



# DESIGN & ACCESS STATEMENT

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Planning application for two new  
poultry units and all associated works  
at: Domgay Hall, Four Crosses,  
Llanymynech, Powys, SY22 6SN

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Prepared for Mr M Evans  
June 2024

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Applicant's Details

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SY22 6SN

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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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Mr M Evans

Planning application for two poultry  
units and all associated works

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June 2024

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## The Planning Application Proposal

This planning application is submitted for the approval of the erection of two poultry units at Domgay Hall, Four Crosses, SY22 6SN.

A location plan has been submitted in support of the Design Statement.

### ***The Site***

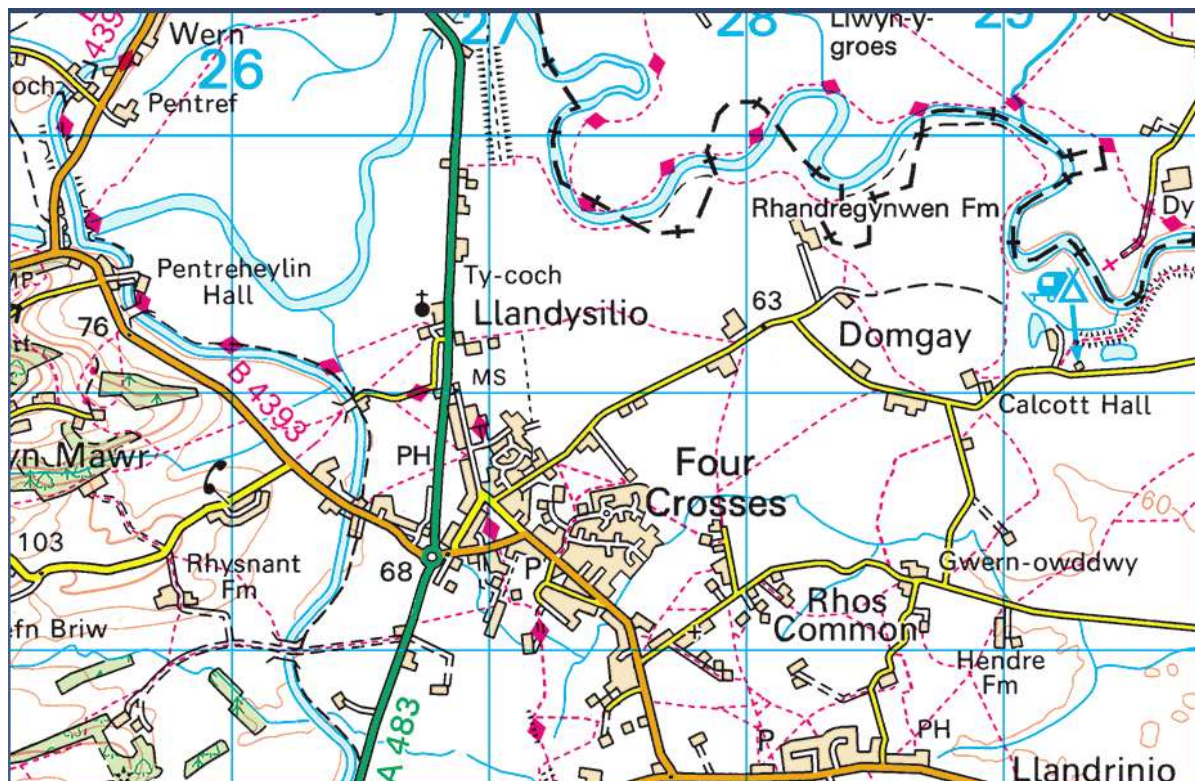
The application site is situated a short distance from the rural village of Four Crosses. The footprint of the proposed buildings extends to 4,255 square metres and is located immediately adjacent to the existing farm buildings and yards. The existing use of the proposed site is mainly arable land.

The proposed development is located adjacent to the buildings at Domgay Hall.

### ***Purpose***

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

- 2 poultry sheds
- 6 feed bins
- Hardstanding to front of sheds for turning, loading and unloading
- Vehicular access
- Area of landscaping



# SETTING THE SCENE

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## ***Mr Evans and Domgay Hall***

Mr Evans is the sole owner of the holding known as Domgay Hall, Four Crosses and as such is the applicant for the proposed development. The farm business trading as E M Evans has been established within the last thirty years and is made up of Mr Evans, sole trader.

Domgay Hall extends to 234.17 hectares (578.83 acres). The farm operates dairy, poultry and arable enterprises.

The farm business has made the decision to diversify into a poultry enterprise to support their successful dairy and arable enterprises and the applicant wishes to enhance the business to create a sustainable future for themselves and their young family. 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 proposed development is located on the outskirts of the village of Four Crosses.

It is noted that there is an existing range of modern farm buildings positioned between the Farmhouse and the proposed development. The existence of modern buildings adjoining the proposed development is beneficial as it provides an ideal screen for the development from the Farmhouse.

The proposed site is currently laid to arable land. Mature hedgerows and tree plantations surround the boundaries of the field which will help to screen the development.

The selected site is situated in an agricultural environment adjoining the existing farm unit at Domgay Hall.

***Layout: Built Environment Grain***

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

***Layout: Landscape***

The site is currently mainly laid to arable land and the site is bordered by a mature hedge. The site adjoins the existing farm buildings at Domgay Hall.

