
ADDITIONAL PLANNING JUSTIFICATION STATEMENT

Erection of a 32,000 Free Range Poultry unit
extension at

**Upper Bryn,
Abermule,
Montgomery,
Powys,
SY15 6JW**

Rev A 04/10/2019
Rev B 29/04/2022

Prepared for WL Hamer



**Roger
Parry**
& Partners

Roger Parry & Partners LLP
www.rogerparry.net
gail@rogerparry.net
Tel: 01691 655334

1.0 INTRODUCTION

This Additional Planning Justification Statement shall consider those Planning matters relating to the submission of an application for full planning consent to Powys County Council for the proposal to construct a Poultry Unit on farm to accommodate a further 32,000 Free Range Chickens (Egg Production) together with associated feed bins, internal farm access and other associated works.

This report shall address issues of;

- Noise
- Water Supply
- Pollution of Private Water Supplies
- Mineral Safeguarding
- Siting
- Use of Level Cross at Abermule

The application is in respect of land at Upper Bryn, Abermule and is presented to the Local Authority by WL Hamer

Upper Bryn is an intensive mixed enterprise farm, with a suckler cow herd and a flock of commercial sheep and an existing 32,000 bird poultry unit.

Upper Bryn is a highly developed unit, with a range of modern steel portal framed farm buildings, together with retained traditional buildings.

The farm business is run by the farming partnership WL Hamer, comprising of Mr Tom Hamer and Ms Irene Lloyd.

The business is now considering diversifying further to accommodate a second free range poultry unit to accommodate an additional 32,000 free range birds, which will enable the unit to develop further and provide a sustainable future for the business.

2.0 NOISE

The proposed poultry unit at Upper Bryn shall have 12 mechanical extractor fans. The proposed poultry unit will use natural ventilation from the pop holes of the poultry unit for much of the year. It is paramount that mechanical fans are provided within the building as they are used to control the temperature, it is vitally important to bird welfare during periods of hot weather.

The table below shows the distance from the proposed site to sensitive receptors;

Name of Receptor	Distance in metres	Relation to Applicant
Bronau Wood Barn	190	Applicant
Castell Daniel Isaf	390	Unrelated
Rock Cottage	392	Unrelated
Swn y Coed	351	Unrelated
Fron Fraith Hall/Stables/Coach House	350	Unrelated
Captains Pitch Cottage	304	Unrelated

The table below details the environmental sound levels dB (A) for HER710/6/1 following numerous manufacturing trails:

	Number of Fans				
Distance from Fan to Receptor - metres	1	3	10	16	20
3	61	66	70	72	74
6	57	61	65	68	70
10	51	55	59	52	64
20	45	49	53	56	58
100	31	35	39	40	43
200	21	27	31	33	35
400	18	23	27	29	31

The above data has been compiled in line with BS848 Part Two (1985) and using the Technical Specification of the Mechanical Fan which confirms the fan selected will operate at a level of 61 dB (A) at 3 metres. When all 12 fans are in operation, the cumulative sound level should be in the range of between 31 to 33dB (A) at 200 metres from the unit. This is to the home of the applicant Ms Irene Lloyd, the converted traditional building at Bronau Wood.

Using the Method in BS 4142 the calculations have now been adjusted by adding a character correction to allow for the character of the sound to give a rating level. Background is then deducted from rating level to give an assessment level;

	Best Case	Worse Case
Specific Sound Level	31	33
Character Correction	+4	+4
Rating Level	35	37
Deduct Background	20	20
Assessment	15dB	17dB

Mitigation:

The applicant is proposing the following mitigation as part of the proposal:

- 1) Movements of feed, birds and eggs to the site will be done so with full care and attention to all neighbours. All movements shall be restricted to daytime hours to respect neighbours thus meaning that movements shall only occur between 07:00 and 18:00.
- 2) Feed when transmitted to the feed bins is a normal occurrence on farm, however the applicant shall ensure that delivery is between 07:00 and 18:00.
- 3) All fans will be maintained by local electricians to ensure they are working properly and reducing any unplanned excessive noise.
- 4) All electrics within the poultry unit will be maintained so that they are fully operational and at no risk of failure within the unit – this is vital for Animal Welfare reasons and by law.
- 5) The birds within the unit are all female and therefore very quiet resulting in no noise impact upon local neighbours especially during the egg production period. Whilst the birds are placed in the unit and taken, we will ensure the operation is smoothly undertaken to prevent stress to the birds and no noise to the neighbours.

The fans shall be in a treated chamber which will have an insulated roof and walls which will exhaust into an insulated baffle area thus limiting the noise emanating from the poultry unit proposed. The cumulative noise impact of the poultry unit at Upper Bryn will not exceed World Health Organisation Guidelines and this is at the closest receptor to the poultry unit being the home of the applicants. Other receptors are at least a further 114m away from the development.

