing buildings on site within weeks could be operational again, accommodating poultry. However, the existing units are not the most environmentally friendly, aesthetically pleasing or modern, and therefore the positives of a new purpose-built shed is far more acceptable.

2.4 Aerial View



- 2.5 The location of the proposed building is on the existing footprint of 2 smaller poultry units. Limited groundworks will need to be undertaken, as the unit will be sited on the existing hard surface of the site.
- 2.6 Due to the existing buildings and layout of the site, a new poultry unit will improve the visual appearance of the site and therefore not cause any landscape, visual or amenity impact.
- 2.7 The poultry unit will be accessed through the same access as the existing units and land. The previous use as an egg laying unit, had a number of movements, which involved 2-3 egg lorries a week collecting eggs. The proposed pullet rearing unit would only accommodate 2 feed movements a month and then 2 collection and delivery of birds each year, and therefore the movements are negligible in comparison.
- 2.8 The proposal also shows sufficient turning area for lorries and vehicles at the rear of the site, to ensure vehicles can leave in a forward gear.

3. PROPOSAL

- 3.1 The proposal is for a new pullet rearing building to provide a 37,000-bird unit within one building. The new building will be accessed by the existing access. The birds are brought in and remain in the unit for some 14-16 weeks. After this time, the flock is removed and the whole building fully cleaned down internally and a new flock introduced to the pullet rearing cycle.
- 3.2 This section seeks to explain and justify the design and access principle and concepts on which the development proposed is based and how these are reflected in the individual aspects of the scheme.

The Amount of Development

- 3.3 The scheme proposes a single building with feed hoppers on a concrete apron. The proposed building will be approximately 82m long by 22m wide, 3m to eaves. The building will have a floor area of approximately 1800m² which will house approximately 37,000 hens.

Layout of Development

- 3.4 The development layout is shown in the submitted site plan. It is laid out the same as the existing buildings, with the gable end facing the village of Llanrhaeadr Ym Mochnant. This reduces the visibility of the building, with the sewage treatment works, the foundry and the river acting as barriers from different vantage points.
- 3.5 The proposed building is sited on a flat site, minimising the amount of groundworks required.

Scale of Development

- 3.6 A single building is proposed, which will house approximately 37,000 birds along with a control room to control the heating, ventilation and feeding systems. The building will be approximately 82m long by 22m wide and 3m to eaves. The building will have a floor area of approximately 1800m² which will house 37,000 hens.

Appearance of the Development

- 3.7 The building is of a low-lying nature which helps to minimise its visual impact similar to the existing buildings on site. The proposed building would utilise ridge mounted low velocity mechanical fans which thermostatically control the building as per the existing

buildings. The building roof and sides will be clad with box profile sheeting in a Juniper green colour (or a colour to be approved by the LPA) set above a low concrete base wall. Feed for the birds is stored in two external dark/blue grey coloured, or a similar dark colour to be agreed with the local planning authority, on steel hoppers and conveyed automatically to the building. The external steel hoppers will be located directly adjacent and to the rear of the building.

- 3.8 Adjoining the building they will be a concrete apron on all sides to allow for access to each side of the building for maintenance and cleaning out.

Vehicular Access

- 3.9 The access to the building will be via the existing site access.
- 3.10 Vehicle movements associated with a pullet rearing unit, is comparatively low in comparison to other poultry enterprise or even beef farming. The only deliveries directly associated with the enterprise will be the initial chick delivery, 2 feed deliveries a month and then the removal of the birds at the end of each cycle.
- 3.11 The vehicle movements associated with the building is therefore negligible, when considering the movements associated with the traditional buildings and existing businesses.

Landscaping

- 3.12 The location of the building has been carefully considered. The existing landscaping and natural topography ensures the building will sit in the landscape well. This is further outlined in the proposed block plan, which is part of the submission. The existing buildings on site will be demolished, and a smaller floor area building will replace them both.

Drainage

- 3.13 Construction of the floor will incorporate a damp proof membrane preventing any dirty water percolating into the ground below the building. A stump in the floor will drain further below ground into a 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 a vacuum tanker over the applicant's grassland as per the farm manure management plan.

Manure Disposal

- 3.14 The nature of the operation of pullet rearing means that the manure of the building will be removed after each cycle, during the cleaning process. This will be done by loading the manure into covered trailers and then taken to the main farmstead in Penybontfawr where it will be spread or stored in a dry manure store.
- 3.15 Manure produced will be a relatively dry product of a friable nature which can be readily dumped for storage where weather conditions do not allow for spreading immediately. Dependant on the time of year the manure is removed from the building; it would be spread directly on the grassland in accordance with good agricultural practice for soil, water and air in accordance with the control of pollution, slurry and agricultural fuel regulations in line with the farm's manure management plan.