The landscape around the site consists of large undulating permanent pasture and 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 developments at Domgay Hall 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 Domgay Hall; 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.
- 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***

It is proposed that two broiler houses are constructed. The poultry houses will each measure 115 metres x 18.5 metres. Eaves and ridge height will be 2.59 metres and 5.17 metres respectively. Each of the new houses will have the potential to accommodate 35,000 “standard” broilers, however the two new buildings will only increase bird numbers on site by 40,000 as birds that are in the existing poultry houses will be moved to the new poultry buildings to reduce stocking density,.

#### **Roofs**

Box profile metal sheeting at 10 degree pitch. Eaves height: 2.59 metres, ridge height 5.17 metres.

#### **Walls**

Box profile metal sheeting

#### **Insulation**

The broiler houses will be insulated with fibre glass insulation to the walls and roofs. The walls will be insulated with 100mm insulant and the roofs with a 200mm insulant. The U value will be <0.4 W/m<sup>2</sup> °C 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 houses are 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:

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

#### **Ventilation**

The ventilation system will consist of a computer-controlled mechanical tunnel ventilation system.

- There will be ten inlets in each gable end.
- There will be six 800mm diameter extraction fans in the roof of each shed down the slope to minimise the skyline impact.



The ventilation system will be the same in both houses, consisting of high-velocity open-topped roof extract fans, inlets along both side walls and gable end fans on the east-facing end walls. The gable end fans will be used only when very high rates of ventilation are required and any dust from these will be collected in a covered catchment area.

#### 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.

#### Shed Colour

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.

### ***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. Native woodland planted around the site boundary will provide nesting and foraging areas for birds.

#### Woodland Planting

It is proposed to create an area of native woodland planting to form a woodland tree belt of local landscape value.

The proposed woodland planting will use a native mix in order to retain local vernacular. It is proposed to plant the wood as a mixture of "timber trees" and "underwood". The underwood will be felled and allowed to grow again by coppicing or suckering on a seven to ten year rotation. Many of the timber trees will stand for a number of cycles of regrowth before being felled when full-grown. When felling is undertaken it will be carried out on a rotation so that at all times a screen will remain relating to the length of the development.

Woodland is proposed along the boundaries of the site. This area of planting will include Elder, Field Maple, Silver Birch, Holly, Black Poplar and Scots Pine.

#### 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**

# DEVELOPMENT CONCEPT - appearance

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It is proposed that two broiler houses are constructed. The poultry houses will each measure 115 metres x 18.5 metres. Eaves and ridge height will be 2.59 metres and 5.17 metres respectively. Each of the new houses will have the potential to accommodate 35,000 “standard” broilers, however the two new buildings will only increase bird numbers by 40,000 on site as birds that are in the existing poultry houses will be moved to the new poultry buildings to reduce the stocking density.

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 the A483 between Llanymynech and Four Crosses. The site is accessed off Domgay Lane from an improved existing access as per the site and location plans leading to the buildings.

Feed HGVs will be coming from a local feed company using the A483 and then as above.

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. The proposed buildings will be run so that the crop cycle is the same as the existing poultry units, therefore it is not expected that traffic movements will increase as the movements will take place at the same time as the existing units.

## ***Public Rights of Way***

There are a number of PRoW within the study areas – it is proposed that the footpath running through the site will be diverted. 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.

## ***Policy Context***

### **Analysis of Planning Policy against Domgay Hall Proposals**

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

This section 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 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 2016.

The following directive was due to come into force in 2016 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 2016**

The site will accommodate a maximum of 140,000 birds, this is over the threshold of 40,000 birds and a Environmental Permit from Natural Resources Wales has been obtained.

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 Natural Resources Wales 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 12, February 2024) – Chapter 5 Productive and Enterprising Places**

The Welsh Assembly Government states that;

For planning purposes the Welsh Government defines economic development as development of land and buildings for activities that generate wealth, jobs and incomes. Economic land uses include the traditional employment land uses (offices, research and development, industry and warehousing), as well as uses such as retail, tourism and public services. The constructions and energy sectors are also important to the economy and are sensitive to planning policies.

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 considerations.

Local planning authorities should adopt a positive approach to development associated with farm diversification in rural areas, irrespective of whether farms are served by public transport. 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.

Local 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. In addition they should adopt a positive approach to the conversion of rural buildings for business re-use.

#### **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**

The Plan does include various references to agriculture and the agricultural economy of Powys. The section quoted at SP6 and its RJ in para 3.3.35 links to national policy, whilst para 4.1.5 confirms that no specific policy is included for agricultural development. Agricultural buildings will be just one type of new development and will be assessed against all the relevant plan policies (design and resources, landscape, environment etc) alongside national planning policy guidance.

### **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.

### **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 Disable 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 to and from the poultry buildings will be flat and even and unobstructed allowing the building to be accessed by all people including disable 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 Domgay Hall 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 1000m<sup>2</sup> the development would need to meet BREEAM 'Very Good' standard and achieve the mandatory credits for 'Excellent' under Ene 1 – reduction of CO<sub>2</sub> 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 an arable field at Domgay Hall 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 to the south of the existing poultry units.

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 Powys 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 Mr Evans and he is 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 of 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.