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# LANDSCAPE ASSESSMENT

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Full planning application for a  
poultry installation extension  
and all associated works

At

Upper Bryn  
Abermule  
Montgomery  
Powys  
SY15 6JW

V1

07/04/2020

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Prepared for WL Hamer

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land & property  
professionals

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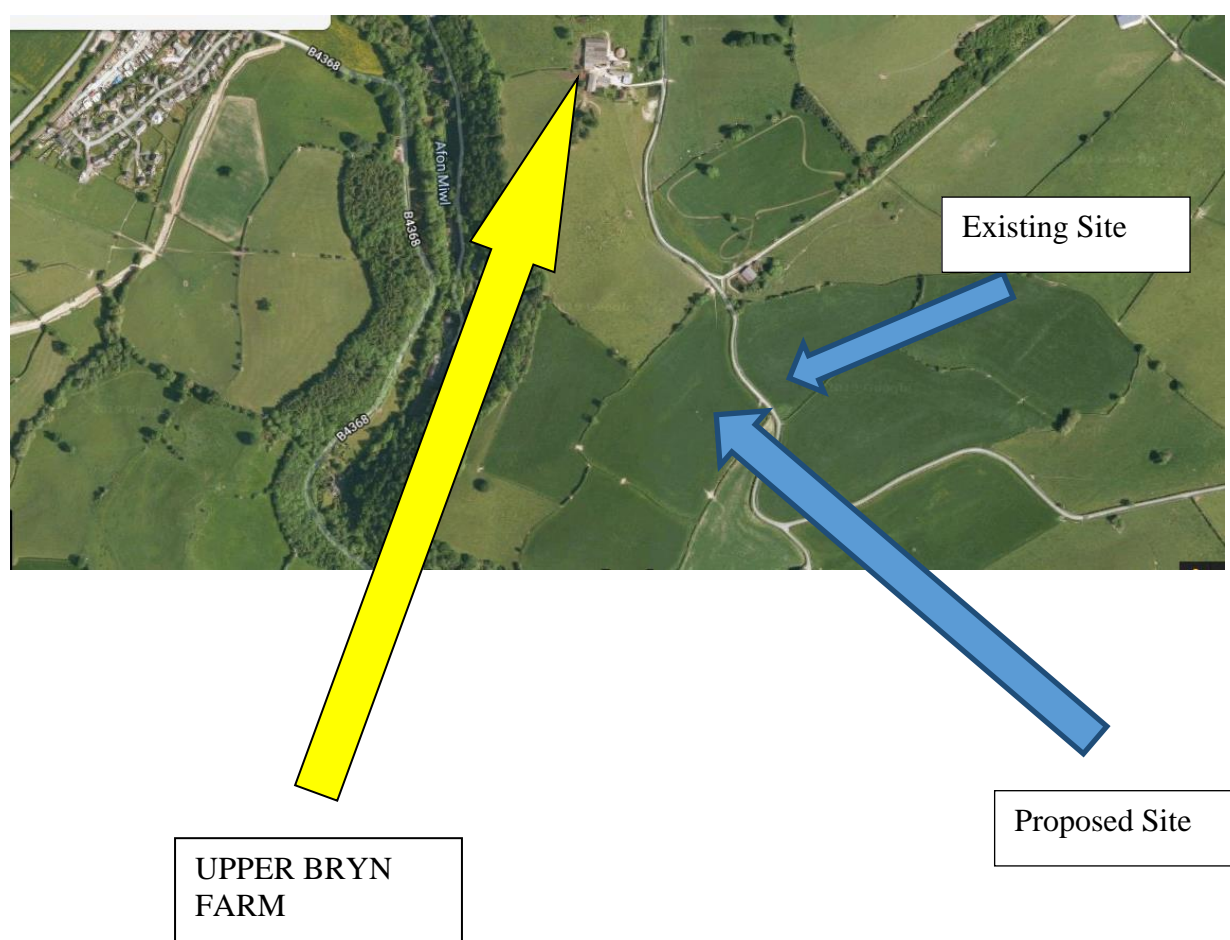
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## 1.0 INTRODUCTION

This statement shall consider those Siting and Landscaping 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 32,000 Free Range Chickens (Egg Production) together with associated feed bins, internal farm access and other associated works. The application is in respect of land at Upper Bryn, Abermule, Montgomery, Powys, SY15 6JW and is presented to the Local Planning Authority by WL Hamer.

## 2.0 BACKGROUND & THE PROPOSAL

Please see below photographs of the site:



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Upper Bryn is shown on the aerial photograph above.

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 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.

It is proposed that 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 taken off site and the chickens would have daytime access to outdoor ranging areas via a series of pop holes along the sides of the house.

