

DESIGN AND ACCESS STATEMENT

**ERECTION OF 2 No. ADDITIONAL POULTRY UNITS TOGETHER WITH 4
NO. FEED BINS, CONCRETE APRON, DIRTY WATER TANK AND A
DRAINAGE ATTENUATION POND AT BYRN THOMAS POULTRY UNIT,
PENYBONT, LD1 5SW**

SEPTEMBER 2021

Report Prepared By: Ian Pick BSc (Hons) MRICS
Ian Pick Associates Ltd
Station Farm Offices
Wansford Road
Nafferton
Driffield
East Yorkshire
YO25 4RL

Tel: 01377 253363

Introduction

This report has been commissioned by Ben Owens of Bryn Thomas, Penybont, Powys, LD1 5SW.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

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.

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.

Ian Pick has 23 year's experience, specialising in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

Background Information

The applicant operates an existing poultry unit at Bryn Thomas, Penybont, LD1 5SW. The existing poultry unit currently extends to 2 No. egg laying units which accommodate up to 32,000 laying hens.

The applicants propose to diversify the business from the current egg laying enterprise, into broiler chicken production. It is proposed to change the use of the existing egg laying units to broiler chicken production, and to erect 2 No additional poultry houses on the site.

Planning permission has already been granted by Powys County Council to vary the conditions on the existing egg laying units to enable them to be used for broiler chicken production (Planning references 19/1308/REM and 19/1309/REM). The existing buildings have a capacity to accommodate 77,000 broiler chickens (38,500 birds per building).

This application relates to the erection of the 2 No. additional poultry houses which are proposed to be located adjacent to the existing poultry houses on the northern side. The new poultry houses would have a capacity of 52,000 birds per building, with the total capacity of the expanded poultry unit being 181,000 birds.

A pre application enquiry was submitted to Powys County Council to obtain advice from a planning perspective (20/0131/PRE). The pre application advice received confirms that Officers are satisfied that the development is acceptable in principle.

An Environmental Permit has already been granted by the Natural Resources Wales in order to operate the site as a broiler unit.

Amount of Development

This proposal is for the erection of two additional poultry houses and associated infrastructure, as described in the table below.

Table 1.

Element	Description
New Poultry Houses 3 & 4	Erection of 2 No. new poultry houses measuring 103.652m x 24.69m with an eaves height of 3m and a ridge height of 6.318m with control rooms and door canopies attached to the east elevation measuring 14.345m x 3.048.
Feed Bins	Installation of 4 No. Feed Bins with a diameter of 3.5m and a height of 8.6m.
Dirty Water Tanks	Installation of 1 No. additional dirty water tank certified under the Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021.
Concrete Apron	An extension to the concrete apron measuring 1750 sq m.
Attenuation Pond	Excavation of an attenuation pond for sustainable drainage.

The proposed additional buildings will each house 52,000 broilers, with 104,000 additional birds proposed on the site. This will take the capacity of the site up to 181,000 birds with the existing and proposed units in combination.

Use

The proposed buildings are purpose-built poultry units. The buildings are of steel portal frame construction, with the walls being pre-formed concrete to 450mm with polyester coated profile sheeting above in olive green. The roof cladding is also polyester coated profile sheeting in olive green.

The buildings will be fitted with high-speed roof fans for ventilation purposes.

Internal equipment within the building includes automated feeders, non-drip nipple drinkers, and indirect heating.

Each new poultry house has a control room attached to the east elevation. The control room includes a specialist computer system which is thermostatically controlled to maintain the desired temperature within the bird housing area, using the heating and ventilation systems. Feeding and lighting is also controlled by the computer system.

The use of the proposed buildings is for the rearing of broilers from day old chicks through to finished table weight.

The broiler rearing cycle operates on an all-in all-out system, and each cycle takes 48 days. The broilers are reared for approximately 38 days, following which the buildings are cleaned out and prepared for the next batch. The buildings are empty for cleaning and preparation for approx. 10 days at the end of each flock. The proposed expanded unit will operate with approximately 7.6 flocks per annum.

