



DESIGN, ACCESS & PLANNING STATEMENT

ERECTION OF TWO ADDITIONAL POULTRY SHEDS AND ASSOCIATED
INFRASTRUCTURE ON ESTABLISHED POULTRY FARM

Client

Coombe Farms

Coombe Farm
Llanvair Discoed
Chepstow
Monmouthshire
NP16 6LN

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1. Introduction

- 1.1 This report has been commissioned by Coombe Farms, of Coombe Farm, Llanvair Discoed, Chepstow, Monmouthshire, NP16 6LN.
- 1.2 The Planning (Wales) Act 2015 requires a Design and Access Statement to be submitted with most planning applications. The purpose of this report is to satisfy the requirements of the aforementioned Act.
- 1.3 This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.
- 1.4 This report has been prepared by Ian Pick. Ian Pick is a specialist Agricultural and Rural Planning Consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.
- 1.5 Ian Pick has 25 years' experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

2. Summary of the Proposal

- 2.1 Coombe Farms operate an existing, established poultry unit at Coombe Farm, Llanvair Discoed, Chepstow, Monmouthshire, NP16 6LN. The existing poultry units were granted planning permission on 2nd June 2016 under application reference DC/16/00094. The existing poultry unit was developed during the course of 2016 and became operational in the summer of 2017.
- 2.3 The existing poultry unit holds an Environmental Permit, issued by Natural Resources Wales to operate with up to 220,000 birds per flock (Permit Reference Number: EPR/EP3232AD/V002).
- 2.4 The applicants propose to expand their poultry farming operations on the site through the erection of 2 No. additional poultry sheds, to be located adjacent to the existing poultry units on the south-eastern side. The proposed development will increase the capacity of the site from the existing 220,000 birds up to 300,000 birds (an increase of 80,000 birds). The Environmental Permit for this proposed expansion was granted by Natural Resources Wales on 21st October 2021 under reference number EPR/EP3232AD/V004 (a copy of the permit variation notice is attached at **Appendix 1**).

- 2.5 This application seeks full planning permission for the erection of 2 No. additional poultry houses and associated infrastructure at Coombe Farm. The proposed poultry houses each measure 102m x 24.69m the main bulk of the poultry buildings. Each building has a control room attached to the southwest elevation measuring 14.345m x 4m. Additional infrastructure proposed includes 4 No. feed bins, a feed blending room, 2 No. heat exchangers, a concrete apron adjacent to the southwest elevation of the buildings, an underground dirty water tank, a drainage infiltration basin, and an access road to link the development to the existing internal farm access.

3. The Brief and Vision

- 3.1 The brief and vision for the development is to facilitate the expansion of the poultry farm with an additional 2 No. poultry houses. The design concept of the scheme is essentially fixed by the proposed use for poultry housing, with the buildings being of very similar design and appearance to the existing poultry houses adjacent to the site.
- 3.2 The project has been approached as a two-stage process, with the first stage being an application to Natural Resources Wales for a variation to the Environmental Permit to include the proposed site expansion. The variation of the Environmental Permit was granted by Natural Resources Wales on 21st October 2021, following which the applicants proceeded with the preparation of the planning application and supporting information.

4. Site and Context Analysis

- 4.1 The application site is currently an area of relatively unused agricultural land, located immediately adjacent to the existing poultry farm on the southeast side. The site comprises an area of grassland, the existing infiltration basins which form the sustainable drainage scheme for the existing poultry units, and a field boundary hedgerow. The land level of the application site is around 4.5m lower than the finished floor levels of the existing poultry units. A gas main crosses the northeastern corner of the application site which is a constraint to the development.

5. Interpretation

- 5.1 The brief and vision for the site relates to the requirement for the expansion of the poultry farming operation through the erection of 2 No. additional poultry houses. The layout of the proposed development was dictated from the site analysis, with

the final layout being defined by the need to avoid the gas main easement, resulting the in proposed buildings being set 27m forward of the existing buildings. The proposed buildings have also been set 4.5m lower than the existing poultry houses due to the level's differences on the site. The proposed development results in a need to remove the existing surface water drainage system (infiltration basins) for the existing development, and as a result, the proposed development includes a new drainage system for the whole site.

6. Design Development

- 6.1 The design of the development is essentially functional for the proposed use for poultry rearing. The proposed buildings are very similar to the existing buildings on the site, being constructed from a steel frame, with the external cladding being polyester coated profile sheeting in Juniper Green.
- 6.2 The proposed buildings have roof mounted ventilation chimneys, in black plastic. The feed bins are of juniper green plastic construction. The development also includes the addition of heat exchangers to the site which were an additional requirement of Natural Resources Wales during the determination of the Environmental Permit application as these elements reduce ammonia emissions from the site.