Noise Management Plans

Hazard	Receptor	Pathway	Risk Management	Exposure	Consequence	Overall Risk
<p>Noise Issues from large vehicles travelling to and from farm</p> <p>Mobile source</p>	Neighbouring dwelling houses within 400m of installation	Air	<p>Measures as described in SGN EPR6.09 (Farming) Noise Management at Intensive Livestock Installations. All vehicles are required to be driven onto and offsite with due consideration for neighbours. Timed delivery restrictions can be implemented (07.00 and 20.00hrs) to minimise disturbance. Bird catching frequently occurring during night time (reduced bird stress) All vehicles regularly maintained to minimise engine noise. Roadways are free from potholes and maintained in good order. Route selection made with due consideration to nearby neighbours.</p>	Unlikely	Noise annoyance	Not significant if managed carefully.
Large vehicles delivering/collecting from site, litter removal,	Neighbouring dwelling houses within 400m of installation	Air	<p>Measures as described in SGN EPR6.09 Vehicles well maintained and driven slowly on site. Engines not left idling. Audible reversing warnings mostly</p>	Unlikely	Noise annoyance	Not significant

removal of dirty water			during daylight hours, excepting during night catching. Dirty water and litter removal during daylight hours.			
Small vehicle movements Mobile Source	Neighbouring dwelling houses within 400m of installation	Air	Measures as described in SGN EPR6.09 Vehicles driven slowly on site for night catching. Low risk for other small vehicle movements during daylight hours.	Unlikely	Noise annoyance	Not significant
Feed transfer from lorry to bins Fixed Source	Neighbouring dwelling houses within 400m of installation	Air	Vehicles well maintained and designed to minimise noise during transfer.	Unlikely	Noise annoyance	Not significant
Ventilation Fans Fixed Source	Neighbouring dwelling houses within 400m of installation	Air	Efficient extraction fans matched to size and population within house. Regularly maintained.	Unlikely	Noise annoyance	Not significant
Alarm System/Stand by Generator Fixed Source	Neighbouring dwelling houses within 400m of installation	Air	System tested weekly (Mondays mid-morning to reduce disturbance) Specialist maintenance contract in operation. Frequent electrical servicing.	Unlikely	Noise annoyance	Not significant
Chickens Mobile Source	Neighbouring dwelling houses within 400m of installation	Air	Low risk during laying period. Noise during catching minimised by careful bird handling by trained catchers.	Unlikely	Noise annoyance	Not significant

			Prompt departure of loaded lorries.			
Personnel Mobile Source	Neighbouring dwelling houses within 400m of installation	Air	Staff and contractors required to carry out their respective duties without creating excessive noise.	Unlikely	Noise annoyance	Not significant
Repairs and Servicing	Neighbouring dwelling houses within 400m of installation	Air	Repairs required are carried out with due regard for possible noise nuisance and unless exceptional are carried out during normal working hours along with routine servicing.	Unlikely	Noise annoyance	Not significant

The Free Range layers within the installation are housed within the two poultry houses as detailed on the installation plan, where levels of noise would be at their highest concentration.

As the birds range the intensity of noise is reduced, as the birds spread out over the extensive range area, having the opportunity to range over four metres square per bird.

The above reduces the risk of the noise levels increasing for receptors close to the site boundary, as the majority of the birds would be unlikely to range more than 100 metres from the housing.

The main noise sources or noise operations are listed below;

- 1) Ventilation fans
- 2) Feed deliveries to the units
- 3) Egg Collection
- 4) Feeding systems
- 5) Fuel deliveries
- 6) Alarm systems
- 7) Bird catching
- 8) Cleaning out
- 9) Maintenance and repairs
- 10) Set up and placements
- 11) Generator testing

POTENTIAL NOISE PROBLEMS	TECHNIQUES TO LIMIT LEVELS OF NOISE	IN PLACE YES/NO	COMPLETION DATE
Ventilation Fans	1) Noise to be assessed twice per day at 07:00 - 10:00 hrs and 16:00 – 19:00 hrs 2) High velocity fans reducing the number of fans 3) Fans operated on an intermittent system 4) Regular end of cycle maintenance by qualified Electrician.	YES YES YES YES YES	
Feed Deliveries	1) Delivery lorries and vehicles for site mill fitted with silencers 2) Larger capacity vehicles delivering to installation reducing number of deliveries or collections 3) Road maintenance 4) Time restrictions on deliveries and collections if required 07:00 hours – 19:00 hours	YES YES YES	Continuous
Feeding Systems	1) Daily inspections of bin stocks to prevent augers running empty 07:00-10:00 hrs 16:00-19:00 hrs 2) Internal feeders checked twice per day to ensure correct operation of systems 07:00-10:00 hrs 16:00-19:00 hrs 3) Regular end of cycle maintenance by qualified electrician.	YES YES YES	
Fuel Deliveries	Restrict time if required to 07:00 – 19:00 hrs		
Alarm Systems	Use of mobile phones or pagers	YES	
Bird Catching	1) Fully trained and advised teams of the need to keep noise to a minimum. 2) Crates to be placed carefully on concrete	YES	

