Planning Statement (Including DAS)

Erection of a free range egg production unit & all associated works on land on Moat Lane Caersws, Powys SY17 5AF

Mr G Morgans

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Planning Statement

Site address

Land on Moat Lane
Caersws, Powys SY17 5AF

Planning Authority

Powys County Council
Neuadd Maldwyn
Severn Road
Welshpool
SY21 7AS

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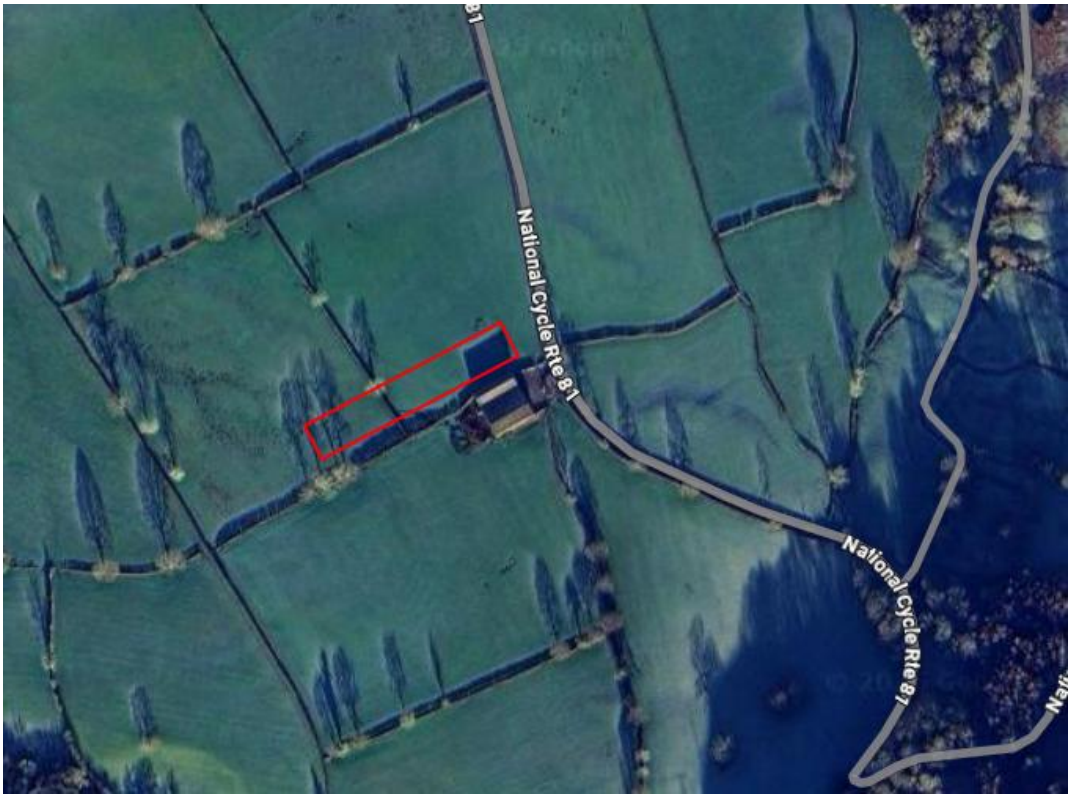
1. BACKGROUND

1.1. Mr G Morgans runs an agricultural business that has traditionally ran sheep and beef enterprises on the land.

1.2. Mr Morgans is looking to diversify into free range egg production. The enterprise has been fully researched, and he is confident that the new enterprise can work hand in hand with the current enterprises and improve the productivity and margins of the business.

1.3. Please see below Photographs of the site:



2. PROPOSAL

2.1 The proposal is for a new free-range poultry building to provide a 32,000 free range bird egg laying production unit. The new building will be located to the South of the current farmyard on land currently used as agricultural land. The building will be approximately 140m x 20m wide, which will house 32,000 birds. The eggs would be conveyed into the control room area where they would be packed and stored. The birds will have direct access to dedicated pasture from pop holes in the building. The birds are brought in as young laying stock and remain in the egg production unit for some 14 months. After this time the flock is removed and the whole building fully cleaned down internally and the new flock introduced to restart the egg production cycle.