7. The Proposal

Character

- 7.1 The proposed development is for the erection of 2 No. additional poultry houses at Coombe Farm. The proposed buildings are of very similar scale and design to the existing poultry buildings on the site.
- 7.2 Each poultry building measures 102m x 24.69m with an eaves height of 3m and a ridge height of 6.437m, with attached control rooms on the southwest elevations measuring 14.345m x 4m. The total floor area of each building is 2485 sq m. The development also includes an additional building being a small feed blending room which measures 16 sq m. Overall the whole development provides 4986 sq m. of new agricultural floor space.
- 7.3 In addition to the proposed buildings, the development includes 4 No. feed bins, heat exchangers, a concrete apron, underground dirty water tank, drainage infiltration basin and an access road to link the development to the existing farm

access. Internally, the development includes feeders, drinkers, and fan assisted ventilation. The proposed buildings will increase the capacity of the farm from the existing 220,000 birds up to 300,000 birds.

- 7.4 The proposed buildings will be used for the rearing of broiler chickens from day old chicks through to finished table weight. Chicks are delivered on day 1 of the flock cycle and reared within the building for up to 38 days, following which they are removed from the site for processing. At the end of the flock cycle, the buildings are empty for 10 days for cleaning and preparation for the next flock of birds. The site operates with 7.6 flocks per annum. The whole site of 6 poultry buildings (4 existing and 2 proposed) will operate on the same production cycle and will be filled and emptied at the same time.
- 7.5 At the end of each flock cycle, the buildings are cleaned out and prepared for the next batch of birds. The cleaning process involves the removal of the manure with a mechanical loader and the manure is loaded into trailers and is removed from the site for temporary storage in field heaps, prior to spreading as a sustainable fertiliser on the applicant's arable land. A copy of the applicant's manure management plan is enclosed with the planning application. Following the removal of the manure, the buildings are power washed. The inside of the buildings have a smooth floated concrete floor, which is drained into a dirty water containment tank which will be located to the southwest of the concrete apron. The dirty water tank will be emptied by vacuum tanker following the cleanout process and disposed of through spreading to land as a fertiliser.

Access

- 7.6 Access to the development was a key consideration in connection with the enabling planning permission for the existing poultry unit. Planning permission DC/16/00094 is subject to condition 7 which states "All HGV movements to and from the site shall be made in accordance with the approved HGV routing plan". A copy of the HGV routing plan is attached to this report at **Appendix 2**.
- 7.7 All HGVs associated with the operation of the existing and proposed poultry units will be routed as per the approved routing plan. HGVs are routed too / from the site via the public highway and the applicants existing network of internal farm roads which link to Crick Road, approximately 400m to the southeast of Shirenewton.

7.8 The proposed development will result in an increase in HGV and other commercial traffic associated with the operation of the development. The table below shows the existing and proposed commercial traffic generation associated with the operation of the poultry unit.

| Activity | Vehicle Size | Existing Frequency 220,000 Birds. | Proposed Frequency 300,000 Birds. |
|---|--|--------------------------------------|--------------------------------------|
| Chick Delivery | 16.5m Articulated HGV | 3 | 4 |
| Feed Delivery | 16.5m Articulated HGV | 24 | 33 |
| Bird Removal | 16.5m Articulated HGV | 28 | 38 |
| Manure Removal | Tractor and Trailer (retained on farm) | 18 | 24 |
| Dirty Water Removal | Tractor and Tanker (retained on farm) | 2 | 3 |
| Carcass Collection | 7.5 tonne rigid lorry | 5 | 5 |
| Shavings Delivery | 16.5m Articulated HGV | 2 | 3 |
| Gas Delivery | Tanker | 2 | 3 |
| Total per Flock | | 84 | 113 |
| Total per Annum (7.6 flocks) | | 638 (1276 movements) | 859 (1718 movements) |

7.9 As shown on the table above, the development will result in an increase of 29 vehicles (58 movements) per flock cycle, with 7.6 flock cycles per annum, totaling an increase of 220 visits (440 movements) per annum. This represents an average increase in traffic of 1.2 movements per day which is not significant.

7.10 During the normal operation of the flock, the site generates between 2 and 4 movements per day associated with feed delivery, carcass collection, gas delivery and shavings delivery.