	yard prior to house entry 3) Lorries scheduled to minimise duration of catch 4) Doors operated for entry and exit of forklift 5) Lorries parked as close as possible to doors to reduce forklift travel 6) Screen curtains fitted to lorries	YES YES YES YES	
Clean Out	1) Litter removal during normal working hours 2) Trailers parked as close as possible to the doors to reduce loader travel 3) Large trailers used to reduce traffic 4) Washing done during normal working hours Normal working hours 07:00 – 19:00 hrs	YES YES YES YES	
Maintenance and Repair	1) During normal working hours with the exception of break-downs/emergencies 2) Routine end of cycle servicing Normal Working hours 07:00-19:00 hours	YES YES	
Set Up	Normal Working hours 07:00-19:00 hours.	YES	
Generator (Standby)	Test run during normal working hours 07:00 – 19:00 hours.	YES	

3. Water Supply

Free Range Poultry Units require a constant source of clean water for the birds, received either from a private water supply with filtration, mains water or borehole. The existing 32,000 bird poultry unit secures water from a private water supply on farm, the well is located by Bronau wood and the water is pumped to a storage tank before falling back to feed the poultry unit with water. This well and storage tank has never run dry and was full throughout the summer of 2019. There is sufficient water on farm to accommodate the water requirements for 64,000 free range birds.

High performance nipple drinkers with 'drip cups' are used to minimise water wasted and to improve litter quality, subsequently reducing ammonia levels inside the shed. A dosing pump attached to the water supply will allow for vaccine, vitamins or electrolytes to be administered accurately.

Water consumption will be monitored and recorded daily from water meters within the houses. Daily checks by farm staff will allow for equipment height to be adjusted meeting the need of the birds. Having drinkers at the correct level and adjusting the flow pressure will allow birds to utilise the water correctly thus minimising wasted water and maintaining litter quality. These checks will also allow staff to attend to any problems with equipment, such as a leaking drinker nipple.

During the cleaning operation strict guidelines are given by a "tailored" site-specific terminal hygiene plan. This gives levels of water usage and dilution rates for the relevant detergents/disinfectants. Both staff and cleaning contractors are made fully aware of the terminal hygiene procedures.

The poultry houses are fully insulated and have an adequate ventilation system to help regulate temperature and maintain a healthy environment inside the houses, during times of extreme weather. Thus, water consumption should not hugely increase during times of hot weather.

4. Pollution of Private Water Supplies

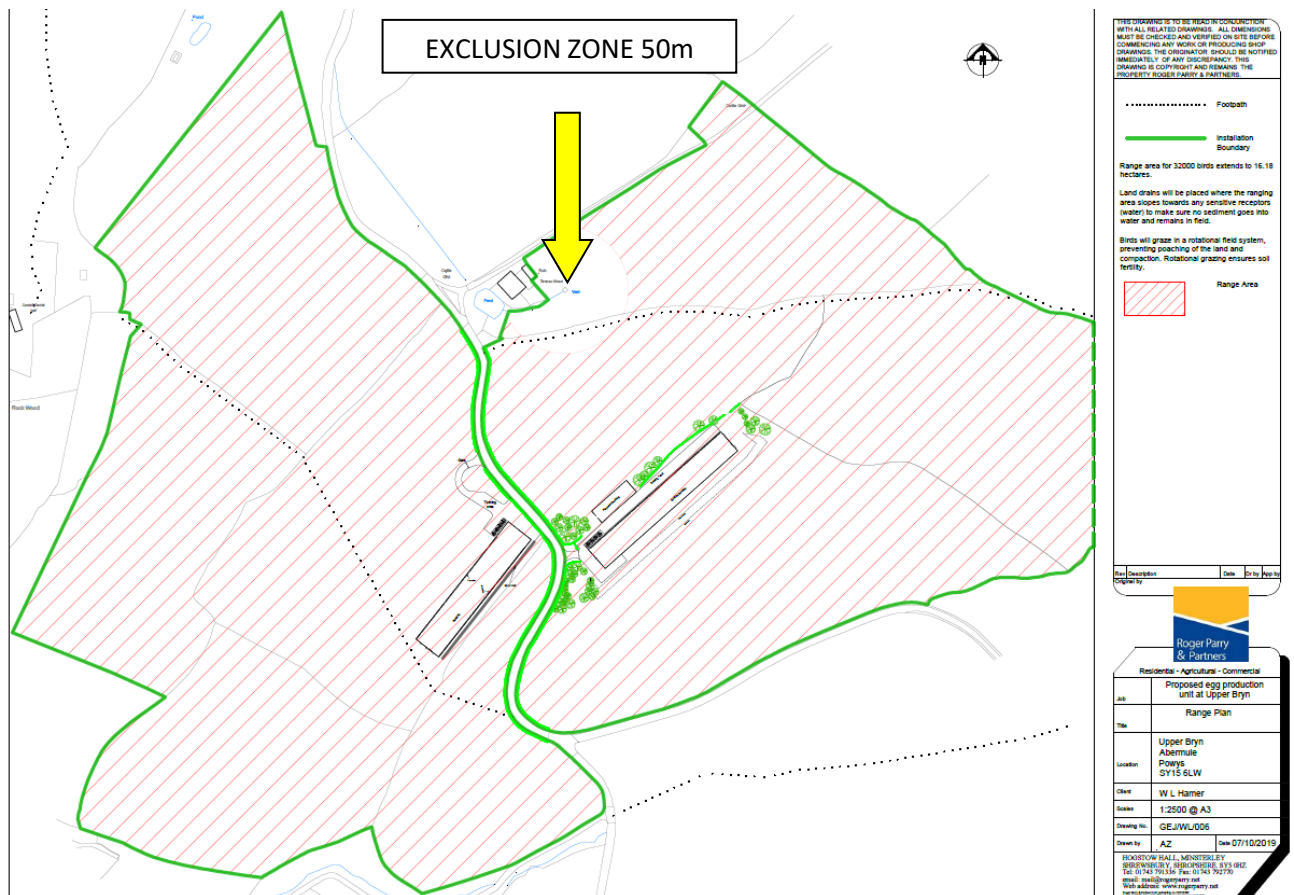
As confirmed in the Manure Management Plan no manure will be spread within 50m of a private water supply. The Ranging Plan supporting the planning application also confirms the location of a private water supply within the ranging area, though this area of land will not receive manure applications by the applicant as it is the enclosed bird ranging area.