2.2 The building proposed operates a multi-tier system which allows a smaller shed as opposed to a flat deck system by having two tier perching decks for the laying hens within the building. These perching areas are floored with plastic slats which allow manure to drop through the flooring system. The manure from each of the tiers then falls onto an internal conveyor belt

2.3 Feed for the birds is stored in two external juniper green coloured, or a similar dark colour to be agreed with the local planning authority, steel hoppers and conveyed automatically to the buildings. The external steel hoppers will be located adjacent to the buildings.

2.4 Adjoining the building on the eastern end will be a hard stoned apron for access for delivery and removal of the birds and for cleaning out the manure.

2.5 The building has a proposed height to eaves of 3.1m and 5.81m to ridge. The building is of a low profile which helps to minimize its visual impact. The proposed building would utilise 7 ridge mounted high velocity mechanical fans which thermostatically control the building. The building roof and sides will be clad with steel box profile sheeting coloured juniper green (or a colour to approved by the LPA) set above a low concrete base wall. The side elevations of the buildings will have sheeted steel profile sides with concrete walls.

3. SITE

3.1 The site is situated next to an existing cattle livestock building on land at Moat Lane, Caersws. which is a council maintained road. Please refer to location plan.

3.2 The location of the building has been carefully considered, as near as possible to the existing farm building but practical and safe in terms of ranging, access and emissions.

3.3 There is a public footpaths across a small section of the proposed site. The footpath enters to site via the existing gateway and exits via the existing hardcore in front of the existing livestock

shed. Approximatly 20m of the footpath goes within the site area. The applicant will provide a pedestrian gate within the site entrance. The character of the footpath will not be affected since it currently crosses an existing hardcore agricultural yard and will continue to do so. The footpath leads to the south and east, both directions are walking away from the proposed poultry unit.

3.4 The feed hoppers would be located adjacent to the buildings.

3.5 The buildings will be approximately 140m x 20m wide, which will house 32,000 birds, together with a service area and office on the east gable end. The buildings have a proposed roof pitch of 5.81m and an eaves height of 3.1m

4. LANDSCAPING

4.1 The site is located within close proximity to the farmyard.

4.2 The area is predominately rural with agriculture being the primary industry. The proposed site for the poultry unit at land at Moat Lane is adjacent to the current farm yard. The proposed building will be screened by existing hedgerows and through proposed tree planting to the east. The location of the buildings has been carefully considered to give good access and be unobtrusive and positioned.

5. BUILDING DESIGN

5.1 The building is located directly adjacent to the existing farmyard. The proposal includes proposed tree planting for screening. The design will be low profile, and the materials of the roof and sides will be clad with steel box profile sheeting coloured juniper green (or a colour to approved by the LPA) set above a low concrete base wall

6. VEHICLE ROUTING

6.1 The proposed poultry unit would be accessed from Moat Lane. Vehicles are expected to arrive and leave via the A470.

6.2 The proposed free-range egg production unit will once in use need bulk food delivered to the farm by six or eight-wheeler HGVs, the usual sized vehicle for agricultural use in this rural area. The feed will be delivered 3 times a month and stored in the silos on site. Also, the farming business has a provisional contract with a company to supply the free-range eggs, which will collect the eggs in a 7.5 tonne lorry three times a week.

7. DRAINAGE

7.1 Construction of the floor will incorporate a damp proof membrane preventing any dirty water percolating into the ground below the building.

7.2 Clean water from the roof and clean surfaces will enter open and stone filled infiltration trenches with a piped system running each side of the building. We propose that the majority of the surface water is to be stored within a 2000 gallon underground holding tank, the water from which will be used for washing down purposes. Any surplus clean water will be discharged directly through the existing drainage systems and into an existing field gutter, the aim is that the continuation flow will be controlled not to exceed the existing Greenfield run off rate.

7.3 At the wash down stage the clean water system around the yard will be switched to the underground dirty water tank.

7.4 Dirty water from wash down will be collected in an underground sealed tank, which will be tankered out and spread on the applicants land in accordance with the manure management plan. The underground storage tank for dirty water will be constructed to meet the SSAFO Regulations (Wales) 2010 Standards.

7.5 The clean and foul water drainage systems will be kept separate in order to ensure no pollution incident occurs to the environment.

7.6 SAB requirements have been considered, and ample land and usage means there will be no drainage issues via the proposal.

8. HERITAGE

8.1 It is acknowledged that there is a Scheduled Ancient Monument 385m to the north of the proposal. There are established mature hedgerows and trees in the intervening landscape and new tree planting is proposed which will further disguise the new poultry unit.