There are a number of areas designated as Ancient Woodlands (AWs) within 2 km of the poultry houses at Upper Bryn. There is also a Site of Special Scientific Interest (SSSI), namely Hollybush Pastures SSSI, within 5 km of the farm and stretches of Montgomery Canal, designated as a Special Area of Conservation (SAC) are within 10 km of the site.

The location of the proposed building has been carefully considered, to be as close as possible to the existing range of farm buildings and next door to the existing poultry unit, and also surrounded by an established hedgerow boundary.

### **Proposal and Character**

The proposal is for the creation of a Poultry Unit Extension at Upper Bryn to provide accommodation for a further 32,000 free range birds

The proposed building shall be 118 metres long by 23 metres wide with a roof pitch of 15°, internal eaves height of 3.1 metres. The building shall house 32,000 free range birds. The total footprint of the building is 2,714 square metres. The building shall be constructed of box profile steel sheeting to the walls and also to the roof, with UPVC double glazing windows. The box profile steel sheeting is slate grey.

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 associated with the building is 350 metres from building to the external perimeter of associated land.

The birds shall have access to roam the land lying to the south, west and east of the proposed building which shall be dedicated pasture for the enterprise. The land will be fenced using electric fencing to keep predators out. Birds will be inspected at least once a day.

The building proposed operates a Multi-tier system, thus meaning birds can be housed in a smaller building than a Single tier system. The two tier system operates two tier perching decks for those laying hens within. The perching areas are slatted to allow the manure to drop through the flooring system onto the manure conveyor belt. The manure conveyor belt is operated every four days and removes the manure from the internal conveyor belt to the external conveyor belt and the manure spreader parked outside ready to directly apply the manure to the land/to be stored in the manure store on farm and manure store proposed or sold off farm. The applicants are also considering applying for planning permission for a covered manure store on farm

The building shall be constructed using steel box profile sheeting in slate grey colour to assist in assimilating the building into the local landscape as is in line with the colour of the existing poultry unit on farm.

The birds are Free Range and have an opportunity each day to exit the building and roam the designated ranging ground. The birds will exit the building using pop holes which are included in the design of the building, and are displayed below on an example photograph. The maximum stocking density for the unit is nine birds per square metre, and there must be 250cm square of litter area per bird. The perches internally for the birds shall allow a depth of 15cm per hen and there must be a minimum of 10cm of feeders per bird and one drinker per ten birds.

Feed for the 32,000 birds is proposed to be stored in four external feed bins. The feed bins shall be slate grey. The feed will be automatically conveyed to the unit. The steel bins shall be located adjacent to the proposed building.

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.

## Site and Scale

The location of the building has been carefully considered, the application site is set adjacent to the existing poultry unit and landscaping previously undertaken under the original planning application.

There are no public footpaths affecting the proposed site. A footpath lies to the south of the development but will not be affected by any building work. The footpath runs



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through a pasture field with livestock grazing presently therefore there will be no material change with grazing hens. The view from the footpath will have a slight material change due to the presence of the building, however the existing farm complex and the current poultry unit are already visible.

### Building Design

The design will be low profile and the materials of the roof and sides will be clad with slate grey sheeting (or a colour to be approved by the LPA) set above a low concrete base wall.

## 3.0 LANDSCAPE ASSESSMENT

Upper Bryn is located in the Montgomeryshire Local Landscape Character Area of LCA M9 Severn Farmlands;

### Location, Context and Physical Characteristics

A significant open valley/vale landscape along the Severn and Vyrnwy rivers, with settlements of various sizes.

### Visual and Sensory Characteristics

Open skies dominate with wooded valley sides fringing the valley bottom. Managed hedgerow and fence lines predominate, with intermittent patches of mixed broadleaved and deciduous woodland that produce a well defined mosaic of small to large field patterns. The area is settled and domestic in character with sporadic clustered developments. Parts of the area display aspects of a more formally planned parkland landscape due in part to the large country houses that face onto the River Severn floodplain. Predominantly arable farming with some lowland dairy farming.

### Vegetation and Habitat Characteristics

The central and southern sections of this area are mainly improved grassland and arable land, but there are some very significant features, including the river Severn and the Montgomery Canal. The canal is of special interest because it supports aquatic emergent and marginal plant communities of exceptional richness. There are also some traditional species- rich hay meadows. The northern section of the area is mostly intensely managed agricultural land with two important sites. Habitats present include lowland hay meadows, ancient/species-rich hedgerows, eutrophic standing waters, lowland mixed deciduous woodland and aquatic communities. Important species include skylark, song thrush, bullfinch, linnet, reed bunting, red-backed shrike, lapwing, spotted flycatcher; lesser horseshoe bat, otter, water vole; great crested newt; white-clawed crayfish; floating water-plantain, grass-wrack pondweed; red hemp-nettle, prickly sedge.