The private water supplies in proximity of the development and the associated manure spreading areas are below and **NO manure will be spread within 50m of the water supplies.**

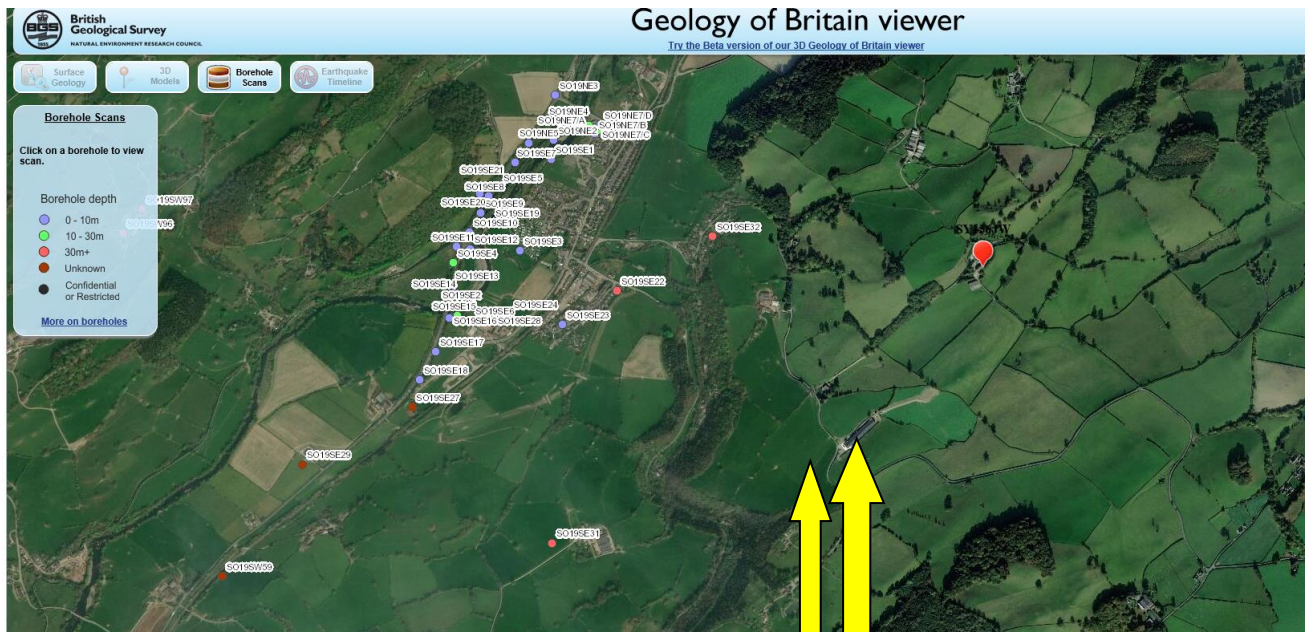
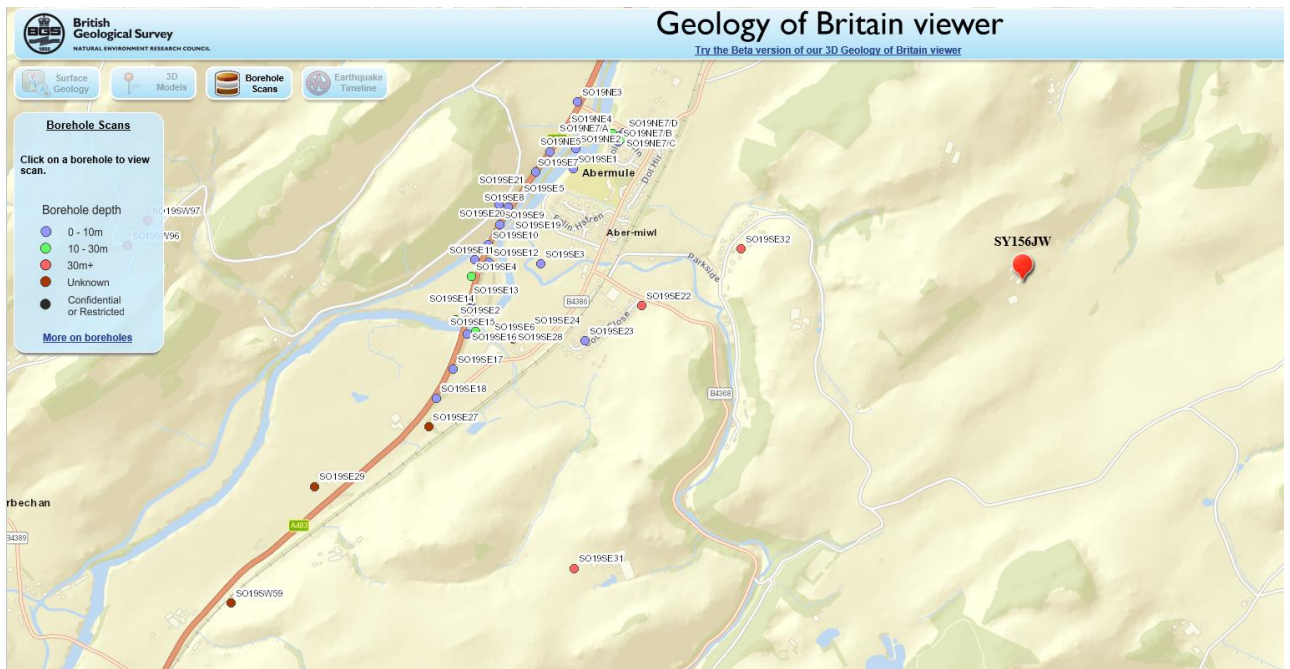
Upper Bryn	Approximate grid ref: 317141, 294140 already excluded RED
Fron Fraith Lodge	Approximate grid ref: 316800, 293320 already excluded RED
Middle Mill	Approximate grid ref: 316737, 293655 outside 50m
Sycamore Farm	Approximate grid ref: 319151, 292886 outside 50m
Fron Fraith Hall	Approximate grid ref: 317400, 293410 outside 50m