8.2 It is considered given the low lying nature of the proposal, the siting being with a backdrop of trees and farmstead from most views and proposed mature landscaping in between the proposal and the SAM, the impact would be negligible.

9. MANURE STORAGE & DISPOSAL

9.1 The unit will produce an estimated 500 tonnes of poultry manure each 14-month cycle. The manure will be removed via conveyors every 5 -7 days set below the nesting and perching areas. Due to the manure being moved every 5 - 7 days there will be minimal manure stored

within the building which will result in reduced pest activity especially flies. Manure produced will be a relatively dry product of a friable nature which can be readily dumped for storage. However, all of the muck will be spread directly on the grassland in line with the farm's manure management plan. Dependant on the time of year the manure is removed from the building; it would be spread directly on the grassland in accordance with good agricultural practice for soil and water and in accordance with the control of pollution, slurry and agricultural fuel regulations in line with the farm's manure management plan.

10. EMISSIONS

10.1 The building design incorporates the use of mechanical ventilator extractor fans, 7 mechanical extractor fans will thermostatically control each building. Therefore they tend to operate more frequently during hot weather. Efficient design of ventilation fans has minimised the number needed for this building. Fans will be maintained and inspected in accordance with the manufacturers or suppliers instructions, this will minimise mechanical noise from the unit and also dust escape. Automated feeding by internal conveyor with augers direct from the sealed external feed hoppers will minimise dust creation. The insulated construction of the walls and roof also reduce sound transmission.

10.2 There are 3 sensitive sites (SSSI, SAC) and ancient woodlands within 3km of the site.

Name	**Distance (km)**	**Designation**	**Sc1 ug**	**NH3 EAL (ug m-3)**	**% of EAL**
Gweunydd Penstrowed	2.205	SSSI	0.05	3.0	1.6%
Caeau Cwm-Ffrwd	2.228	SSSI	0.00	3.0	0.1%
Penstrowed Quarry	2.349	SSSI	0.03	---	---
Ancient woodland		AW	0.05	1.0	5.1%

10.3 The predicted maximum annual mean ground level ammonia concentrations and annual nitrogen deposition rates at the discrete receptors are shown in the table above. In the Table, there are no predicted ammonia concentrations at the Ancient woodland that are in excess of 100% of the assumed Critical Level or Critical Load.

11. NOISE / ODOUR MANAGEMENT

11.1 The proposed poultry rearing unit at Moat Lane shall have 7 mechanical extractor fans which will be used during periods of hot weather only. 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 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

11.2 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 7 fans are in operation, the cumulative sound level should be approximately 27 dB (A) at 400 metres from the unit.

11.3 The nearest receptor to the proposed unit is Carters Close at approximately 320 metres from the unit. At this distance, the noise impact on the sensitive receptor based on 7 fans would be between 25 and 29 dB (A).

11.4 In considering an operational farm unit, it is recognised that a working farm unit would have a background noise level of 42 dB (A), the development proposed therefore is not excessive and would not result in complaints or disturbance to sensitive receptors.

Mitigation:

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

1) Movements of feed, birds and egg collection 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) 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.

11.6 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 unit proposed. The cumulative noise impact of the unit will not exceed World Health Organisation Guidelines.

11.7 The waste is removed once per cycle, therefore there will be minimal manure stored within the building which will result in reduced pest activity especially flies. Manure produced will be

a relatively dry product of a friable nature which can be readily dumped for storage either on external ground or within covered storage. The potential build-up of manure is mitigated by the age and size of the pullets.

12. QUALITY STANDARDS

12.1 The eggs are produced and the chickens are managed to comply with the stringent conditions that are imposed by the RSPCA Freedom Food specification, which sets out the standards of welfare at all stages of the chickens life.

12.2 RSPCA Assured's welfare standards for free-range chickens aim to ensure higher living conditions throughout the birds' lives. For laying hens, the standards mandate access to outdoor areas equipped with shade and shelter, such as trees and bushes, to encourage natural behaviours and provide protection from predators and adverse weather. Inside housing, hens must have environmental enrichments like perches and dustbathing areas, with specific requirements for perch space and positioning to promote comfort and natural activity.

12.3 The unit will produce in line with Defra 'Code of Good Agricultural Practice' for the protection of water Appendix V approximately 500 tonnes of bedding/manure per batch (each 14 months). This can then be spread onto the grassland in accordance with the Control of Pollution of Slurry and Agricultural Fuel Regulations and the farms manure management plan.