At the end of each flock cycle, the poultry manure is removed from the buildings. The manure removal process is undertaken with a mechanical loader. All manure will be loaded directly from the sheds into trailers which will be sheeted and transported away from the site for disposal under contract with Gamber Logistics.

A contingency for temporary storage of manure within a concrete floored building at Bryn Thomas is available, in the unlikely event that manure cannot be immediately removed.

Following the removal of the manure, the buildings are washed with high pressure hoses. The inside of the proposed buildings will be drained into a sealed underground dirty water containment tank certified under the Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021. The proposed dirty water tank will be located adjacent to the concrete apron to the east of the poultry houses.

Layout

The proposal is for the expansion of an existing poultry farm. Due to the layout of the existing farm, the proposed location of the additional units is the most suitable option. The proposed poultry houses are to be located adjacent to and parallel with the existing poultry houses on the northern side of the site.

Scale

The scale of this proposal is for the erection of two additional poultry houses, together with the installation of 4 No additional feed bins, 1 No. dirty water tank, an extension to the concrete apron, and the installation of a sustainable drainage system in the form of an attenuation pond.

The scale of the development is shown in table 1 on page 3 of this report.

Landscaping

The proposed broiler rearing unit has been sited to minimise impact on the landscape through grouping with the existing buildings. The proposed development has been located immediately adjacent to the existing poultry houses on the northern side of the site. The site benefits from existing screening in the form of mature hedgerows to the north, east and west, and existing buildings to the south. Additional tree planting is proposed to further screen the development, and this is shown on the landscaping plan (Drawing Number: IPA1208-11) which forms part of the planning application.

Heritage Impacts

Within the pre application advice the Built Heritage officer stated

“Nantddu a grade II listed building is the closest property to the development being located approximately 700 metres to the east of the proposed units. In light of the proximity to the listed building it is advised that any future application is supported by a Heritage Impact Assessment or Setting Impact Assessment”.

The listed building at Nantddu is located approximately 700m to the east of the development. Nantddu is located within a ‘hollow’ within the landform, and over the brow of the hill the application site. As a result, there is no intervisibility between Nantddu and the application site.

Design Context

The buildings proposed are purpose-built livestock units, designed with there function in mind. The building will be constructed from an internal steel frame, with profile sheet walls and roof in olive green. The feed bins will be plastic and coloured olive green.

Environmental Sustainability

The proposed development is designed to main a controlled environment for the livestock. The proposed building is constructed from an internal steel frame, with steel cladding externally and internally. The walls are filled with rockwool insulated for heat retention.

Access (Movement too, from and within the Development)

The application site is an existing operational egg laying unit. The first building was constructed in 2009 (P2008/0095) and the second building was constructed in 2013 (2012/0397).

Traffic Generation

The proposal results in the change of use and expansion of the site from the existing egg laying facility, to the proposed broiler rearing unit. The tables below show the existing and proposed traffic generation associated with the development.

Table 2. Existing Scenario – 32,000 bird egg laying unit

Activity	Vehicle Size	Existing Frequency Per Flock
Pullet Delivery	16.5m Articulated HGV	4
Feed Delivery	16.5m Articulated HGV	48
Egg Collection	16.5m Articulated	144

IAN PICK ASSOCIATES LTD.
SPECIALIST AGRICULTURAL AND RURAL PLANNING CONSULTANTS

	HGV	
Carcass Collection	7.5 tonne lorry	48
Manure Removal	Tractor and Trailer	60
Dirty Water Removal	Tractor and Tanker	2
Old Hen Collection	16.5m Articulated HGV	4
Total Per Flock		310 (620 movements)
Flocks per Annum = 1		
Total per Annum		310 (620 movements)

Existing Pattern of Vehicle Movements

The pattern of vehicle movements associated with the existing egg laying use is generally constant, with 1 feed delivery, 3 egg collections and a carcass collection each week. Peak movements are generated at the beginning of each flock for pullet delivery, with 4 lorries (8 movements) in a single day, and then at the end of the flock, with 4 lorries (8 movements) in a single day. The largest peak of movements with the existing unit is at the end of the flock when the manure is removed (the design of the existing egg laying unit retains the entire 48-week flocks worth of manure in the building. The manure removal process with the existing unit generates 60 tractors and trailers (120 movements) over a 4-day period.