The borehole for the converted traditional building at Bronau Wood has been highlighted and a 50m exclusion zone highlighted. This is a recently installed borehole in line with the permitted development.

Please see plan overleaf;



The plan below has been taken from the British Geological Survey and includes the positions of boreholes around SY15 6JW. There are no other boreholes showing within 50m of the ranging area.



Proposed Poultry Unit

Existing Poultry Unit

5. Mineral Safeguarding

The site lies within a rural area.

The site is located within two pasture fields at Upper Bryn, split by a council minor highway. The range area is located on both sides of the highway in existing livestock grazing, pasture fields.

The site is bound on all sides by hedgerows, and the landscape around the site is gently undulating towards the highway from poultry unit 1 and from poultry unit 2 sloping towards the farmstead at Upper Bryn.

The farmstead at Upper Bryn is in a rural area around 1 km to the south-east of the village of Abermule in Powys. The site is at an elevation of around 175 m, with the land falling towards the River Severn Valley to the northwest and rising towards hills and mountains to the south-east. The surrounding land use is predominantly pasture, although there are some arable fields and wooded areas.

The existing poultry house at Upper Bryn is approximately 500 m to the south-south-east of the farm buildings. This poultry house provides accommodation for up to 32,000 egg-laying chickens and is ventilated by high speed ridge fans. Within the sheds the chickens are housed in vertical tiers and manure is removed twice weekly by a belt system and promptly taken off the site. The chickens have daytime access to an outdoor ranging area via a series of pop holes along the side of the house.

Under the proposal, a second poultry house would be constructed on a green-field site approximately 50 m to the west of the existing poultry house. This poultry house would provide accommodation for up to 32,000 egg-laying chickens and would be ventilated by high speed fans. A belt system would remove manure from the house twice weekly and the manure would be promptly taken off site. The chickens would have daytime access to outdoor ranging areas via a series of pop holes along the sides of the house.

