
DESIGN AND ACCESS STATEMENT

Erection of a 16,000 Free Range Poultry unit, erection of feed silos, creation of vehicular access together with all other associated works

At

Braich yr Alarch

Clawddnewydd, Near Ruthin, LL15 2NL

Prepared for Braich yr Alarch Eggs

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1 INTRODUCTION

This Design and Access Statement shall consider those Planning matters relating to the submission of an application for full planning consent to Denbighshire County Council for the proposal to construct a Free Range Poultry Unit on farm to accommodate a 16,000 Free Range Chickens (Egg Production) together with associated feed bins, other associated works. The application is submitted to the Authority by Braich yr Alarch Eggs.

Braich yr Alarch Eggs already has one free range poultry unit accommodating 32,000 free range birds, approved under planning consent 12/2016/0086.

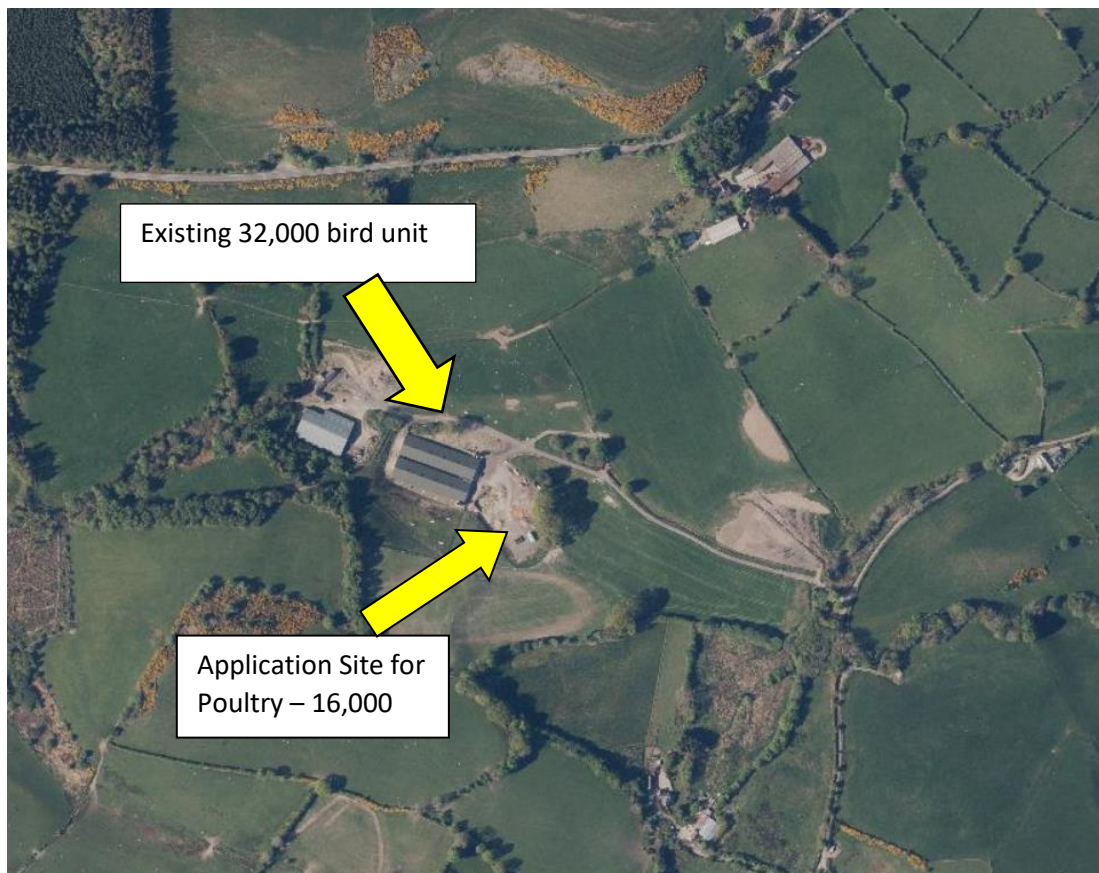
Braich yr Alarch is an upland stock farm, with a farmhouse, large modern steel portal framed agricultural building and modern free range poultry unit.