Table 3. Proposed Scenario – 181,000 bird broiler unit

Activity	Vehicle Size	Existing Frequency Per Flock
Chick Delivery	16.5m Articulated HGV	3
Feed Delivery	16.5m Articulated HGV	20
Bird Collection	16.5m Articulated HGV	23
Carcass Collection	7.5 tonne lorry	5
Manure Removal	16.5m Articulated HGV	10
Dirty Water Removal	Tractor and Tanker	4
Shavings Delivery	16.5m Articulated HGV	1
Fuel Delivery	Tanker	3
Total Per Flock		66 (132 movements)
Flocks per Annum = 7.6		
Total per Annum		502 (1004 movements)

Proposed Pattern of Vehicle Movements

The change from egg laying to broiler rearing results in a modest increase in traffic generation from the existing 310 vehicles (620 movements) per annum up to 502 vehicles (1004 movements), an increase of 192 vehicles (384 movements) per annum.

IAN PICK ASSOCIATES LTD.

SPECIALIST AGRICULTURAL AND RURAL PLANNING CONSULTANTS

The proposed broiler rearing operation changes the pattern of movements, creating a peak of 3 lorries on the first day of each flock cycle for chick delivery. Between day 2 and day 30 of the flock cycle, there will maximum of one vehicle per day (2 movements) for feed deliveries, fuel delivery and carcass collections.

Thinning of birds is undertaken on day 30 of the flock and this will generate 8 lorries (16 movements). Final clearance of birds is undertaken on days 37 and 38 of the flock, with a further 7 – 8 lorries per day (14 – 16 movements) over the 2 days. Following the removal of the birds, a peak is generated for manure removal of 5 lorries (10 movements) per day over a 2-day period.

During the peak movements generated at the thinning and final clearance of birds, the lorries are staged at no greater than 1 vehicle per hour.

Vehicle Routing

Chick delivery vehicles originate at the hatchery in Shobdon, Herefordshire, routed via the A44 to Penybont and the U1306 to the site.

Feed delivery vehicles originate at the feed mill, Allensmore, Hereford, routed A465, A438, A4111, A44 to Penybont, and the U1306 to the site.

Finished bird destination is the Hereford Factory, routed following the U1306 to Penybont, then A44, A4111, A438.

The manure removal lorries will route following the U1306 to Penybont, then the A44 eastbound.

Staff and Visitors

The expanded unit will operate with two full time workers, generating 2 cars (4 movements) per day. This represents no change to the existing labour provision on site.

The unit will be subject to quarterly visitors from vets, farm assurance inspectors and auditors.

Community Safety

The proposed development is for the erection of poultry units. The application site is not open to the public and the site is not accessible by public rights of way. The site will operate within Health & Safety at work guidelines.

PLANNING POLICY ASSESSMENT

Introduction

Benefits of the Development

This proposal is one for the expansion and diversification of an existing family run agricultural business. The proposal will provide a further diversified income and support the existing traditional livestock farming business.

The development proposal is for the erection of additional agricultural buildings for broiler production. It will make a valuable contribution to the local and national economy. The proposed development represents an additional investment of approximately £1,500,000 in the construction of the expanded poultry farm.

In terms of employment, the site will secure the employment of the existing full-time workers within the farming unit, and will support further employment within the associated industries allied to the poultry industry.

The proposed development will also support construction employment over the 26 week building period. The development will support construction jobs as scheduled below:

- plant hire
- aggregate suppliers
- concrete suppliers
- steel fabricators
- steel erectors
- poultry equipment suppliers
- electricians
- plumbers
- heating engineers
- ventilation engineers ^[1]_[SEP]

Following construction, ongoing contracts on the site supporting employment will include:

- poultry processing plants
- chick suppliers
- feed suppliers
- bedding suppliers
- fuel suppliers
- poultry catching contractors
- cleaning contractors
- haulage contractors
- pest control contractors
- electricians
- plumbers

Farming is an industry of national and local importance. It contributes to the economic health of rural communities and creates and manages the environment in which we live and therefore farming makes contributions to both economy and wider society beyond these measured in terms of profitability, sales or food and other sources.