There are some isolated residences and commercial properties in the area surrounding the site of the existing and proposed poultry houses, the closest residences are at: Bronau Wood, which is approximately 190 m to the north; Fron Fraith Lodge which is approximately 260 m to the south and there is a caravan park approximately 230 m to the south-west of the poultry houses.

Field pattern is semi large scale with a medium pattern of field boundaries.

The Geology of the area is detailed as;

1:50 000 scale bedrock geology description: Bailey Hill Formation - Sandstone And Siltstone, Interbedded. Sedimentary Bedrock formed approximately 424 to 427 million years ago in the Silurian Period. Local environment previously dominated by deep seas.

Setting: deep seas. These sedimentary rocks are marine in origin. They are detrital and comprise coarse- to fine-grained slurries of debris from the continental shelf flowing into a deep-sea environment, forming distinctively graded beds

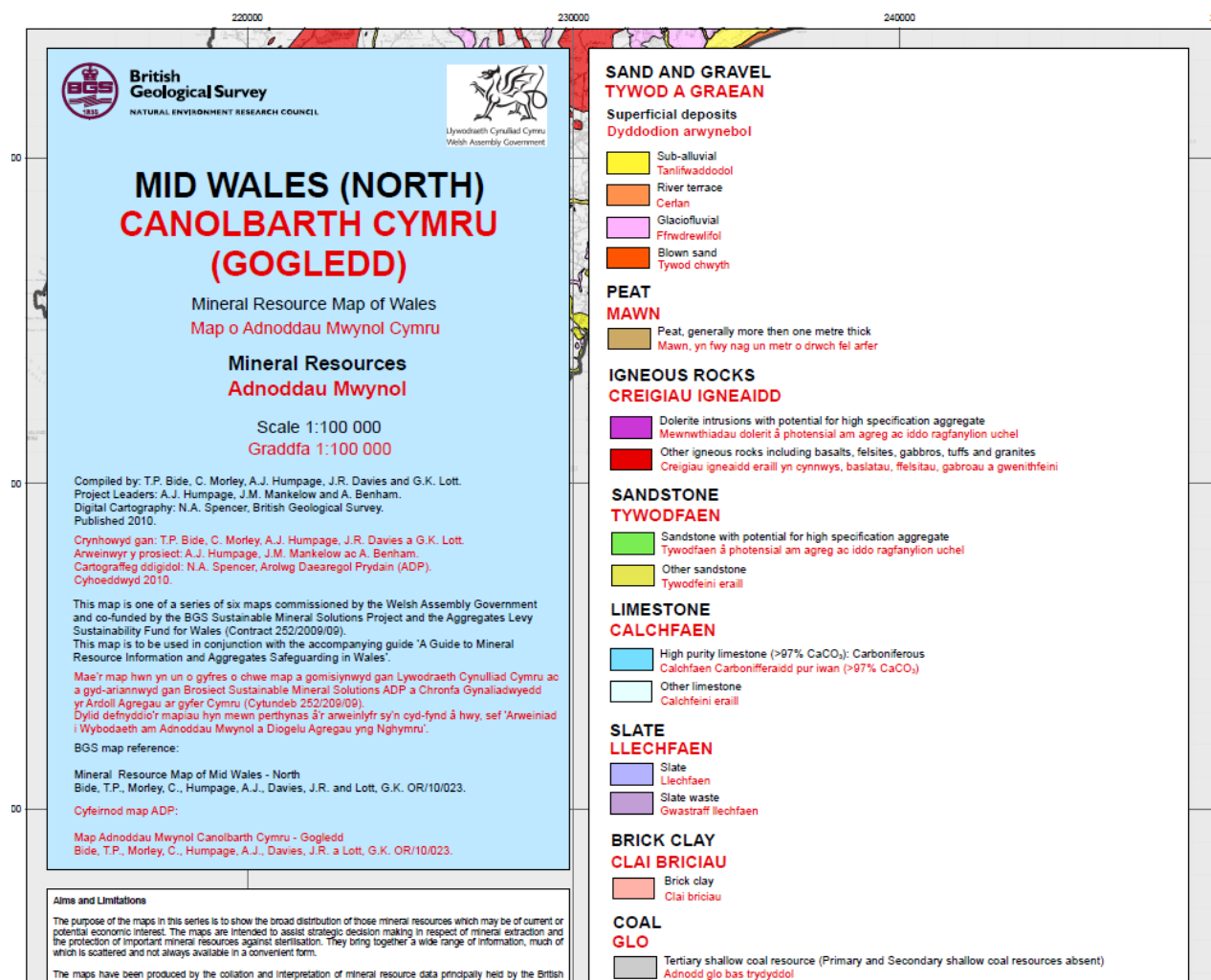
Policy DM8 - Minerals Safeguarding

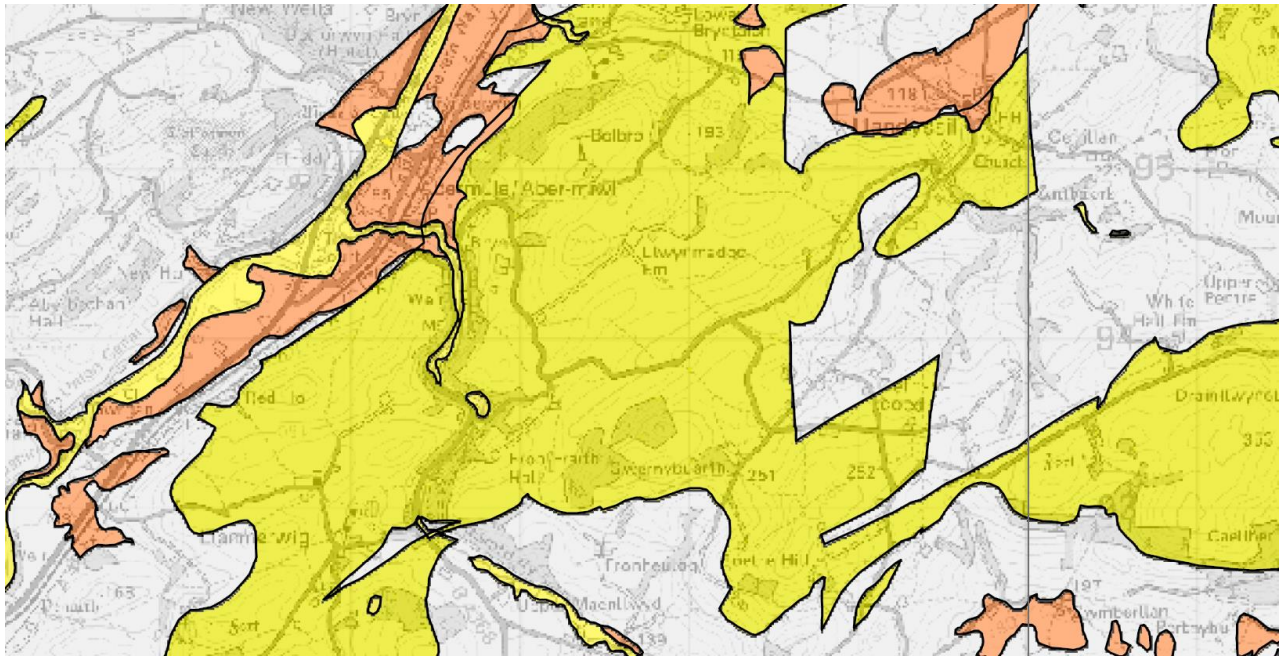
Mineral Safeguarding Areas have been designated for sand and gravel, sandstone, limestone, igneous rocks and surface coal and these are shown on the Proposals Map.

Non-mineral development proposals within Mineral Safeguarding Areas will only be permitted where it can be demonstrated by the developer that:

1. The mineral resource is not of potential future value; or

2. The development is of a temporary nature and can be completed and the site restored to a condition that would allow for future extraction; or
3. The mineral can be extracted satisfactorily prior to the incompatible development taking place; or
4. Extraction would not meet the tests of environmental acceptability or community benefit as set out in National Policy; or
5. There is an over-riding need in the public interest for the development; or
6. The development is householder development and / or of a very minor nature such as extensions to existing dwellings, and associated development within the curtilage of the property.