Braich yr Alarch Eggs is run by Bruce and Catrin Jones, and their young children. They wish to continue to develop their business further to provide efficiencies and sustainability on farm.

The business has applied to Natural Resources Wales for an IPPC permit and a draft permit has been approved and the final 28 consultation is currently taking place before release of the final permit.

The business is more than confident that the free range expansion can be a success.

2 THE SITE



Braich yr Alarch is shown on the aerial photograph above.

The farm lies to the south west of the rural village of Clawdd Newydd. The farm lies in a rural location with no residential properties having a clear view of the farmstead, as a result of the topography of the land and the intervening landscape features which include long established hedgerows and tree plantations. Some properties in closest proximity do have limited views over the site.

The farmstead itself is developed with a large farm building and a modern free range poultry unit. The farm is approached directly off the minor council highway and then there is an internal farm lane which leads directly to the farm complex.

The location of the proposed building has been carefully considered, to be as close as possible to the existing farm building and adjoining the 32,000 bird unit on site. There is an established hedgerow and tree cluster below the proposed unit, which provides existing screening. The land also rises behind the site therefore the proposed unit will be seen below the advancing topography. The site selected is part of the existing farm yard area on an existing hardcore surface of low ecological value.

3 OPERATION OF THE POULTRY UNIT

3.1 FREE RANGE EGGS

The proposal is for the creation of a Poultry Unit at Braich yr Alarch to provide accommodation for a further 16,000 free range birds on site.

3.2 SCALE

The proposed unit shall be two adjoining buildings each shall be 58 metres long by 20.0 metres wide with a roof pitch of 15°, eaves height of 3.30 metres.

The size of the proposed building is in line with the land availability surrounding the development, at a ratio of 2000 birds for every hectare of land. The maximum ranging distance associate with the building is 350 metres from building to the external perimeter of associated land.

The poultry unit requires bespoke ventilation to ensure the welfare of the birds and the details of the ventilation are provided on the submitted elevation plans in support of the planning application.

3.3 DESIGN & ACCESS

The building proposed operates a system with manure removal systems removing manure twice per week.

The birds are Free Range and have an opportunity each day to exit the building and enter onto the designated ranging ground in rotation. The birds will exit the building using pop holes which are included in the design of the building.

Feed for the 16,000 birds is proposed to be stored in two external feed bins. The feed bins shall be a juniper green colour. The feed will be automatically conveyed to the unit. The steel bins shall be located adjacent to the proposed building as per the submitted layout plans for the poultry unit.

The building shall be constructed using steel box profile sheeting in a juniper green colour to assist with the integration of the building into the landscape. Should the Local Authority wish the Applicants to use a specific colour they would be willing to do so.



Free Range Birds are brought into the enterprise as young laying stock and remain in the unit for a fourteen month period. Following the end of the cycle for the laying stock all birds are removed and the building is thoroughly cleaned internally, and the next flock introduced to restart the cycle.

3.4 LANDSCAPE AND VISUAL ASSESSMENT

In proposing this planning application much consideration has been given to the siting of the proposed Poultry Unit, in line with the requirements of Planning Policy Wales.

The Poultry Unit has been positioned to make maximum use of the topography of the land making sure that the building is not visually intrusive. The general location was also proposed with consideration given to the land requirement for the proposed number of birds in order to meet the industry regulatory standards and the accessibility of the land in the ownership of the applicant for the purposes of managing the poultry unit having regard to matters such as the access to the road network, proximity to existing properties and the wider landscape.

The poultry unit has been proposed adjacent to the existing 32,000 unit, on an area of existing farm yard. The proposed site is situated in the valley bottom, below the advancing farm land lying on three compass points. The site is screened by established internal hedgerow boundaries, woodland plantations and tree clusters. Not one property has direct views over the proposed development. The proposed building will be seen in the same context as the existing building on farm, therefore causing very little disturbance to the visual amenity of the area.

