Design & Access Statement

Planning application for the erection of two broiler units including silos and associated works at Land South East of Neuadd Isaf, Pen Y Bont, Llandrindod Wells, Powys, LD1 5SW
Grid ref: 309623, 262071

Prepared for Mr Bedell

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June 2021

Site address

Land South East of Neuadd Isaf,
Pen Y Bont,
Llandrindod Wells,
Powys
LD1 5SW

Planning Authority

Powys County Council
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1. INTRODUCTION

1.1. This Design and Access Statement considers the planning issues associated with a planning application for proposed intensive poultry installation at Land South East of Neuadd Isaf, Pen Y Bont. This statement should be read in conjunction with the submitted forms and plans.

1.2. Neuadd Isaf is an established farm business, in the village of Pen Y Bont just 4.5 miles south west of the market town of Llandrindod Wells.

1.3. Mr Bedell, has 4 existing units which have been their for decades. This site, is a scheme that follows suit, and one that utilises an existing piece of land adjoining the yard. On a global scale the development amounts to an expansion of the UK Poultry meat production capacity and a step closer to self sufficiency in poultry meat, therefore reducing the need to import foreign produced poultry meat and thus reducing food miles.

1.4. In light of the above considerations, the business has decided to apply for planning permission for a broiler installation on the farmstead, in order to enable the farm business to continue its growth now and in the future.

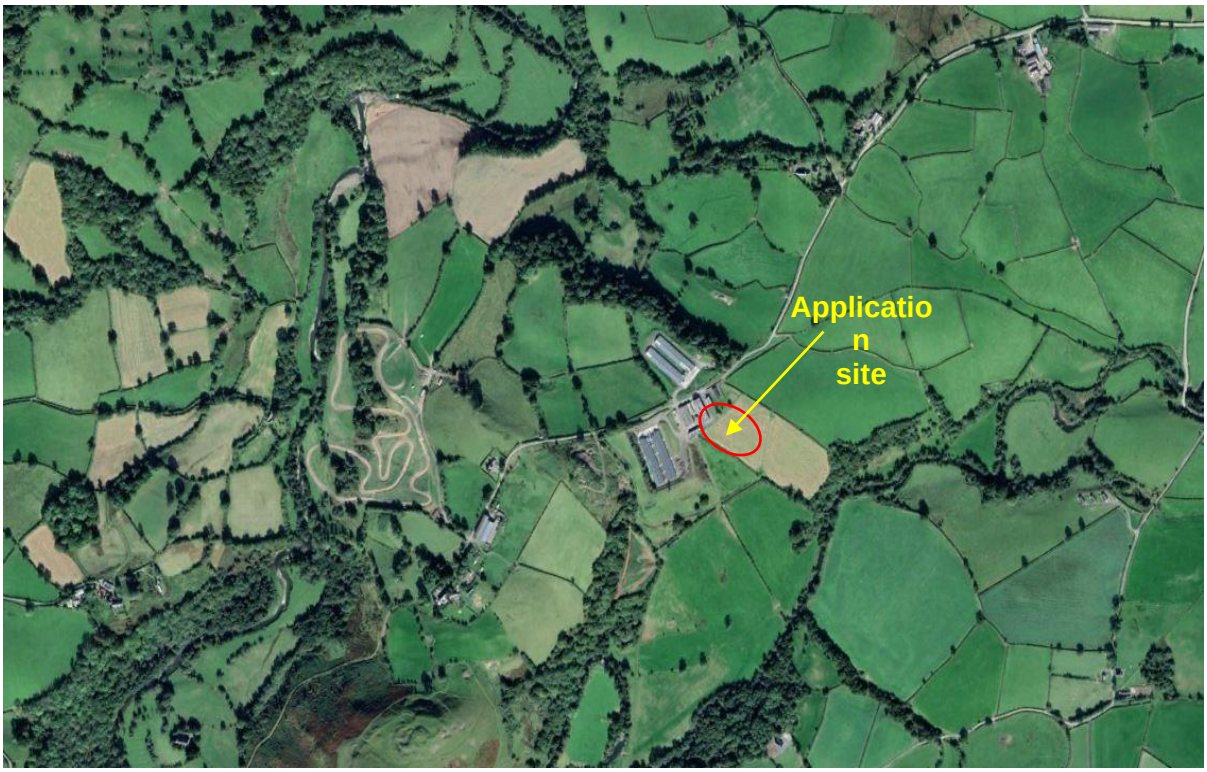
2. THE APPLICATION SITE

2.1 The application site for poultry units 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 relatively flat, and in a natural valley from main public vantage points. The size and length of the installation means that alternative locations are limited, and therefore trying to keep the installation to one field, away from neighbouring residences, but close to the main highway network were the main factors we considered.