Dead birds

- 3.16 Dead birds will be carefully disposed with and collected by an approved contractor under the National Fallen Stock Disposal Scheme. Whilst awaiting collection they will be stored in a secure container.

Emissions

- 3.17 The building design incorporates the use of mechanical ventilator extractor fans; the mechanical extractor fans will thermostatically control building. 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 supplier's 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.

Noise

- 3.18 The proposed building design incorporates the use of mechanical ventilator extractor fans; the mechanical extractor fans will thermostatically control the building temperature. Therefore, they tend to operate more frequently during hot weather. The fans proposed will be identical to the existing fans on the poultry units
- 3.19 In light of the above, we feel the proposed building will not be detrimental in terms of noise to any residential properties close by as it will be like for like as existing.
- 3.20 The manure will be removed from the shed at the end of each cycle. Odour will be kept to a minimum within the poultry unit itself. Water from the nipple drinkers is also

controlled and is prevented from being spilt onto the manure, which would increase any associated odour issues.

- 3.21 It must be noted that odour is very rarely an issue in a modern poultry scheme, given that the buildings are now purpose built and the technology for natural ventilation mitigation and mechanical ventilation has improved unreservedly. The odour will be reduced with this proposal, in respect of a new purpose built shed, instead of utilising and renovating the existing out of date units.
- 3.22 It is imperative that there are no rodents on the site as this can impact the hens so the applicants will carefully monitor the situation and act upon it immediately should any appear. A local Pest Control agent will be employed should a problem occur. The birds are kept indoors, so predators such as foxes should not be a problem.

Dust

- 3.23 It is paramount that dust is kept to a minimum in the unit to protect the welfare of the birds and workers. All feed is stored within the silos outside the main building, to reduce dust particles. The open design of a poultry unit and associated ventilation systems limit significant dust build up. The automated feeding system, internal conveyor and the external feed bins will minimise any dust creation.

Fly control

- 3.24 Flies are not an issue on a well-managed and hygienically run poultry unit; due to the feeding habits of poultry any maggots that hatch in the bedding are soon eaten.
- 3.25 Fly problems at poorly managed poultry farms can occur in the following areas:

Feed Storage

- 3.26 Animal feed is attractive to flies as a breeding area. Problems mainly occur when feed is stored in unsuitable buildings or storage bins that do not function effectively. These breeding areas are designed out of the majority of poultry farms by installing modern feed storage systems to meet the requirement of the Food Hygiene Regulations and the assured chicken production scheme standards.

Field Manure Storage

- 3.27 Managing poultry manure in such a way that it becomes unattractive as a breeding site is an effective way to keep the fly population under control. All flies go through four life

stages; egg, larva, pupa, and adult. Eggs are deposited on the breeding media (frequently poultry manure) and larva (or maggots) hatch out in the moist or wet material where they remain until ready to pupate. Pupation may occur in a drier location than where the eggs hatch. Fresh poultry manure is approximately 60 to 80% moisture. If the moisture level can be reduced to approximately 30% flies will no longer find it an ideal site for laying eggs.

- 3.28 The storage of manure is one of the most important factors in preventing fly infestations. Manure that is produced, transported and delivered in a dry, fly free-state can in some cases become infested and cause problems. As good management practice, the applicant inspects existing poultry manure stores when delivered on a frequent basis to ensure that there is no fly activity. The following management principles for poultry manure storage to avoid fly nuisance will be followed:
- 3.29 Manure stores will be inspected frequently for signs of fly infestation and a record of the checks made will be kept for examination by the Local Authority.
- 3.30 At the first sign of fly activity on in field stores manure will be covered with suitable sheeting material; the sheeting raises the temperature inside the pile to a level which kills any flies or larvae.
- 3.31 Any manure covered in this way will remain covered for a minimum of ten days before it is used.
- 3.32 During the summer months from the beginning of May to the end of September manure will not be stored near to residential areas.

Private water supplies

- 3.33 No private water supply is within 250m of the site, as the properties within 250m are on mains water supply. As due diligence, on the exceptional circumstance that manure has to be spread on the applicant's land, no manure will be spread within 50m of any borehole, spring or water supply, and 10m of any watercourse, and in accordance with COGAP and SSAFO Regs (Wales).

Lighting

- 3.34 The poultry unit will not include any external or perimeter lighting, as the hens are situated inside all the time.