The poultry unit will be constructed of a steel portal frame, with steel sheeting to the roof and walls in a juniper green colour, outside the poultry unit will be laid to concrete to provide parking and

turning areas to prevent poaching to the land and safe and clean access for staff and visitors to the poultry unit.

3.5 THE RANGING AREA AND FENCING – PLEASE SEE SUBMITTED RANGE PLAN

The birds within the free-range unit will graze the designated land in a rotational field system. The birds will step out of the building through the pop holes provided and onto a stone free draining pad, which shall ensure that the ground is not poached and compacted by the birds. The stone shall also ensure that the feet of the birds are cleaned prior to entering the building and it shall be regularly be cleaned by staff on farm.

The birds will be then directed to those fields available for grazing in rotation to prevent over stocking of the ground and ensure the fertility of soil.

Good pasture management is essential, and it is paramount the problems of parasitic intestinal worms and coccidian oocysts are avoided. Using the above systems of management shall result in less bacteria build up, a cleaner environment for the birds and shall lower the risk of disease.

Fencing shall surround the ground used as part of the enterprise to prevent predators entering onto the land.

3.6 SURFACE WATER AND DRAINAGE

A detailed drainage plan and pollution prevention plan are submitted in support of this planning application. The aforementioned reports together with the planning drawings highlight how each water source will be drained and separated to prevent pollution.

Clean water will discharge into soakaways from the free range poultry unit and the range area surface water will drain through natural infiltration and interception ditches. Dirty water will be channelled and directed to a dirty water storage tank.

3.7 MANURE STORAGE & CLEANING OUT

All manure will be sold off farm with none retained at Braich yr Alarch.

3.8 DEAD BIRDS

Those dead birds from the poultry unit need to be carefully disposed of it is an important part of the management of the poultry unit because, it reduces the likelihood of carcasses being removed from the unit by predators, which can as a result transmit disease. Reduces the risk of Blow Flies which can transmit disease and finally as it reduces the risk of disease to the rest of the Poultry flock.

The dead birds from the unit shall be collected by an approved contractor under the National Fallen Stock Disposal Scheme. The birds are stored in deep freezes as mortalities occur and this is common practice upon poultry units in the United Kingdom. Then the birds are removed from the freezers,

thawed and bagged for transfer to a secure metal bin to await collection. Carcasses are in a secure bin for usually 24 hours before removal. Mortality rates are low on the farm.

3.9 LIGHTING

The Poultry Unit shall not use perimeter lighting, as birds shall be trained to find their own way back to the building prior to darkness. The building will then be in complete darkness. A small light will be used outside the egg collection unit for use in the winter months when staff enter the building to collect eggs in the morning and evening, this is for health and safety reasons.

3.10 VEHICLE MOVEMENTS AND ROUTING

All vehicles attending the extension to the poultry enterprise at Braich yr Alarch would access the farm directly off the Council highway being the B5105, from Clawdd Newydd, then would follow the minor highway to the right turning into the unit. The entrance to Braich yr Alarch provides visibility in both directions from a set back from the carriage way of 2.4 metres. There are some 15 formal and informal passing places between the farm lane and Clawdd Newydd.

The poultry extension proposed would not result in a high number of additional movements on the county highway as a result of the presence of the existing 32,000 bird poultry unit. The 16,000 bird unit would combine with the existing movements to the poultry unit;

- 1) Delivery and Removal of Birds – No additional movements as the two units would have joint delivery and collection of birds. The birds would be moved to site in the existing articulated lorries.
- 2) Egg Collection – Collection of eggs would be combined with the existing egg collection and result in no additional movements to the farms.
- 3) Delivery of Feed - A HGV would deliver an additional feed delivery two weeks resulting in an extra 26 movements per annum.
- 4) Staff – The proposed unit will be run by the existing staff on site therefore there will be no additional increase in staff movements.