12.4 Again guidance is found within Defra 'Code of Good Agricultural Practice' for the prevention of water Appendix III, which provides information on the land area required for spreading manure, which is 2.6 ha per 1000 laying hens. The majority of the manure will be spread on the remaining land on the farm.

13. DEAD BIRD MANAGEMENT & PEST CONTROL

13.1 There are several reasons why the careful disposal of dead birds is an important part of the health management of systems:

- Reduces the risk of disease spread back to the flock and other species.
- Reduces the likelihood of carcases being removed by scavengers, which can transmit disease.
- Reduces the risk of blow flies (*Caliphora sp.*), which can also transmit disease.
- NFS company registered firm Pointins are utilised

13.2 The dead birds will be collected by an approved contractor of the National Fallen Stock Disposal Scheme prior to this they will be stored in a secure container in line with the animal by-products Regulations 2003. Pest control for rats will be carried out by an approved agency.

Preventative measures will be used to control flies to include fly screens and flies controls replaced periodically to prevent the flies entering the building from the outside.

14. POLICY CONTEXT

Planning Policy Wales (Edition 12, February 2024)
Planning Policy Wales promotes placemaking, stating;
"Productive and enterprising places are those which promote our economic, social, environmental and cultural well-being by providing well-connected employment and economic development in pleasant surroundings. These places are designed and sited to promote healthy lifestyles and tackle climate change by making them easy to walk and cycle to and around, access by public transport, minimising the use of non renewable resources and using renewable and low carbon energy sources."

Technical Advice Note (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."*

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

Development Plans and the economy should:
• include policies encouraging farm diversification and new rural development opportunities;

Local Planning
Policy Several General Policies within the Local Plan are of relevance to the proposal.

These include:

Policy DM2 – The Natural Environment

Development proposals shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests including improving the resilience of biodiversity through the enhanced connectivity of habitats within, and beyond the site.

Development proposals which would impact on the following natural environment assets will only be permitted where they do not unacceptably adversely affect:

1. The important site designations, habitats and species afforded the highest levels of protection through European legislation including:
A. European Sites (SAC, SPA and Ramsar).
i. Development proposals likely to have a significant effect on a European site, when considered alone or in combination with other proposals or plans, will only be permitted where it can be demonstrated that:
a) The proposal is directly connected with or necessary for the protection, enhancement and positive management of the site for conservation purposes; or b) The proposal will not adversely affect the integrity of the site.

ii. Where it cannot be demonstrated that development proposals would not adversely affect the integrity of the site and there is no satisfactory alternative solution, permission will be refused unless:
a) There are imperative reasons of over-riding public interest; and
b) Appropriate compensatory measures are secured.

B. European Protected Species afforded strict protection by the Conservation of Habitats and Species Regulations 2017 (Habitats Directive Annex IV Species).

Development proposals likely to have an adverse effect on a European Protected Species will only be permitted where it can be demonstrated that:
i. The proposal is for the purposes of preserving public health or public safety or there are imperative reasons of over-riding public interest; and
ii. There is no satisfactory alternative; and
iii. The action authorised will not be detrimental to the maintenance of the habitat or population of the species concerned at a favourable conservation status in their natural range.

2. The important site designations, habitats and species afforded levels of protection in line with national policy and legislation including:
A. National Nature Reserves and Sites of Special Scientific Interest;
B. Protected Species including those listed in Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992;
C. Habitats and Species of principal importance for the purpose of maintaining and enhancing biodiversity conservation in Wales as listed in Section 7 of the Environment (Wales) Act 2016; and
D. National Biodiversity Action Plan Habitats and Species.

Development proposals likely to have an adverse effect on the conservation value of nationally protected sites, habitats or species, either directly, indirectly or in combination, will only be permitted where it can be demonstrated that:
i. The proposal contributes to the protection, enhancement or positive management of the site, habitat or species; or
ii. There is no suitable alternative to the proposed development; and
a) It can be demonstrated that the benefits from the development clearly outweigh the special interest of the site, habitat or species; and
b) Appropriate compensatory measures are secured; and
c) The population or range and distribution of the habitat or species will not be adversely impacted.

3. The locally important site designations, habitats and species including:
A. Local Nature Reserves;
B. Local Biodiversity Action Plan Habitats and Species; and
C. Regionally Important Geodiversity Sites and Geological Conservation Review Sites.