7.11 Peak movements are generated at certain times during the flock cycle, being day 1 for chick delivery, and for bird removal. Bird removal is done over 3 days, with a third at around day 30 for thinning (12 lorries/26 movements), and the remaining two thirds removed during days 37 and 38 for the flock (13 lorries per day / 26 movements). A further peak is generated when the manure is removed from the sheds, however this involves localised tractor and trailer movements.

Movement

- 7.12 The development has been designed to facilitate movement of HGVs within the site. HGVs can enter the site, turn around on the concrete apron in front of the proposed units and leave the site in a forward gear.

Environmental Sustainability

- 7.13 The proposed development has been designed to comply with the requirements of the Environmental Permitting Regime which imposes strict standards protection of the environment. The Environmental Permit for this development has already been granted by Natural Resources Wales.
- 7.14 The proposed development incorporates sustainable technology in the form of heat exchanger units which reduce the heating demands of the building using heat recovery techniques and are also accredited for emissions reductions.
- 7.15 The development also includes a sustainable drainage system in the form of an infiltration basin to manage clean surface water runoff from the site.

Community Safety

- 7.16 The proposed development is for an agricultural development on an established farming business. The site is not open to the public and does not propose public spaces.

8. Planning Policy – Monmouthshire County Council Local Development Plan 2014

- 8.1 Policy S10 of the Local Development Plan refers Rural Enterprise and supports development that enables the diversification of the rural economy, provided that is scale and type are compatible with the surrounding area and it will cause no unacceptable harm to the surrounding landscape. The existing poultry unit has been operating from the site for many years, so the principle of a poultry unit is already established. The key issue is the additional impacts from the two new units. In landscape terms, the proposals are of similar design to the existing units, but also sat 4.5m lower than the existing units, which mitigates the impacts. The buildings are low in height and the external materials being profile sheeting juniper green further assists with assimilation into the landscape.
- 8.2 Policy RE4 of the Local Development Plan refers to new agricultural and forestry buildings and says they will be permitted where they are reasonably required for

agricultural purposes, where the waste can be suitably disposed of and where they comply with policy LC1 (landscape).

8.3 On the first point, the buildings are reasonably required to expand an existing agricultural enterprise. In terms of waste management, waste from the existing poultry unit is utilised on the applicants wider farming business as a sustainable agricultural fertiliser. The additional manure generated by the proposed additional units will be managed in the same way, through spreading to land as a fertiliser. A copy of the applicant's manure management plan is enclosed with the planning application. Based on the requirements of policy RE4, the proposed development is acceptable in policy terms.

8.4 Policy RE5 of the Local Development Plan refers specifically to intensive livestock units, and states

Intensive livestock or free-range poultry production units will be permitted subject to the following criteria:

a) new livestock units and associated slurry tanks and lagoons are sited so as not cause unacceptable nuisance to any non- agricultural dwelling or building;

b) new units are sited so as to minimise their visual impact by avoiding exposed locations and, where practicable, locating them within or adjoining existing groups of buildings;

c) units that have serious implications for the surrounding highway systems network will be resisted;

d) the unit is designed, and uses appropriate technology, to minimise the nuisance of smell, noise, and water pollution;

e) if the operational requirements of the proposed enterprise require that a specialist agricultural worker be accommodated in close proximity to the livestock building, then the development should, where possible, be located to make use of existing and available dwelling accommodation. If, exceptionally, new dwelling accommodation is required then the acceptability of a new agricultural dwelling shall be material to the planning consideration for the unit.

f) the proposal complies with Policy LC1

8.5 With reference to RE5, the proposal has been sited adjacent to the existing poultry sheds on the site and has already been granted an Environmental Permit by NRW. The application is accompanied by detailed assessments of odour and noise which confirm that the development will not have any unacceptable impact on neighbour amenity. The proposed development has been sited on an established unit, immediately adjacent to existing buildings of similar design and character. The highway impacts of the existing and proposed developments are managed through a routing strategy which enables HGV vehicles to access the site following the applicants internal farm roads which link to Crick Road. The highway

arrangements operate effectively, and these will continue with the new development. The design of the unit includes Best Available Techniques (BAT) to minimise nuisance, including high speed roof fans and heat exchangers. The site is designed with a sealed dirty water containment system to avoid the potential for water pollution. The proposal is compliant with the requirements of policy RE5.