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### Historic and Cultural Characteristics

Early settlements and land use suggested by Neolithic to bronze Age burial and ritual monuments, prehistoric defended sites, and a wide range of features from Roman through to medieval and postmedieval, including Offa's Dyke, a Cistercian monastery site, a post-medieval industrial complex at the head of the Severn navigation at Pool Quay, the late 18th century Montgomery Canal and the 19th century Cambrian railway line. Small nucleated settlements of medieval origin at Meifod, Arddleen, Llanfechain, Llandysilio and Llandrinio. Variable field patterns from regular to irregular, from medieval to post-medieval origin. Contains SMR sites, SAMs, Listed Buildings and Registered Historic Parks and Gardens. Vale of Montgomery has outstanding cultural value.

### Geological Characteristics

The majority of the area is characterised by a major river system, with a wide floodplain past Welshpool. In the north this includes a broad platform dominated by fluvioglacial sheet deposits and gentle surface undulations typical in marshy areas. The west has a wide, well developed floodplain and some minor development of terraces. Meanders are often well developed, with oxbow lakes present. The south east is characterised by a broad depositional basin, dominated by lacustrine deposits, with areas of alluvium and very small areas of peat.

### Evaluation & Recommendations

LCA No.	Character Area	Visual & Sensory Aspect Areas	Geological Landscape Aspect Areas	Landscape Habitats Aspect Areas	Historic Landscape Aspect Areas	Cultural Landscape Aspect Areas
M9	Severn Farmlands	266 - Moderate 434 - Moderate 507 - Moderate 627 - High 650 - Moderate 714 - Moderate 722 - Moderate 736 - Moderate	125 - High 682 - Moderate 769 - High 974 - Moderate	023 - Moderate 033 - High	115 - ? 231 - ? 248 - ? 309 - ? 441 - ? 501 - ? 587 - ? 620 - ? 719 - ? 779 - ? 856 - ? 865 - ? 980 - ? No Evaluation in Aspect Data	003 - High 014 - Outstanding 030 - Outstanding 048 - High 051 - High 054 - High



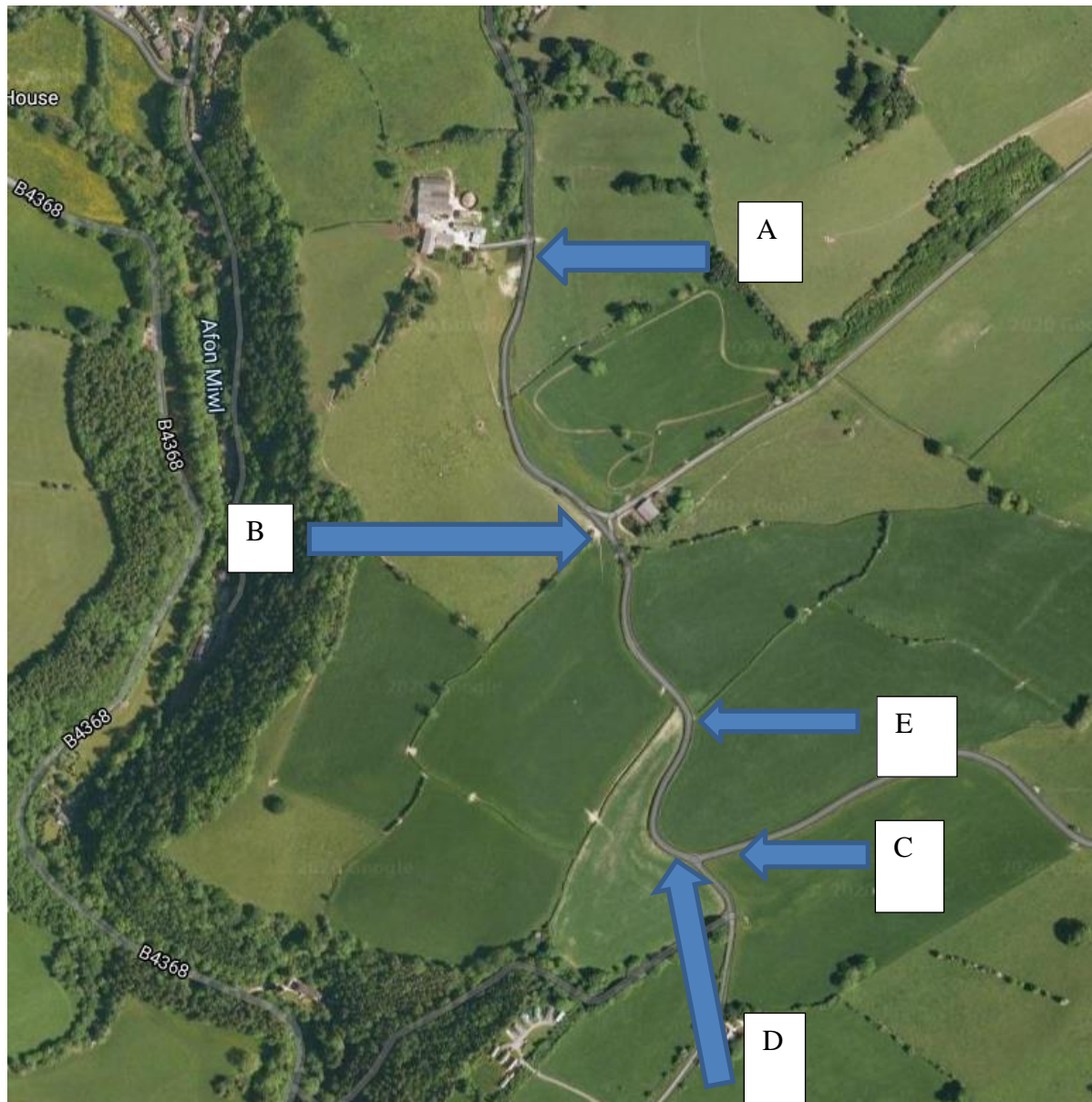
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### Landscaping

