



DESIGN & ACCESS STATEMENT

Full planning application for a poultry unit and all associated works at: Ty Nant, Talybont, Ceredigion, SY24 5DN

Prepared for E Evans & Co
June 2019

APPENDIX 19.0

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Applicant's Details

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Local Planning Authority

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

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E Evans & Co
Full planning application for a poultry
unit including silos and all associated
works

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The Planning Application Proposal

This planning application is submitted for the approval of the erection of a poultry unit at Ty Nant, Talybont, Ceredigion, SY24 5DN.

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

<u>DRAWING TITLE</u>	<u>SCALE</u>	<u>DRAWING NO.</u>
Location Plan	1:1250	RB-MZ415-01












The Site

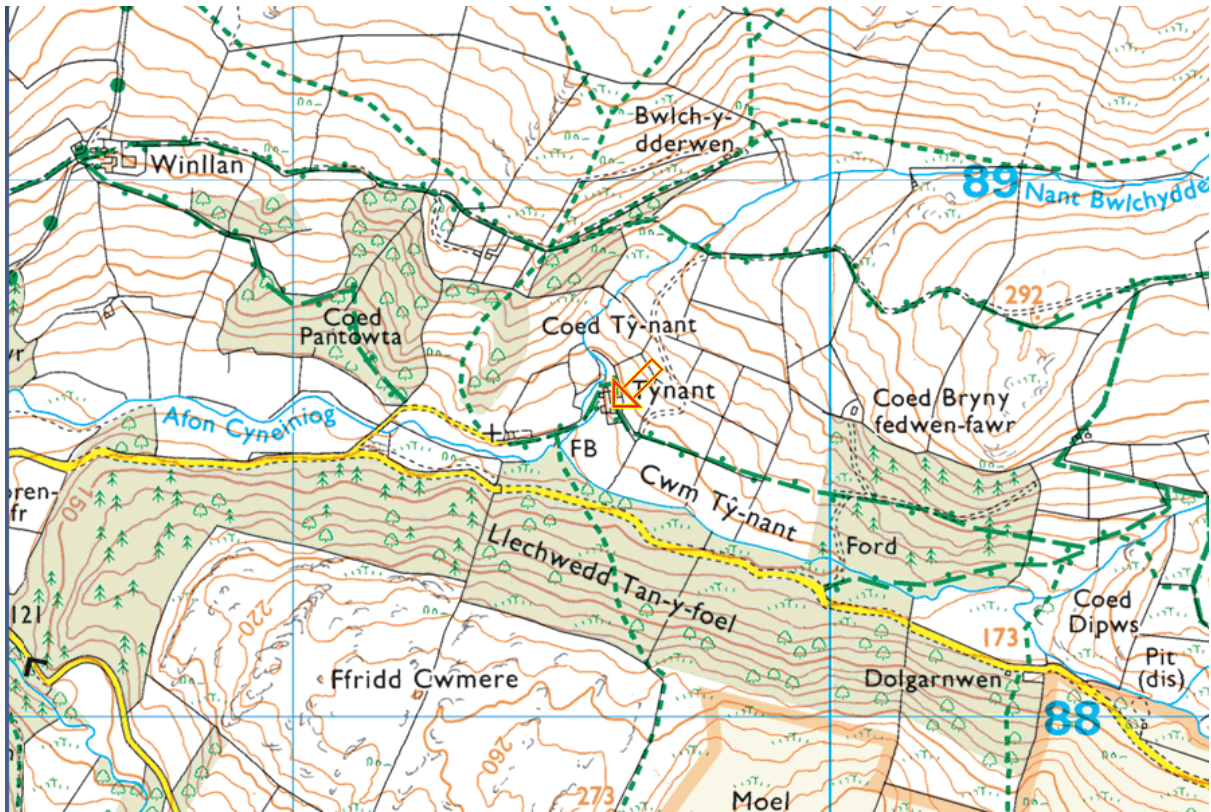
The application site is situated a short distance from the rural village of Talybont. The footprint of the proposed buildings extends to approximately 0.58 hectares and is located immediately adjacent to the existing farm buildings. The existing use of the proposed site is pasture land.