Quality Standards

- 3.35 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 chicken's life. Spot inspections from the associations are frequent.
- 3.36 Manure will be spread onto the farm land in accordance with the Control of Pollution of Slurry and Agricultural Fuel Regulations and the farms manure management plan. If the time of year is not appropriate for the spreading of the manure, the farm business has hard standing areas and existing buildings to store the manure until required. The Codes of Good Agricultural and Environmental Condition (GAEC) and Cross Compliance will be adhered to.

4. PLANNING POLICY

- 4.1 Planning Policy Wales (Edition 7) confirms that the planning system manages the development and use of land in the public interest, contributing towards achievement of sustainable development. Local Authorities are required to ensure that the economic benefits associated with a proposed development are understood and that these given equal consideration with social and environmental issues in the decision-making process.
- 4.2 Technical Advice Note 6 (TAN 6) – planning for Sustainable Rural Communities (July 2010) confirms that the planning system has a key role to play in supporting the delivery of sustainable rural communities. TAN6 also states in section 6 that “The Welsh Assembly Government’s objective is a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the environment, animal health and welfare, adapting to climate change and mitigating its impacts, while contributing to the vitality and prosperity of our rural communities. The planning system can play an important part in supporting the future sustainability of agriculture.”
- 4.3 The site is within Powys County Council and therefore the relevant local planning policies will be within the adopted Local Development Plan (LDP).
- 4.4 The relevant policies of the LDP are:

DM2 – The Natural Environment

DM4 – Landscape

DM13 – Design & Resources

DM14 – Air Quality Management

DM15 – Waste within Developments

E6 – Farm Diversification

Policy Analysis – DM2

- 4.5 Policy DM2 – The Natural Environment
Development proposals will be permitted where they do not unacceptably adversely affect important site designations, species and habitats.
- 4.6 The proposal is a good distance away from any nationally designated site, and therefore the proposal will have little impact on them. Documentation and assessments are provided within the submission to address NRW’s guidance on poultry units, and they are the statutory body to request any compensatory measures which might be required to ensure their proposal does not raise unacceptable adverse effects on the Environment.

- 4.7 The proposal meets the requirements of this policy as the development designed to fit in with the surrounding landscape and will have minimal impact on views into the site. The proposed building will replace existing poultry buildings and therefore the new building will not be seen out of context. The building has been designed to be sustainable as possible as discussed earlier in this report. Materials will be sourced locally where possible and material already onsite will be recycled. The application will have no impact on any environmental features and there are no trees or hedges on the site.

Policy Analysis – DM4

4.8 Policy DM4 – Landscape

Proposals for development outside settlements must not have an unacceptable adverse effect on the characteristics of Powys' landscape.

- 4.9 The proposed site is in some way a brownfield site, with existing poultry units. Therefore the replacement of these units in disrepair with a new building will improve the setting of the immediate area, and ensure the site does not become in such a state which creates safety and visual issues.

Policy Analysis – DM13

4.10 POLICY DM13 – Design and Resources

Proposals for development must demonstrate good quality design and have regards to the qualities and amenity of the area and resources and follow a set of general objectives.

- 4.11 The proposed poultry unit will be sited on a site which currently has 2 disused poultry units. In light of this, a modern unit of a smaller scale, more aesthetic will improve the whole site in terms of visual, amenity and landscape factors.
- 4.12 The proposal will include some landscaping to further minimise its appearance in the overall landscape, which will be suitably conditioned.
- 4.13 In terms of noise, dust, air pollution and odour, these have been addressed in section 3, of which no unacceptable impact should arise to any neighbouring property, especially given the existing traditional use of the site, and modern farming and build's have improved significantly to reduce these elements.

Policy Analysis – DM14

- 4.14 Natural Resources Wales has published guidance on how developers should consider the air quality impacts of livestock installations on sites of international or local designated sites. This has been thoroughly investigated and discussed with NRW through the pre-consultation process. We have undertaken detailed modelling, and it confirms that no exceedance of more than 1% will occur on national sites, and no exceedance on local wildlife sites and ancient woodlands.
- 4.15 The traditional use of the site would have had a significant ammonia and nitrogen contribution on sensitive sites, with the proposed use contribution considered insignificant, and therefore this new use is beneficial in terms of the environment.
- 4.16 In light of this assessment, no significant detrimental impact will occur in terms of air pollution due to this development.

Policy Analysis – DM15

- 4.17 Waste within this development has been fully explained in the previous sections of this statement. The manure management plan, maps and processes involved with manure from the shed, means no detrimental impact will occur in terms of waste.