The building has been proposed adjacent to the existing poultry unit on farm approved by Powys County Council and is separated from the county highway by existing mature hedgerows. Should the Local Authority require additional Landscaping around the proposed development the Applicant would be willing to undertake a scheme to be approved by the Authority.



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The visibility of the proposed poultry unit is limited due to the undulating landform though distant views of the site are possible from the Dolforwyn area north of the Severn Valley.

The Visual and Sensory aspect of the LANDMAP study awards the Llandyssil Hill and Scarp area a moderate evaluation. The impacts of the development of a second poultry unit on the key landscape characteristics of the area have been considered and it has been concluded that the impacts are of a localised scale, with no significant effects.

The visual impacts are limited due to the undulating landform and the siting of the second poultry unit in a shallow depression below the county highway and surrounded by existing established hedgerows. No near by residential property is affected with clear, unrestricted views of the unit proposed. Therefore, the impact on residential properties is considered negligible.

There is going to be moderate-major visual impact effects experienced by those using the public footpaths experienced in proximity to the development. Footpath 70 and 10, are those to be considered and it is believed that neither appear to have that much use. No development will take place on either footpath and the footpath will be unrestricted. The footpath users already have the existing unit in their view and the large range of buildings at Upper Bryn therefore the visual impact is considered to be minor to negligible.



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## VIEWPOINT A



This viewpoint is taken from the entrance at Upper Bryn. When driving the County Highway past the farm entrance, the poultry unit will not be visible at all as the topography leading to the selected site rises, as clearly shown in this picture. The poultry unit will be located behind the land shown indicated by the red arrow.



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## VIEWPOINT B



From viewpoint B the proposed poultry unit will not be visible. The viewpoint is taken from the entrance to the Upper Bryn Traditional Barn Conversion. The unit is at a lower level than the rising country highway and is screened by existing hedgerow boundaries. The original poultry unit is almost visible at this point, though the feed bins are visible. Due to the colouring of the feed bins and poultry unit they are not seen as intrusive to users of the County highway.



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## VIEWPOINT C



Viewpoint C is taken from the Llandyssil direction towards the existing and proposed poultry unit, Upper Bryn farmhouse and the village of Abermule. Neither the first or proposed poultry unit are visible from this viewpoint.



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## VIEWPOINT D



Viewpoint D is taken from the Llandyssil direction towards the existing and proposed poultry unit, Upper Bryn farmhouse and the village of Abermule. Due to the incline in the county highway, and the road being set at a higher topographical level the roof of the poultry unit and the feed bins would be visible. The majority of the elevation will be screened by the existing hedgerows denoting the field boundaries. Part of the elevation will be screened by the existing land which rises towards the viewpoint. The gable ends will not be visible.



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## VIEWPOINT E



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## 8.0 CONCLUSION

The site has been carefully considered by the applicants to take advantage of the topography of the land for the siting of the poultry unit coupled with a suitable highways access.

The applicant originally looked at a site directly adjoining the existing poultry unit, which was the first choice for development, however the applicants were unable to propose such a development as a result of the need to have 40 acres of adjoining land for the ranging of the birds.

There are no properties with a direct view over the proposed poultry unit, and the development would be seen at the closest visible locations in the same context as the first and existing poultry unit.

As shown above there are limited locations where the proposed poultry unit is visible from.



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