
Non-Technical Summary

Erection of 2 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

The logo for Roger Parry & Partners is located in the bottom left corner. It consists of a dark blue square with a white border. Inside the square, the text "Roger Parry" is written in a large, yellow, sans-serif font, and "& Partners" is written in a smaller, white, sans-serif font below it. A yellow diagonal shape is visible in the bottom right corner of the square.

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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
Neuadd Maldwyn
Severn Road
Welshpool
SY21 7AS

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1. INTRODUCTION

1.1 This Document

This document contains a brief description of the proposal to develop a Poultry Installation at Land at Neuadd Isaf, Penybont and a summary of the findings of an Environmental Impact Assessment (EIA) (as reported in an Environmental Statement (ES)) associated with the proposal.

1.2 The Proposal

The proposed development is for a poultry installation with the capacity to house 106,000 birds per crop.

The proposed poultry installation is to be located at Land at Neuadd Isaf, Penybont (see Appendix 1).

Access to the poultry installation will be from a minor council-maintained highway accessed from the A44. An improved access is proposed as per the site and location plans, leading to the building.

The footprint of the proposed poultry development is expected to cover approximately 1 hectare (ha). The poultry houses will be 4.9m at the ridge and the feed bins will be 8m high.

Hours of operation will be 24 hour 7 days a week. There will be a maximum of 7.5 crop cycles per year with short clearout periods between cycles.

For the purpose of the Environmental Impact Assessment it has been assumed that the chickens will be grown as "Standards", i.e. the broilers will be purchased as day old chicks with a 50-50 mix of males and females. Thinning will occur at day 31/32 and then the rest will be removed at day 36-38. The birds will be grown for the retail market and therefore will be subject to an Assurance Scheme that will limit the stocking density to 38 kg per square metre.

Manure from the site will be exported to neighbouring farmers in accordance with the necessary regulations.

DEFRA data shows that broiler production is in relatively rapid decline since 2005, the six month rolling average at March 2009 was down to 120,000 tonnes per month from a peak of about 135,000 tonnes and production is now at its lowest since 1995. This is due in part to many existing broiler houses reaching the end of their productive life when production either ceases or suffers (Savills, 2009).

The UK was 97% self-sufficient in poultry meat in the late 1980s and is now around 90% self sufficient and imports a greater volume than it exports; in 2006 imports were valued at £1 billion and exports almost £200 million. Imports peaked in the fourth quarter of 2005 at over 130,000 tonnes.

The Sterling exchange rate has weakened considerably over the past 36 months, which makes imports relatively more expensive. An increase in domestic production to create a vibrant UK broiler sector would create a greater security of supply.

The proposal is a sustainable economic development that will contribute positively to the UK poultry sector. In addition to the wider national benefit, the development will create two full time as well as indirectly contributing to the local economy through feed contracts, building contracts, veterinary employment etc.









It should be noted that the need for more poultry buildings in the UK is also being driven by the consumer demand for higher welfare chicken (HWC) meat. As an example, broiler meat produced for the Freedom Food Standards endorsed by the RSCPA requires 30% additional floor area than meat produced under the Assured Poultry Meat Standards.

2. THE SITE

The proposed site is situated adjacent to an existing agricultural building on agricultural land at Neuadd Isaf, Penybont. The surrounding land is exclusively agricultural. The site is classed as open countryside in the Powys County Council Local Plan.

3. SCOPING AND KEY ISSUES

From the outset, the process of EIA and the design of the proposals have been carried out in an open and constructive manner with all interested parties. Both statutory and non-statutory consultees and the public have been consulted extensively regarding a poultry site at this location. Taking into account the nature of the proposals, the site location and the perceived potential impacts arising from construction, operation and decommissioning, the following main environmental assets were assessed within the Environmental Statement:

-  Air quality;
-  Landscape and visual;
-  Traffic;
-  Amenity issues;
-  Ecology;
-  Noise and vibration; and
-  Water resources;
-  Heritage

4. ALTERNATIVES

4.1 Alternative Locations

In this case the applicant considered alternative locations on the farm, however this was the only site which was practically available. The land is away from any villages, different from the applicant's existing site, and away from residential properties.