Policy Analysis – E6

- 4.18 Farm diversification is a vital factor in the coming years, as traditional farming activities such as beef and sheep are getting less and less viable every year. Proposals for diversifying will be permitted whereby the use is appropriate in terms of location and setting and that the proposal lies immediately adjacent to existing farm buildings.
- 4.19 The use is considered acceptable, given the existing units that have been constructed in Powys over the last 15 years, there is no cumulative impact, as proven through detailed modelling and the building is proposed immediately on the site of existing poultry units.
- 4.20 In light of the above the diversification scheme is considered fully compliant with Policy E6.




5. ACCESS

- 5.1 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.
- 5.2 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 design of the application will have full consideration for ease of access for disabled pedestrian use.
- 5.3 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.
- 5.4 The proposal is therefore considered fully compliant with National and Local Planning Policies.

6. COMMUNITY SAFETY

- 6.1 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. The proposed scheme will be no different to any farm business and will run efficiently and not raise any adverse community safety issues.

7. ENVIRONMENTAL SUSTAINABILITY

- 7.1 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.
- 7.2 The strategic aims supporting sustainable development in National and local planning policy are as follows: -
 -  promote energy conservation and efficiency
 -  encourage appropriate energy generation from renewable energy sources
 -  Strengthen design standards and promote good design.
- 7.3 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.

- 7.4 The proposed use is a purpose-built poultry unit which is specifically designed for the welfare of birds. 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.
- 7.5 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 including the steel, box profile sheeting and fibre cement roof sheets, will be sourced locally. These locally sourced materials can be renewed without harm to the environment.
- 7.6 Rainwater harvesting will be considered in the construction.
- 7.7 The use of the poultry manure on the applicant's land will reduce the amount of fertiliser required to be imported by the farm.
- 7.8 The development of this land will contribute to the aim of sustainability through the productive use of the above-mentioned features.
- 7.9 The above points will ensure that the scheme is sustainable in terms of its building design and the supply and use of energy in accordance with National and local planning policy guidance.

8. FOOTPATH

- 8.1 We acknowledge there is a public footpath that runs alongside the current units and leaves the site to the North passed the sewage treatment works. The proposed building will replace the two units and will not come any closer to the footpath than the current sheds.
- 8.2 The self-contained nature of the unit ensures there will be no conflict of the use of the footpath and the unit, especially not an increase from the existing site.

9. FLOOD RISK

- 9.1 The current site is acknowledged to be within the designated flood zone (Zone C2). Technical Advice Note 15 advises that new development should be directed away from zone C and towards suitable land in zone A.

- 9.2 However, proposals for non-highly vulnerable developments can be permitted within zone C if determined by the LPA that it is justified in that location. The justification is clear that the proposal will replace 2 existing poultry units, and therefore not give rise to any additional flood risk than the current uses.
- 9.3 The land is previously developed and the demolition of existing buildings and replacement with a new building with less floor area, will indeed have less of a risk and decrease the consequences of flooding than the current use.
- 9.4 A limited Flood Consequence Assessment is submitted, to further explain the consideration of flooding in respect of this proposal.

10. MATERIAL CONSIDERATIONS

Economic Context

- 10.1 Welsh Government are always looking to diversify and improve rural economy. The applicant is preparing to diversify his farm enterprise to include free range poultry, which will inevitably create employment and produce local produce.
- 10.2 The farm business is proposing to diversify into pullet rearing 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.
- 10.3 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 Wales' agricultural economy. The current market dictates that agriculture must adapt to meet consumer demands, the applicant has therefore chosen to rear the hens ready for egg laying.
- 10.4 Planning policy Wales is supportive of diversification of agricultural enterprises.

Social context

- 10.5 The new building will be a new enterprise in the immediate locality. The applicant foresees him allowing school children and clubs to visit the site to learn more about the poultry enterprise.

Physical context

- 10.6 The new building will be located so it minimises the landscape and visual impact.

11. CONCLUSION

- 9.1 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.
- 9.2 The building is sited on previously developed land and replaces two existing poultry units. The building proposed is juniper green but the applicant is willing to discuss this further should the Local Planning Authority have another opinion.
- 9.3 The building is intelligently and sympathetically designed and strikes a balance between practical and economic efficiency and minimal landscape and environmental impact.
- 9.4 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.
- 9.5 Adequate provision is made for access and movement of machinery to avert the perpetuation, intensification or creation of traffic hazard.
- 9.6 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.
- 9.7 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.