The above plans are extracted from the Minerals Safeguarding Plan and Aggregate Safeguarding Plans. The area surrounding the development is of sandstone geology. The proposed development seeks to develop 0.27ha of land which given the large safeguarding area would be minimal. The development is not disturbing the geology of the land, and the building once non operational could be removed to allow mineral extraction at some point in the future. This land is privately owned, and it would not be the intention of the landowners to ever mine the land. There would not be any community benefit in mining this land.

6. Siting

Guidance with the Powys Local Development Plan indicates that development proposals will only be permitted where they would not have an unacceptable impact on the environment and would be sited and designed to be sympathetic to the character and appearance of its surroundings.

The application site is located within the Llandysil Hill and Scarp aspect area which is characterised as an area of rolling upland grazing centre on an intricate patchwork of small field

parcels bounded by treed hedgerows. The majority of the area is of a more open nature with larger grazed and cultivated fields and dispersed settlements/farmsteads overlooking the flat open farmland of the Severn Vale. Whilst LANDMAP recognises its scenic quality as high, there is a moderate degree of rarity, its overall visual and sensory assessment is moderate.

The proposed building is located as close as it can be to the existing, approved poultry unit and adjacent to an existing mature field boundary approximately 600 metres from the main farm complex at Upper Bryn. The proposed site is generally flat in nature falling in topography at the rear of the site. The site is bound by mature hedgerows on all elevations. The site although detached from the main farm complex is located in a sympathetic location and is not highly visible in the wider landscape because of the topography of the land and surrounding hedgerows. The site is not directly visible from the nearest residential property.