3.11 STANDARDS

All eggs produced at the Poultry Unit will be done so in a Free-Range System, thereby meaning the eggs and chickens are managed to comply with the RSPCA Freedom Food Standards.

The applicants as will all their farming enterprises will endeavour to ensure high standards of welfare are maintained.

The Unit will adhere to the Codes of Good Agricultural and Environmental Condition and Cross Compliance Regulations of the Welsh Government. During application of manure to the land The Water Resources (Control of Pollution) (Silage and Slurry) (Wales) Regulations 2010 will be adhered to.

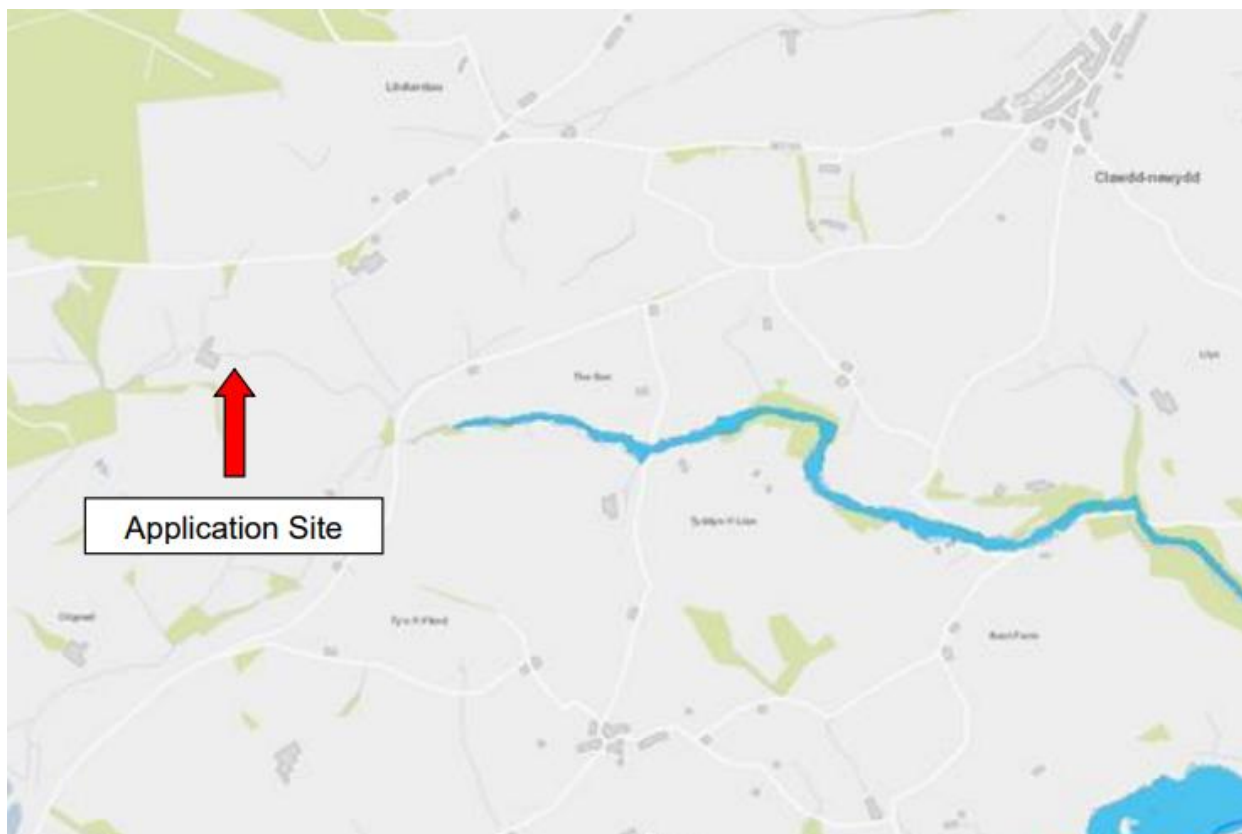
3.12 SUSTAINABILITY

The farming business will ensure that they do the utmost to build the development in a sustainable manner, the following steps will be taken;