The land chosen, could accommodate 2 units without the removal of any trees or hedgerows. The site is in a natural valley, which ensures its views into the site is limited, and any views of it is seen with a backdrop of land, and not sky lined. The site is also a suitable distance away from any third party protected building, which ensures there are no amenity impact created to nearby residence.

5. POLICY AND LEGISLATIVE CONTEXT

An assessment has been carried out regarding the proposed poultry installation's fit with the planning policies relating to the agricultural developments and development within the rural area at European, National, Regional and Local levels. The proposals are considered to be compatible with the relevant policies in adopted and saved plans and National and Regional policies.

6. AIR QUALITY

The effect of atmospheric emissions from the proposed poultry development were assessed in terms of air quality standards, health, effects on internationally and nationally designated conservation sites and climate change. The effects were assessed using screening tools, using worst case assumptions and taking existing pollution levels into account. Given the emission controls integral to the design and operation of the poultry installation no significant effects were identified and no air quality standards will be breached.

7. LANDSCAPE AND VISUAL ASSESSMENT

The potential direct impacts of the proposed development on the fabric of the landscape and the perception of landscape character of the area were examined. The assessment also considered the potential impacts of the proposed development on visual amenity. It was established that the effect of the visual impact of the site will have no significant effect on visual amenity due to the proposed mitigation planting.

8. TRAFFIC AND TRANSPORTATION

Full consideration has been given to the traffic and accessibility of the site. The movements associated with this proposal is considered negligible in comparison with existing movements of the lane. Its principal conclusions were that the increase in traffic along the proposed route to the site will be insignificant.

9. AMENITY

An assessment of the potential for odour, dust, flies and litter to be produced by the proposed poultry development and cause an impact in the local area was carried out. By conducting risk assessments, and analysing the recent nuisance complaint history of other poultry developments in Powys, the assessment concluded that no significant impacts are likely, given the lack of complaints made about other such poultry farms, the isolated location of the proposals and the full range of integral controls to be applied. All these elements are also covered by the IPPC permit already approved by NRW, which takes strict control of these elements.

10. ECOLOGY

The potential impacts of the proposed poultry installation on both designated and undesignated habitats and protected species have been assessed. The site lies sufficient distance from locally designated woodland and from the internationally designated sites such that no impact is anticipated on designated sites. Habitats on-site are generally of low value given the intensive use of the site for agriculture. The value of the site as habitat for protected species was assessed and found to be limited. Without mitigation the construction, operation and decommissioning of the proposed poultry installation would potentially affect on-site habitats and species principally through disturbance and habitat loss. However, proposed mitigation measures (including the provision of woodland planting, wetland creation, conservation rough grassland creation and the use of sensitive construction methods, amongst others) will ensure that impacts are minimised and, in some cases, biodiversity will be enhanced. No significant impact due to atmospheric emissions on designated sites is predicted.

11. NOISE AND VIBRATION

The noise and vibration impacts of the proposed poultry installation on nearby residential receptors were assessed. The impacts arising from operation associated traffic were assessed, where appropriate, using quantitative techniques. Using worst case assumptions regarding operational noise emissions, traffic levels and noise insulation levels of the building fabric, the impacts were assessed as not significant. Any effects would be mitigated by the choice of appropriate plant and building insulation.

12. WATER RESOURCES

The potential impacts of the proposed poultry installation on water resources including surface waters, groundwater and flood risk were assessed. Risk assessment identified that the principal potential risks posed to water resources by the proposals (given that all operations will occur on hardstanding within a building) included: the risk of pollution migrating from the site into the local watercourses and habitats; the risk of groundwater and surface water contamination from oils and hydrocarbons, and nitrogen from land spreading; and an increase in surface water runoff from the site. However, with appropriate best practice mitigation in place (including the adherence to the Code of Good Agricultural Practice and Sustainable Urban Drainage Systems (SuDS)) all risks are reduced to minor or less.

13. OVERALL CONCLUSIONS

In most cases, even without mitigation, the environmental impacts due to the proposed poultry development are predicted to be insignificant. This has been achieved by appropriate location and design of the proposed poultry installation. Even where significant impacts have been identified many will be effectively reduced to insignificant by the use of appropriate mitigation.