Development proposals likely to have an adverse impact upon these sites, habitats or species will only be permitted where it can be demonstrated that:
i. They conserve and where possible enhance the natural heritage importance of the site, habitat or species; or
ii. The development could not reasonably be located elsewhere; and
a) The benefits of the development outweigh the natural heritage importance of the site, habitat or species; and
b) Mitigation and/or compensation measures are provided where adverse effects are unavoidable.

4. The achievement of the Water Framework Directive's overarching objectives.

5. Trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage.

Policy DM4 – Landscape
Proposals for new development outside the Towns, Large Villages, Small Villages and Rural Settlements defined in the Settlement Hierarchy must not, individually or cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape. All proposals will need to:

1. Be appropriate and sensitive in terms of integration, siting, scale and design to the characteristics and qualities of the landscape including its: topography; development pattern and features; historical and ecological qualities; open views; and tranquillity; and

2. Have regard to LANDMAP, Registered Historic Landscapes, adjacent protected landscapes (National Parks and Areas of Outstanding Natural Beauty) and the visual amenity enjoyed by users of both Powys landscapes and adjoining areas.
Proposals which are likely to have a significant impact on the landscape and/or visual amenity will require a Landscape and Visual Impact Assessment to be undertaken.

Policy DM6 – Flood Prevention and Land Drainage
Development proposals must avoid unnecessary flood risk by assessing the implications of development within areas susceptible to all types of flooding; any development that unacceptably increases risk will be refused.

Proposals near a watercourse or within an area of floodplain must comply with the following:

1. In areas identified at risk of flooding (fluvial, tidal, surface water and groundwater) or where a watercourse has insufficient channel capacity, opportunities to improve existing flood risk by using Sustainable Drainage Systems (SuDS), wetlands or other agreed and appropriate measures are investigated and implemented wherever possible.
2. Where possible, opportunities are taken on previously developed land to make space for water by reinstating the functional floodplain.
3. Opportunities to make space for water by undertaking restoration and enhancement as part of the development, are identified and implemented.
4. Actions are taken to de-culvert wherever possible. Where this is not possible, an assessment of the structural integrity of the culvert, with any required remedial work, should be carried out prior to the development. A maintenance schedule should be developed for all culverts to ensure regular clearance, and
5. Any developments located adjacent to a watercourse should leave an appropriate undeveloped buffer strip, maintaining the watercourse and the immediate riparian zone as an enhancement feature and allowing for routine maintenance. The width of any buffer strip should be agreed with the relevant authorities on a site by site basis. Such sites should have a maintenance strategy for clearing and maintaining the channel, with particular regard to structures such as trash screens and bridges.

Satisfactory provision shall be made for land drainage in all developments and this should include consideration of the use of Sustainable Drainage Systems (SuDS).

Policy DM13 – Design and Resources
Development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources.

Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:
1. Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.
2. The development contributes towards the preservation of local distinctiveness and sense of place.
3. Any development within or affecting the setting and/or significant views into and out of a Conservation Area has been designed in accordance with any relevant adopted Conservation Area Character Appraisals and Conservation Area Management Plans, or any other relevant detailed assessment or guidance adopted by the Council. 4. The development does not have an unacceptable adverse impact on existing and established tourism assets and attractions.
5. The layout of development creates attractive, safe places, supporting community safety and crime prevention.
6. It contains an appropriate mix of development that responds to local need, includes a flexibility in design to allow changes in use of subsequent buildings and spaces as requirements and circumstances change.
7. It is inclusive to all, making full provision for people with disabilities.
8. It incorporates adequate amenity land, together with appropriate landscaping and planting.
9. The public rights of way network or other recreation assets listed in Policy SP7 (3) are enhanced and integrated within the layout of the development proposal; or appropriate mitigation measures are put in place where necessary.
10. The development has been designed and located to minimise the impacts on the transport network - journey times, resilience and efficient operation - whilst ensuring that highway safety for all transport users is not detrimentally impacted upon. Development proposals should meet all highway access requirements, (for all transport users), vehicular parking standards and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development.
11. The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.
12. Adequate utility services exist or will be provided readily and timely without unacceptable adverse effect on the surrounding environment and communities.
13. It demonstrates a sustainable and efficient use of resources by including measures to achieve:
i. Energy conservation and efficiency.
ii. The supply of electricity and heat from renewable sources.
iii. Water conservation and efficiency.
iv. Waste reduction.
v. The protection, where possible, of soils, especially important carbon sinks such as thick peat deposits.
14. Investigations have been undertaken into the technical feasibility and financial viability of community and/or district heating networks wherever the development proposal's Heat Demand Density exceeds 3MW/km2.