The proposed development is located adjacent to the buildings at Ty Nant.

Purpose

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

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



E Evans & Co and Ty Nant

Ty Nant extends to 2,538.89 acres (1,027 hectares) and the farm runs beef and sheep enterprises.

The farm business has made the decision to diversify into a poultry enterprise to support their livestock enterprises. The poultry enterprise will integrate with the current enterprises of the business. The applicant wishes to enhance the business to create a sustainable future for themselves and their young family by moving into an area of food production that is unsupported financially by the Basic Payment Scheme. Hence, the business has to diversify to create and sustain jobs.



Design Process

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

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

Site Description

The site is a pasture field at Ty Nant, Talybont.

The site is located at Grid Reference SN694885. The site is surrounded by agricultural land, outlying land uses include residential to the West at Talybont. Isolated farm units scatter the landscape.

The site adjoins an existing farmstead and the proposal does not therefore represent a major intrusion into an undeveloped area of the landscape, as it extends an already developed area. Site landscaping and choice of suitable cladding colours will reduce the visual impacts of the development.

Access to the site for all traffic will be via a new access track that runs to the proposed buildings and is in the ownership of the applicants.

There is one residential property within 400 metres of the proposed development at Ty Nant. A distance of 400 metres is established in planning as the distance beyond which effects of livestock extensions have a limited affect; e.g. it is the threshold which if exceeded triggers a livestock building to require full planning permission rather than determination under General Permitted Extension.

Layout: Built Environment Grain

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

Layout: Landscape

The site is currently mainly laid to pasture land and the site is bordered by a mature hedge. The site adjoins the existing farm buildings at Ty Nant.

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

Scale: Height and Massing

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

Appearance: Details and Materials

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

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

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

Development Concept ~ Principles

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

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

Development Concept ~ Layout

The poultry shed design is illustrated on the proposed elevations, drawing no RB-MZ415-02. The layout is illustrated on drawing no RB-MZ415-01. The application is for full planning permission for the erection of 2 new poultry houses as illustrated on the proposed layout plans.

The new buildings located to the West of Ty Nant would each measure 108.98m x 26.94m x 1.85m (to eaves) and 6.50m (to ridge). Each unit would have a fan canopy and baffle area at the rear of the shed. The control rooms for each unit will be located between the two buildings at the front of the development.

The buildings will be fitted with roof extraction and rear gable end extraction fans. The roof extraction will be via outlets along the roof that are staggered either side of the ridge line with the finished height of the outlets being 5.75 metres high. Each shed will be fitted with 6 roof outlets.

All the new buildings and feed bins would be finished in a dark receding colour to be agreed with the planning authority.

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

Roofs

Box profile metal sheeting at 10 degree pitch. Eaves height: 1.85metres, ridge height 6.50metres.

Walls

Box profile metal sheeting.

Insulation

The unit will be insulated with fibre glass insulation to the walls and roofs. The walls will be insulated with 100 mm insulant and the roofs with a 200 mm insulant. The U value will be <math><0.4 \text{ W/m}^2 \text{ }^\circ\text{C}</math> and therefore condensation on the inner lining of the buildings will be eliminated and the solar heat gain into the houses will be minimal.

Flooring

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

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

Windows

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

Surplus material arising from the excavations would be used to create gentle ground modelling to help to shield the development.

Development Concept ~ Landscaping

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

Hedgerows

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

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

Rough Grassland

Within the site boundaries on land that can no longer be cultivated as part of usual cropping, areas of rough grassland will be created. The provision of a grassy area will greatly increase the wildlife interest of an arable field. The provision of a natural grassy area, containing some grassland flowering plants and scrub will benefit wildlife including invertebrates, birds, reptiles and amphibians (if located) near to a water feature.