- The pop holes will be open during the day to provide natural ventilation to the building rather than using mechanical ventilation. Mechanical ventilation will only be used to maximum capacity to assist natural ventilation during periods of hot weather. The proposed unit will have 10 exhaust air stacks on the roof and four wall fans built into the rear (eastern) elevation as shown on the elevation plan and detailed in the ammonia modelling report.
- Stone which is available on farm will be used to provide the hardcore for the concrete slab of the building and to extend the farm track.
- No protected species would be affected because of the proposals as there are no ponds within the vicinity of the building.

3.13 FLOODING

The NRW flood risk map has been consulted as part of this planning application. Please see below the risk of flooding;



4.0 THE POULTRY BUILDING – PLANNING POLICY

4.1 NATIONAL POLICY CONTEXT

4.1.1 NATIONAL PLANNING POLICY – Planning Policy Wales

The statement shall now provide an overview of how the proposed free-range poultry unit adheres to the National and Local Agricultural policy and legislative framework.

Planning Policy Wales, Edition 7 July 2014 confirms that “the planning system manages the development and use of land in the public interest, contributing to the achievement of sustainable development. It should reconcile the needs of development and conservation, securing economy, efficiency and amenity in the use of land, and protecting natural resources and the historic environment. A well functioning planning system is fundamental to sustainable development.”

Chapter 7 of the 7th Edition of Planning Policy Wales deals with economic development. The Welsh Assembly Government “defines economic development as development of land and buildings for activities that generate wealth, jobs and income.”

Planning Policy Wales states that “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 in the decision-making process, and should recognise that there will be occasions when the economic benefits will outweigh social and environmental consideration.”

4.1.2 Technical Advice Note (TAN) 6 – Planning for Sustainable Rural Communities (July 2010)

TAN 6 – Planning for Sustainable Rural Communities (July 2010) supports and encourages the need for economic development. TAN 6 in its entirety recognises the importance of development.

TAN 6 confirms that “the planning system has a key role to play in supporting the delivery of sustainable rural communities.”

‘Strong rural economies are essential to support sustainable and vibrant rural communities. A strong rural economy can also help to promote social inclusion and provide the financial resources necessary to support local services and maintain attractive and diverse natural environments and landscapes’

TAN 6 states that “when considering planning applications for farm diversification projects, planning authorities should consider the nature and scale of activity taking a proportionate approach to the availability of public transport and the need for improvements to the local highway network.”

Section 6 of TAN 6 discusses Sustainable Agriculture. “The Welsh Governments 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 sustainability of agriculture.”

TAN 6 recognises that “farms vary considerably in size, type and farm business and layout. The loss of part of a holding can have important implications from the remainder. The effect of severance and fragmentation upon the farm and its structure may be relevant.”

4.1.3 Technical Advice Note (TAN) 23 – Economic Development (February 2014)

TAN 23 stipulates that “Sustainable development is essential to building strong rural economies and vibrant communities.” “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 subsequently preferable site.

The above quoted policies have been used in the preparation of this Design and Access Statement and the analysis of the proposals of the farming business of Braich yr Alarch Eggs.

4.2 LOCAL PLANNING POLICY

The Local Development Plan vision sets out how Denbighshire County will have development by the year 2021 through the influence of the planning process.

Denbighshire 2021

That Denbighshire, through sustainable development, will have a vibrant urban coat, with thriving market towns and rural areas. Th housing and employment needs of the County will be met, the high quality environment protected and enhanced and a high quality of life maintained for all communities with full recognition that we have a strong Welsh language and culture that should be maintained and protected throughout the County.

Across the County the high quality environment will continue to have been protected and enhanced through directing development towards existing centres. The environment including nature conservation interests will have been enhanced through management agreements linked to development sites.

The rural areas will be more sustainable having been allowed an appropriate level of growth to help to support rural services and facilities. Progress will have been made on meeting affordable housing needs for local people and appropriate rural employment proposals developed to strengthen and diversify the rural economy.