2.3 The site chosen complies with all of the factors, which the location is shown on this aerial view:

2.4 Aerial View



2.5 The location has been carefully considered to minimise its landscape and visual impact. The proposal utilises the existing topography of the land, to minimise its visibility from short and long-distance views.

2.6 The site is located within an existing field, which is in close proximity to the existing buildings, its low lying nature and juniper green finish will ensure that the building will integrate well within the immediate and surrounding area.

2.7 A site access will be improved to allow HGV movements.

2.8 The western hedgerow on the existing junction will need to be moved back to allow for the re-alignment of the new junction.

3. PROPOSAL

3.1 The proposal is for two broiler units to accommodate 106,000 birds. The new buildings will be accessed via an improved existing access, and alongside an existing agricultural buildings. The birds are brought in and remain in the unit for some 38 days approximately, and therefore have approximately 7.5 cycles a year. After each flock, the buildings are cleaned down internally, ready for the next flock.

3.2 The scheme includes two buildings, with 4 associated feed hoppers in between. The cumulative floor area will be approximately 5666sqm for both buildings. The two buildings will have a maximum height of 4.9m.

3.3 The appearance of the building will be naturally low lying with the height being 4.9m. They will have mechanical fans on the ridge, which will thermostatically control the building. The building roof and walls will be clad with box profile sheeting in a juniper colour (or a colour agreed with the LPA), set above a low concrete base wall. Feed for birds will be stored in 4 hoppers which again will be coloured to the agreement of the LPA.

3.4 Adjoining the building there will be an area of hardstanding which will ease the movement of HGV movements and associated works that are entailed with this sort of installation.

Vehicular Access

3.5 The access to the site will be via an access which will be suitably improved to allow safe access to all vehicles associated with the proposal.

3.6 The vehicle movements associated with a broiler unit includes chick delivery and collection, feed deliveries, bedding, manure movements and other small ancillary movements.

3.7 The proposed access will accommodate all the traffic in a safe manner and is considered adequate. The proposed broiler enterprise unit would be accessed from the council road via an existing improved access. The farm track will then take you to the proposed buildings.

Landscaping

3.8 The location of the buildings has been carefully considered. The application site is set adjacent to the existing farmstead and provides a site which will be against a background of green fields, with a juniper green finish which will help to integrate the building well within the immediate and surrounding area. The proposed buildings will be landscaped as shown by the landscaping plan submitted.

Drainage

3.9 Construction of the floor will incorporate a damp-proof membrane preventing any dirty water percolating into the ground below the buildings. A sump 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 farmland as per the manure management plan.

Manure Disposal

3.10 The nature of the operation of broilers means that the manure of the buildings 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 existing covered manure store at the Farm or taken directly to farms in the locality (see manure management plan for further details).

3.11 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

3.12 Dead birds will be carefully disposed with by the existing licenced incinerator.

Emissions

3.13 The buildings 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 these buildings. 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

3.14 The proposed buildings design incorporates the use of mechanical ventilator extractor fans; the mechanical extractor fans will thermostatically control the building temperature.

3.15 The nearest residential properties not controlled by the applicants is approximately 455m away from the building.

3.16 In light of the above, we feel the proposed buildings will not be detrimental in terms of noise to any residential properties close by and therefore acceptable.

3.17 The manure will be removed from the sheds 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.

3.18 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.

3.19 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 who will visit every 7 weeks. The birds are kept indoors, so predators such as foxes should not be a problem.

Dust

3.20 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.

Lighting

3.21 A lighting design scheme is provided in the appendix.

Quality Standards

3.22 The chickens are managed to comply with the stringent conditions that are imposed by the Red Tractor specification, which sets out the standards of welfare at all stages of the chicken's life. Spot inspections from the associations are frequent.

3.23 Manure will be spread onto farmland in accordance with the Control of Pollution of Slurry and Agricultural Fuel Regulations and the farms manure management plan. 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 10) 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. TAN 6 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 material consideration must be given to the adopted Local Development Plan.

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.

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 purpose-built poultry units which are 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 box profile roof sheets, will be sourced locally. These locally sourced materials can be renewed without harm to the environment.

7.6 The hard-core required for the concrete slab proposed will be wherever possible constructed by using the stone available on the existing farm unit.

7.7 Rainwater harvesting will be considered in the construction.

7.8 The use of the poultry manure on the applicant's land will reduce the amount of fertiliser required to be imported by the farm.

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

7.10 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. CONCLUSION

8.1 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.

8.2 The buildings are sited on a relatively flat piece of ground, therefore the visual impacts will be reduced because of limited views to the site. The buildings proposed are juniper green but the applicant is willing to discuss this further should the Local Planning Authority have another opinion.

8.3 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.

8.4 The buildings are intelligently and sympathetically designed and strikes a balance between practical and economic efficiency and minimal landscape impact.

8.5 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.