Policy DM14 – Air Quality Management
Development proposals will only be permitted where any resultant air pollution does not cause or lead to an unacceptable risk of harm to human health or the natural environment.
Proposals will need to demonstrate that measures can be taken to overcome any significant adverse risk, with particular attention being paid to:
1. National Air Quality Strategy objectives and any Air Quality Management Areas.
2. The critical levels for the protection of habitats and species within a European site or Site of Special Scientific Interest in accordance with Policy DM2.

Policy E6 – Farm Diversification

Development proposals for farm diversification will be permitted where:
1. The proposed diversification will be of an intensity of use appropriate to the location and setting and will have no significant detrimental effect on the vitality and viability of any adjacent land uses, either individually or through cumulative impact;
2. Adequate provision is made for the parking of vehicles and the storage of materials/equipment; and
3. The construction of new, or conversions of existing buildings, that form part of the proposal lie within or immediately adjacent to the existing farm building complex.

15. 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 Disabled 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. The car parking area will be located near to the principal entrance and is at the same level as the principal entrance.
2. Access from the car parking area to the principal entrance is by way hard landscaping, which is suitable for a disabled wheel chair.
3. The principal entrance is at a level threshold.
4. Easy access is obtained around the circumference of the building by way of hard landscaping.
5. All construction work to comply (where relevant) to Part M of the Building Regulations Act 2000, and also subsequent amendments.
6. All doors to be of disabled criteria.
7. All external doors to be 930mm minimum width.
8. All sockets and light switches to be in compliance with Part M with regard to the height from floor level.
9. All washing facilities are located on the same level (ground level).

The car parking facilities and access ways to and from the poultry building will be flat and even and unobstructed allowing the building to be accessed by all people including disabled 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 building will be maintained in such a way as to allow all people access to the building

All of the measures detailed above will be maintained in such a way that will allow all people access to / from and around the building. Also the facilities within the building will also be constructed and maintained in such a way to ensure people's access within the development.

16. COMMUNITY SAFETY

Site Security

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 secluded location and its proximity to the public highway.

17. PHYSICAL CONTEXT OF THE DEVELOPMENT

The location of the buildings has been carefully considered, as near as possible to the existing farm buildings, and within the current farmstead. The site is located in close proximity to the farmyard with the benefit of land rising gradually to the south and mature hedgerows and trees in all directions, forming a natural screen, together with proposed tree planting.

The proposed site is surrounded by agricultural land; agricultural land to the north, south, east and west of the site is within the control of the Applicant.

18. SOCIAL CONTEXT OF THE DEVELOPMENT

The proposal is for a new poultry building. The new buildings will be located to the South of the current farmyard on land currently used as permanent pasture.

19. ECONOMIC CONTEXT OF THE DEVELOPMENT

Farm businesses need to change and grow in response to market forces and legislation if they are to survive.

Poultry is becoming an important element in the Powys Agricultural economy.

Planning Policy Wales is supportive of diversification of agricultural enterprises.

The current market dictates that agriculture must adapt to meet consumer demands, the applicant has chosen to diversify to respond to the demand for free range eggs.

20. CONCLUSION

20.1 The proposal is an economic development that is supported by both local and national policy; it amounts to sustainable development that will improve the agricultural business located on site.

20.2 The building is sited within a natural hollow of the landscape and does not affect long distance views from amenity areas therefore minimising the impact of the building on the landscape, in addition to this there is a proposed landscaping planting scheme.

20.3 The building is intelligently and sympathetically designed and strikes a balance between practical and economic efficiency and minimal landscape impact.

20.4 Adequate provision is made for the disposal of foul and surface water drainage and animal wastes without risk to watercourses through a sustainable drainage technique.

20.5 Adequate provision is made for access and movement of machinery to avert the perpetuation, intensification or creation of traffic hazard.

20.6 The proposal is of an appropriate location, scale and type so as not to be detrimental to the amenities of any nearby existing residential properties.

20.7 Please be aware that this is a free range poultry unit and not an intensive livestock unit (battery unit).

20.8 This proposal has significant merit, fits within the policies of the development plan and national planning guidance, and it is respectfully requested that the submitted planning application be approved.