Objectives

The following objectives have been developed to address identified issues and needs within Denbighshire. These will need to be met in order to achieve the Vision for the County up to the year 2021. The Local Development Plan policies aim to address these objectives and relevant objectives are listed after the justification to each policy.

Economy and Jobs

The Local Development Plan will ensure the County has economically viable, i.e. deliverable, and well planned strategic employment sites in areas of greatest demand and where they will support sustainable development.

The Local Development Plan will also allow sufficient flexibility to provide for local employment opportunities, particularly in rural areas.

Design

The Local Development Plan will ensure that new developments are sustainable and of good quality design whilst taking into account the requirements of flood risk.

The Local Development Plan will seek to protect and enhance the natural and built heritage of the County including aspects such as landscape, biodiversity, geo-diversity, designated sites and buildings and protected species. Environmental services and goods will additionally be enhanced and developed.

Policy RD 1 – Sustainable development and good standard design

Development proposals will be supported within development boundaries provided that all the following criteria are met:

Respects the site and surroundings in terms of the siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings; and

Makes most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare for residential development (unless there are local circumstances that dictate a lower density).

Protects and where possible enhances the local natural and historic environment; and

Does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; and

Incorporates existing landscape or other features takes account of site contours and changes in levels and prominent skylines; and

Does not unacceptably affect the amenity of local residents, other land and property users or characteristics of the locality by virtue of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution etc., and provides satisfactory amenity standards itself; and

Provides safe and convenient access for disabled people, pedestrians, cyclists, vehicles and emergency vehicles together with adequate parking, services and manoeuvring space. Proposals should also consider impacts on the wider Rights of Way network surrounding the site; and

Does not have an unacceptable effect on the local highway network as a result of congestion, danger and nuisance arising from traffic generated and incorporates traffic management/calming measures where necessary and appropriate. A transport assessment and travel plan will be required where appropriate; and

Has regard to the adequacy of existing public facilities and services; and

Does not prejudice land or buildings safeguarded for other uses, or impair the development and use of adjoining land; and

Satisfies physical or natural environmental considerations relating to land stability, drainage and liability to flooding, water supply and water abstraction from natural watercourse; and

Takes account of personal and community safety and security in the design and layout of development and public/private spaces and has regard to implications for crime and disorder; and

Incorporates suitable landscaping measures, including where appropriate hard and soft landscaping treatment, the creation and/or protection of green and blue corridors, mature landscaping, and arrangements for subsequent maintenance. Landscaping should create a visually pleasant, sustainable and biodiversity rich environment that protects and enhances existing landscape features and also creates new features and areas of open space that reflect local character and sense of place; and

Has regard to the generation, treatment and disposal of waste.

Policy PSE 5 – Rural Economy

In order to help to sustain the rural economy, tourism and commercial development, including agricultural diversification, will be supported throughout the County subject to detailed criteria, which include making a significant contribution to sustainable development and recognising the special status of the Area of Outstanding Natural Beauty/Area of Outstanding Beauty. Appropriate proposals for both conversions and new build outside of development boundaries will be supported provided the following criteria are met:

The proposal is appropriate in scale and nature to its location; and

Any suitable existing buildings are converted or re-used in preference to new build; and Proposals for new buildings are supported by an appropriate business case which demonstrates that it will support the local economy to help sustain local rural communities; and Within the AONB/AOB, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas, take full account of and seek to enhance the nature and distinctive qualities of the local landscape. In line with national policy any proposals that are considered to be detrimental to the quality of the AONB and World Heritage Site will be refused.

Policy VOE 1 – Key Areas of importance

The following areas will be protected from development that would adversely affect them. Development proposals should maintain and, wherever possible, enhance these areas for their characteristics, local distinctiveness, and value to local communities in Denbighshire.