Development Concept ~ Appearance**The Development Proposal**

It is proposed that two broiler houses are constructed. The poultry houses will each measure 108.98 metres x 26.94 metres. The total floor area for each shed will therefore be 2,935 m². Eaves and ridge height will be 1.85 metres and 6.50 metres respectively. Each of the new houses will have the potential to accommodate 55,000 "standard" broilers.

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

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

Movement To, From and Within the Development

The site is accessed off an unclassified road from a new access as per the site and location plans leading to the buildings.

Feed HGVs will be coming from a local feed company using the A487 and then as above. The access is to be 6.0 metres in width and the first 20 metres of either end of the access will be finished with concrete, the remainder will be stoned.

Due to the nature of the poultry enterprise it is not possible to give an accurate daily average as the movements are concentrated around certain activities during the cycle. Feed movements increase during the crop cycle as bird weights increase. Manure removal takes place in a short period between bird removal and chick placement and the direction of the movements will vary. Bird removals take place in two waves each lasting two days during the crop cycle. On 23 days of the 48-day crop cycle there will be **no** movements and on a further 15 days of the crop cycle there will only be one vehicle visiting the site.

Public Rights of Way

There are a number of PRoW within the study areas. However, no potential visibility of the proposal would be available from a large number of these routes as shown by fieldwork which has been undertaken that show that this is a well vegetated landscape where topography and vegetation would combine to screen even more views.

Nevertheless, from the closest PRoW to the site where clear views of the proposal would be available, an insignificant change in view of these receptors would occur.

In order to appraise the visual impact of the proposed development, an assessment upon significant visual receptors has been made for the closest PRoW to the site.

Primarily, the distance to the poultry unit from the visual receptor forms the initial basis for the appraisal, given the likelihood the greater the distance the lesser the impact. The sensitivity of the said receptor is then assessed in order to identify its susceptibility to the visual impact, given the varying nature of receptors. The nature of the receptor forms an essential part of this appraisal with greater susceptibility being given to the sites of historical or environmental designations.

The impact of the poultry unit proposed is then assessed through a study of the receptor and its interaction with the poultry unit which will result in predictions of the magnitude of change caused by the visual impact in relation to sensitivity.

The closest PRoW to the proposed poultry unit is located at the following:

Easting – 269356

Northing – 288524

Distance from proposed development – approximately 75 metres.





At the closest point to the development, the footpath is to the west of the development site. The sensitivity of change is reduced with the proposed poultry unit being grouped with existing agricultural buildings, creating a cluster of buildings all of similar design and appearance. Landscaping is proposed within the application which will further reduce the visual impact of the poultry unit for walkers along the footpath. Therefore, the overall effect on the footpath is minor.

Policy Context

Analysis of Planning Policy against Ty Nant Proposals

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

The chapter is structured around the hierarchical policy framework of:


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

The aims and objectives of these policies and plans broadly centre on the principles and practice of ‘sustainable development’. The extent to which policies at the regional and local levels are being achieved is important to the delivery of the Government’s sustainable development objectives (Planning Support Statement 1 (PPS1)).


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

European

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

-  The Environmental Permitting (England and Wales) Regulations 2011.

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

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

Directive on keeping chickens for meat production

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

The welfare legislation has not been transposed into UK law; the UK law covering the welfare of broiler chickens is general animal welfare law, rather than specific legislation. There is Defra Code of Practice.

Environmental Permitting Regulation 2011

The site will accommodate a maximum of 110,000 birds, this is over the threshold of 40,000 birds and an Environmental Permit from the Environment Agency will be required.

The proposed operation is applying to gain a licence to operate under the Environmental Permitting (England and Wales) Regulations 2011 as regulated by the Environment Agency.

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

- Management – including general management, accident management, energy efficiency, efficient use of raw materials, waste recovery and security.
- Operations including permitted activities, operating techniques, closure and decommissioning.
- Emissions to water, air and land including to groundwater and diffuse emissions, transfers off site, odour, noise and vibration and monitoring.
- Information – records, reporting and notifications.
- Poultry Production – including the use of poultry feed, housing design and operation, slurry and manure storage and spreading.