The development will make a valuable contribution to UK food supply and food security, producing table birds for the growing poultry market. The UK population is continuing to grow rapidly and the available farmland for food production is reducing. The production of chicken is highly efficient and provides a healthy meat for which there is a strong demand. This development will assist in ensuring that as much as possible of that demand can be supplied from within the UK

The development proposal represents the diversification and development of an existing family farming business to respond to changing markets and economic requirements.

Planning Policy Wales, Edition 11, February 2021 states at paragraph 5.6.8 that planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation.

This proposal is designed to meet the needs of changing farming practices, with the applicants reacting to changing consumer demands for chicken as a health white meat.

Paragraph 5.6.9 of Planning Policy Wales states relates to intensive livestock development and states that care should be exercised when considering intensive livestock developments when these are proposed in close proximity to sensitive land uses such as homes, schools, hospitals, office development or sensitive environmental areas. In particular, the cumulative impacts (including noise and air pollution) resulting from similar developments in the same area should be taken into account.

This proposal is located remote from sensitive land uses, and the technical assessments provided with the application confirm compliance with regulatory standards.

Section 38 of the Planning and Compulsory Purchase Act 2004 provides that if regard is to be had to the development plan for the purpose of a determination to be made under the Planning Acts, the determination must be in accordance with the plan unless material considerations indicate otherwise.

Powys Local Development Plan 2018.

Policy E2 (Employment Proposals on Non-allocated Employment Sites) and E6 (farm diversification) of the Powys Local Development Plan as well as Technical Advice Notes 6 and 23 accept the principle of appropriate agricultural development within the open countryside.

Policy E2 supports proposals for developments that are appropriate in scale and nature to their location and are supported by a business case which demonstrates that the location is justified. Policy E6 states that development proposals for farm diversification will be permitted where the proposed diversification will be of an intensity of use appropriate to the location and setting as well as not having a significant detrimental effect on the vitality and viability of any adjacent land uses.

Policy DM4 indicates that development proposals must not, individually or cumulatively have an unacceptable adverse effect of the valued characteristics and qualities of the Powys landscape.

Policy T1 of the Powys LDP seeks to secure appropriate highway provision within the developments in terms of safe and efficient flow of traffic for all transport users. The proposal provides for safe access to the public highway network.

Policy DM13 of the Powys LDP seeks to safeguard the amenities enjoyed by occupants of existing and proposed properties. The application includes technical assessments which assess amenity impacts on nearby properties and these assessments confirm that the development will not materially affect the amenities of neighbouring residents.

Policy DM2 states that proposals must demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests. The development has been modelled for ammonia, which demonstrates that there are positive benefits in terms of reduction in ammonia arising from the site as a result of the change from egg laying chickens to broiler chickens. The proposals also include provision for removal of the manure from the site by specialist contractors, rather than spreading to land, as currently occurs from the existing units.

Planning Balance

This development accords with the Development Plan for the reasons set out and is sustainable development. As such there is a presumption in favour of permission being granted.

The environmental impact of the development is small. Based on the evidence put forward within the application, the impacts of the development on the landscape, amenity and the environment as a whole do result in any material harm.

In favour of the development the social and economic benefits should carry considerable weight in accordance with the LDP and Planning Policy Wales. This proposal is a small-scale poultry development which has been put forward by a family farming business as a way to further diversify the business, create additional income and secure existing employment. It will make a contribution to both the local and the national economy and to the national food supply. It will help to secure the future of an existing family farming business and so secure local employment for local people as well as creating additional income.

Conclusions

It is concluded that the proposed development is fully in accordance with the relevant Local and National Planning Policy and no material considerations indicate that permission should not be granted. Planning permission should be granted subject to conditions.

Ian Pick
September 2021