Policy VOE 6 – Water Management All development will be required to incorporate water conservation measures, where practicable. Major development proposals (greater than 1,000 sqm floorspace or 10 dwellings) should be accompanied by a Water Conservation Statement. All development will be required to eliminate or reduce surface water run-off from the site, where practicable. The run-off rates from the site should maintain or reduce pre-development rates. All users will have equal and convenient access to the poultry unit using the hardcore access track running through the farmstead. There will be no discrimination within the farming unit.

5.3 ACCESS TO ALL USERS

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.”

All users will have equal and convenient access to the poultry unit using the mostly concrete access proposed on the site of the Poultry Unit. There will be no discrimination within the farming unit.

5.4 COMMUNITY SAFETY

Security is critical throughout day and night to prevent the theft of equipment and livestock. There is a farmhouse on the site, however security cameras will also be installed, and staff will be on site throughout the day. Staff are always on hand 24 hours per day to ensure the welfare of the livestock.

5.5 ENVIRONMENTAL DESIGN STATEMENT

It would be normal practice because the Poultry Unit is over 1000m² for the development to have to meet the BREEAM ‘Very Good’ standard and achieve the mandatory credits for ‘Excellent’ under Ene

1 – reduction of CO₂ Emissions. The proposed use is a purpose-built poultry unit which is specifically designed for the welfare of the birds. As a result of this together with the natural ventilation provided through the building in the form of pop holes and side vents this standard is not required.

- The pop holes will be open during the day to provide natural ventilation to the building rather than using mechanical ventilation. There will also be side vents that will be used operating 24 hours per day. Mechanical ventilation will only be used to assist natural ventilation during periods of hot weather.
- Stone which is available on farm will be used to provide the hardcore for the concrete slab of the building.
- No protected species would be affected because of the proposals as there are no ponds within the vicinity of the building.

The above points ensure that the Unit is sustainable as required by Denbighshire County Council.

5.6 SOCIAL CONTEXT OF THE DEVELOPMENT

The scale and type of the proposed poultry unit will be in keeping with the other agricultural buildings within Denbighshire, and already on farm at Braich yr Alarch, as can be seen by the plans submitted.

The poultry unit has roof extraction fans, gable end fans, internal fans, side vents (natural venting).

The size and position of the proposed unit is to be agreed with Denbighshire County Council, but following analysis of policy together with other material planning considerations against the available sites within the parcel of land owned by the applicants, it is believed that the site presented is in line with the policies of Denbighshire County Council in terms of landscape and visual amenity, proximity to existing buildings, landscaping, and ecology and protected sites highway access to name a few reasons.

5.7 ECONOMIC CONTEXT OF THE DEVELOPMENT

Farm businesses need to grow in response to market forces and changing legislation if they are to survive. Braich yr Alarch Eggs is a viable and successful business. The business needs to continue to expand to maintain its position in the market, as well as viability as a result of Brexit and Covid19.

The poultry enterprise on farm with the planned expansion will maintain employment on farm.

5.8 PHYSICAL CONTEXT OF THE DEVELOPMENT

The proposed site for the poultry unit is upon an area of farm yard at Braich yr Alarch, Clawdd Newydd.

5.0 CONCLUSION

The farm business of Braich yr Alarch Eggs is proposing to erect a Free Range Poultry Unit at Braich yr Alarch for the accommodation of 16,000 Free Range Birds, which is a considerable investment by the farming business. It has been researched thoroughly and the business is adamant that the enterprise will be successful.

Bruce and Catrin have two children and they wish to provide a sustainable and viable future for them, with a view being able to provide entry points into the agricultural industry and a succession plan. Beef and sheep enterprises result in a seasonal income for farming businesses which makes cashflow difficult, a free range poultry unit will provide a weekly income for the business to allow them to reinvest in the farm and environmental projects on farm.

The proposal will result in limited additional highways movements on the county highway network; however they are negligible and are standard movements in a rural community.

The proposal is in line with the policies of the Welsh Government contained within Planning Policy Wales and the policies of Denbighshire County Council therefore, it is respectfully requested that full planning is granted for the proposals upon Braich yr Alarch.