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

National Planning Policy

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

5.6.1 A strong rural economy is essential to support sustainable and vibrant rural communities. The establishment of new enterprises and the expansion of existing business is crucial to the growth and stability of rural areas.

5.6.2 Many commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse effects. Small-scale enterprises have a vital role to play in the rural economy, and contribute to both local and national competitiveness and prosperity. While some employment can be created in rural locations by the re-use of existing buildings, new development will be required in many areas.

5.6.3 Where a need is identified, planning authorities should allocate new rural sites for economic development in development plans.

5.6.4 New development sites are likely to be small and, with the exception of rural diversification and agricultural development to which separate criteria apply, should generally be located within or adjacent to defined settlement boundaries, preferably where there is public transport provision. However, some industries may have specific land requirements which cannot be accommodated within settlements. The absence of allocated employment sites should not prevent authorities from accommodating proposals for appropriate small-scale enterprises in or adjoining small rural settlements. Planning authorities should include criteria based policy in development plans to consider such proposals when they are outside settlement boundaries.

Whilst the protection of the open countryside should be maintained wherever possible, the expansion of existing businesses located in the open countryside should be supported provided there are no unacceptable impacts.

5.6.5 Although new businesses in rural areas are essential to sustain and improve rural communities, developments which only offer short-term economic gain are unlikely to be appropriate. Local authorities should encourage the growth of self-employment and micro businesses in rural areas by adopting a supportive and flexible approach to home working and associated change of use applications.

5.6.6 Planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. They should also adopt a positive approach to the conversion of rural buildings for business re-use.

5.6.7 Care should be exercised when considering intensive livestock developments when these are proposed in close proximity to sensitive land uses such as homes, schools, hospitals, office development or sensitive environmental areas. In particular, the cumulative impacts (including noise and air pollution) resulting from similar developments in the same area should be taken into account.

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

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

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





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

Technical Advice Note (TAN) 6

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

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

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

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

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

The Welsh Assembly Government’s objective is a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the environment, animal health and welfare, adapting to climate change and mitigating its impacts, while contributing to the vitality and prosperity of our rural communities. The planning system can play an important part in supporting the future sustainability of agriculture.

Technical Advice Note (TAN) 23

1.1.2 In the full context of PPW, therefore:

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

1.1.4 PPW advises that economic land uses include the traditional employment uses (Class B in the Use Classes Order) as well as retail, tourism and public services. This list is not exhaustive and amongst other activities, economic land uses also include agriculture, energy generation and other infrastructure. However, non B

class uses and activities are subject to many separate policies and considerations set out in PPW and Technical Advice Notes (TANs), which in some cases will take precedence over the more general principles in PPW Chapter 7 and in this TAN.

- 1.2.5 Local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development.
- 2.11 It should not be assumed that economic objectives are necessarily in conflict with social and environmental objectives. Often these different dimensions point in the same direction. Planning should positively and imaginatively seek such ‘win-win’ outcomes, where development contributes to all dimensions of sustainability.
- 1.1.3 There are two kinds of special contribution that are particularly relevant to rural development. Firstly, an economic development could make communities more sustainable, by improving the alignment of housing and jobs, encouraging people to work close to home. Secondly, the needs of established businesses or clusters may be very specific. When businesses expand or modernise, they may need to do so in situ; it may be highly inefficient or impracticable for them to relocate to a sequentially preferable site. Similarly new businesses aiming to join existing clusters may need to be close to existing businesses if they are to derive the benefits.