- 8.6 Policy LC1 of the Local Development Plan relates to New Built Development in the Open Countryside. There is a presumption against new development in the open countryside unless the development is justified under other LDP policies, such as S10, RE4 or RE5. This proposal is supported as appropriate development in the Open Countryside under policies S10, RE4 and RE5 and as such complies with the exceptions set out in LC1. Policy LC1 requires that development is satisfactorily assimilated into the landscape. This proposal has been located immediately adjacent to existing development of the same design and character, and also set 4.5m lower than the existing, and as such can be satisfactorily assimilated into the landscape. The proposal would there accord with the objectives of Policy LC1.
- 8.7 Policy LC5 of the Local Development Plan relates to protecting Landscape Character. Matters of landscape character have been considered in the Landscape and Visual Impact Assessment (LVIA) which forms part of the planning application. The LVIA concludes that the proposals have a minor / negligible overall effect on the Landscape Character.
- 8.8 Overall, the principle of the development is supported by the Local Development Plan, and the proposal accords with the planning policy requirements.

Ian Pick



April 2023.

APPENDIX 1

Notice of variation and consolidation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Mr Gareth Adams and Mr Huw Adams

**Coombe Farm Poultry Unit
Coombe Farm
Llanvair Discoed
Chepstow
Monmouthshire
NP16 6LN**

Variation number

EPR/EP3232AD/V004

Permit number

EPR/EP3232AD

Coombe Farm Poultry Unit

Permit number EPR/EP3232AD

Introductory note

This introductory note does not form a part of the notice.

The following notice gives notice of the variation and consolidation of an environmental permit.

This permit variation will allow the installation to be operated by Mr Gareth Adams and Mr Huw Adams and will increase the number of broiler birds by 80,000 to house a total of 300,000 birds across six houses at Coombe Farm Poultry Unit. Additional ground has been included in the installation boundary to allow for the two new poultry houses. Existing houses are heated by air heat source pumps replacing the existing biomass heating system and new houses will be Liquid Petroleum Gas (LPG) heated. An LPG backup generator will be used in the case of a heating system failure.

To mitigate the increase in emissions from the additional bird numbers, heat exchangers will be installed to all six houses.

The schedules specify the changes made to the permit.

The status log of a permit sets out the permitting history, including any changes to the permit reference number.

| Status log of the permit | | |
|--|-------------------------|---|
| Description | Date | Comments |
| Application EPR/EP3232AD/A001 | Duly made 11/06/2015 | Application for 200,000 broiler places installation permit. |
| Permit EPR/EP3232AD determined | 02/10/2015 | Permit issued. |
| Application EPR/EP3232AD/V002 | Duly made | Application to increase permitted broiler numbers to 220,000 places. |
| Variation determined EPR/EP3232AD/V002 | 26/08/2016 | Varied permit issued. |
| Variation issued EPR/EP3232AD/V003 | 16/03/2018 | Natural Resources Wales Variation and consolidation following the implementation of the Intensive Farming BAT conclusions |
| Variation application EPR/EP3232AD/V004 | Duly made 10/05/2021 | Application to add two additional houses to increase the number of broilers by 80,000 to a total of 300,000. |
| Schedule 5 Notice | 18/06/2021 | Request for manure management plan, drainage plan and a revised ammonia modelling report. |

| | | |
|---------------------------------|------------|---------------------------------|
| Additional information received | 03/07/2021 | Requested information provided. |
| Variation determined | 21/10/2021 | Varied permit issued |

End of introductory note

Notice of variation and consolidation

The Environmental Permitting (England and Wales) Regulations 2016

The Natural Resources Body for Wales (“Natural Resources Wales”) in exercise of its powers under regulation 20 of the Environmental Permitting (England and Wales) Regulations 2016 varies and consolidates

Permit number
EPR/EP3232AD

issued to
Mr Gareth Adams and Mr Huw Adams (“the operator”)

of

**Coombe Farm
Llanvair Discoed
Chepstow
Monmouthshire
NP16 6LN**

to operate

**Coombe Farm Poultry Unit
Coombe Farm
Llanvair Discoed
Chepstow
Monmouthshire
NP16 6LN**

to the extent set out in the schedules.

The notice shall take effect from 21/10/2021

Signed

Date

| | |
|-------------|------------|
| Holly Noble | 21/10/2021 |
|-------------|------------|

Authorised on behalf of Natural Resources Wales

Schedule 1

All conditions have been varied by the consolidated permit as a result of the application made by the operator.

Schedule 2 – consolidated permit

Consolidated permit issued as a separate document.

APPENDIX 2

HGV ROUTING PLAN

Applicant : Coombe Farms
Poultry Unit Expansion



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