We appreciate that the Powys Planning Policy seeks to ensure that the harm from new agricultural buildings is minimised through sensitive design and siting. Guidance suggests that wherever possible new buildings should be grouped with existing buildings and utilise materials which are sympathetic to the site's surroundings.

The proposed building although not located on the main farm complex is within a short driving distance of the farm and on a site that is less visible than the main farm complex itself. The applicant has chosen this site as being a big enough area to accommodate the building taking into account the nearest dwellings and the topography of the landscape in the site selection. The proposed unit is as close as possible to the approved 32,000 bird poultry unit. The unit could not be accommodated next to the existing unit as a Free Range Poultry Unit for 32,000 birds requires a ranging area of 40 acres within 350 metres of the building to comply with RSPCA Freedom Foods Standards. The applicants do not have this land available on the same side of the highway as the existing poultry unit but as shown in the application this 40 acres range is available adjacent to the poultry unit. The site lies in a natural hollow adjacent to an existing field boundary and is not highly visible from the wider landscape.

Whilst the siting of the building is somewhat detached from the existing farm complex it is seen in close proximity to the existing unit, it is considered on balance that the siting would be acceptable for the above reasons.

A Biodiversity Enhancement Plan with landscaping has been submitted in support of this application.

7. Use of Level Cross at Abermule

Having read the comments of the Highways Officer we would note that the use of the level crossing at Abermule has not been raised as an issue. Furthermore, the use of the crossing was not raised on the first application at Upper Bryn.






Please see revised highways plans incorporating the comments of the Highways Officer.

The justification statement confirms;

Vehicle Movements and Movement To, From and Within the Development

The existing highway network that currently serves the applicants and neighbouring agricultural holdings are regularly used by both Artic and Heavy Goods Vehicles.

Vehicles will approach Upper Bryn using the A483 (Newtown – Welshpool), B4386 entering Abermule, B4368 leaving Abermule and on to the C2052 where you will pass the Upper Bryn farm access and access the free range egg complex via a new agricultural entrance.

-  **Delivery and Removal of Birds.** At the beginning of the cycle an articulated lorry would deliver all of the birds and then remove the said birds at the end of the 14 month cycle. The proposal would generate four additional vehicular movements to the farm per annum. 2 movements per flock cycle.
-  **Egg Collection.** Collection of eggs would take place two times per week in a rigid 3 axle vehicle. 112 movements per flock. There will be no extra movements for egg collection as the collection will be made on the same lorry as the existing poultry unit.
-  **Delivery of Feed.** A lorry would deliver feed twice per week. There will only be once extra lorry movement delivering feed as a result of the proposals. 56 movements per flock.
-  **Manure.** Manure will be removed from the unit every four days, by tractor and trailer and shall be used on land in the ownership of the business. There will be additional movements involving the application of manure however these shall be confined to the farming unit at Upper Bryn. Manure will only be applied to the land when the nutrients are required otherwise will be stored on farm
-  **Staff.** The unit shall be run by the family currently reside on site resulting in no additional movements.

Below is a breakdown of existing movement and proposed movements along the County Network and over the level crossing in Abermule.

Existing Traffic Movements Beef and Sheep Enterprise	Vehicle Type	Size	Frequency	Movements per Year
Feed Delivery	Rigid commercial lorry	9.81m long	One per week	52
Refuse Collection	Rigid commercial lorry	9.81m long	One per week	52
Recycling Collection	Rigid commercial lorry	9.81m long	One per week	52
Average Car Movements	Car		Thirty Five per week	1,820

Average Movements	Livestock	Pickup and Trailer		One per week	52
TOTAL					2028

Existing Poultry Movements	Vehicle Type	Size	Frequency	Movements per Year
Feed Delivery	Rigid commercial lorry	9.81m long	Once per week	52
Egg Collection	Rigid commercial lorry	9.81m long	Twice times a week	104
Delivery of Birds	Articulated lorry	16.5 m long	Once in a Fourteen Month Cycle	1
Collection of Birds	Articulated Lorry	16.5 m long	Once in a Fourteen month cycle	1
TOTAL				158

Proposed Traffic Movements	Vehicle Type	Size	Frequency	Movements per Year
Feed Delivery	Rigid commercial lorry	9.81m long	One extra delivery per week	52
Delivery of Birds	Articulated lorry	16.5 m long	Once in a Fourteen Month Cycle	1
Collection of Birds	Articulated Lorry	16.5 m long	Once in a Fourteen month cycle	1
TOTAL				54

Total Existing Movements = 2,186

Proposed Movements = 54

Total movement to Upper Bryn = 2240

% Increase of Additional Movements = 2.47%

An increase of 2.47% across a 14 month cycle of egg production would be negligible and would not have an impact upon the level crossing in Abermule or the highway network leading to the Free Range Poultry Units.