Local Planning Policy

Policy Framework Overview

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

Policy DM06: High Quality Design and Placemaking

Development should have full regard, and positively contribute to the context of its location and surroundings. Development should reflect a clear understanding of design principles, the local physical, social, economic and environmental context. Development should:

1. Promote innovative design whilst having regard to local distinctiveness and cultural heritage in terms of form, design and material;
2. Complement the site and its surroundings in terms of layout, respecting views into and out of the site, producing a cohesive form in relation to the scale, height and proportion of existing built form;
3. Have reference, where appropriate, to existing layout patterns and densities including changes of levels and prominent skylines;
4. Retain important natural features along with ensuring the use of good quality hard and soft landscaping and embracing opportunities to enhance biodiversity and ecological connectivity;
5. Provide a safe environment by ensuring that the design of buildings and associated routes and open spaces consider safety principles;
6. Contribute to the creation of mixed and socially inclusive communities that provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community;
7. Protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook;
8. Encourage the re-use of materials wherever possible and ensure that new materials where used are sympathetic to the character of the locality;
9. Where practical, include infrastructure for modern telecommunications and information; and
10. Have regard to Settlement Group Statements, Supplementary Planning Guidance, Conservation Area Appraisals and any other relevant supporting documents.

Policy DM09: Design and Movement

Development should be designed to secure a welcoming environment which encourages appropriate through movement. It should:

1. Be legible, providing a sense of place;
2. Reflect site function both in relation to its general location and within the site itself; and
3. Encourage active frontages at ground level where development is non-residential.

Policy DM10: Design and Landscaping

All applications, other than for householder developments (see para 8.88), which will have an impact on the landscape should be supported by a landscaping scheme. The landscaping scheme should:

1. Demonstrate how the proposed development Respects the natural contours of the landscape;
2. Demonstrate how the proposed development Respects and protects local and strategic views;
3. Respect, retain and complement any existing positive natural features, landscapes, or other features on site;
4. Identify trees, hedgerows, water courses and topographical features to be retained;
5. Provide justification for circumstances where the removal/loss of existing trees, hedgerows, water courses and topographical features cannot be avoided and provides details of replacements;
6. Provide details of any proposed new landscaping together with a phased programme of planting;
7. Demonstrate that any proposed new planting includes plants and trees of mainly native species of local provenance and does not include any non-native invasive species within the landscaping;
8. Ensure that selection of species and planting position of any trees allows for them to grow to their mature height without detriment to nearby buildings, services and other planting; and
9. Provide permeable hard surface landscaping.

Policy DM17: General Landscape

Development will be permitted provided that it does not have a significant adverse effect on the qualities and special character of the visual, historic, geological, ecological or cultural landscapes and seascapes of Ceredigion, the National Parks and area by:

1. causing significant visual intrusion;
2. being insensitively and unsympathetically sited within the landscape;
3. introducing or intensifying a use which is incompatible with its location;
4. failing to harmonise with, or enhance the landform and landscape; and /or
5. losing or failing to incorporate important traditional features, patterns, structures and layout of settlements and landscapes.

Where possible development should enhance these qualities and special character.

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.

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

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

- 1) All construction work to comply (where relevant) to Part M of the Building Regulations Act 2000, and also subsequent amendments.
- 2) All doors to be of disabled criteria.
- 3) All external doors to be 930mm minimum width.

- 4) All washing facilities are located on the same level (ground level).
- 5) Parking facilities will allow level access to the proposed development.

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

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

Community Safety

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

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 use of appropriate materials, design, layout and orientation.

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

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

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

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

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

The site is serviced by both private and mains water and mains electricity. Rainwater from the roofs of the proposed buildings will be collected and stored in the proposed water storage tower and will then be recycled.




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

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

Other complimentary measures:-

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

We also aim to:-

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

Physical Context of the Development

The proposed site for the poultry unit consists of a pasture field at Ty Nant which is located adjacent to the existing range of farm buildings. The development site is surrounded at all points of the compass by mature boundary hedgerows and tree plantations forming a natural screen. Further landscaping is proposed in order to further improve the screening.

The proposed development is located on the owner occupied land.

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

Social Context of the Development

The scale and type of the proposed buildings will be in keeping with the existing range of farm buildings on site and other agricultural buildings within Ceredigion as can be seen by the plans submitted.

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

Economic Context of the Development

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

This building design has been researched by E Evans & Co and they are confident that the building will be an asset to the farm business.

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

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

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

Conclusion

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