



Appendix 5: Non-Technical Summary

Environmental Permit Bespoke Application

H.B.J Farms

BERRYS

T: 01432 809830 | E: hereford@berrys.uk.com | berrys.uk.com

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1. Introduction

This document contains a description of the proposal to extend the existing poultry unit at Llwyngwilym, Powys, together with a non-technical summary of the findings from the Environmental Statement.

The applicant is a family farming business. As well as Mr Powell two of his sons help to run the family farm and have their own young families. The poultry unit will be managed by Jake Powell. Llwyngwilym is a mixed farm which extends to 564 acres of owneroccupied land together with a further 1270 acres of rented land. There is a large suckler cow herd, finishing cattle and a sheep flock. There is also an existing 24,000 free range mobile unit.

Planning permission was granted dated 30th June 2020 (ref: 18/0463/FUL) for the erection of a broiler unit, creation of access and all associated works at Llwyngwilym Farm, Rhayader, Powys, LD6 5NS. Another planning application has been submitted to add a second poultry building on the site. The total number of birds would double from 55,000 to 110,000.

2. Proposals

The proposed buildings will measure 115.8m x 24.4m with an internal eaves height of 2.5m and ridge height of 5.1m. The tops of the ventilation chimneys will be at 5.67m. Feed bins will be situated between the buildings and have a height of 8.3m. There will be a yard area and access around the buildings. The buildings will be specifically designed and constructed for broiler rearing and be fully compliant with the latest welfare standards. The buildings will be fully ventilated.

The buildings will include an acid scrubbing system (IPT VentMax 1200) for odour and ammonia control to ensure that emissions to air are mitigated. This has a maximum ventilation capacity of 120,000m³/hr (33.33m³/s). The buildings will be heated using biomass buildings with back up gas heaters.

3. The Production Cycle

The birds will be grown up to between 35 to 38 days with an average cycle of 36 days. There is an empty period at the end of each cycle for cleanout and preparation of the building for the incoming flock. The unit will operate with approximately 7.5 flocks per annum.

The birds will be brought in as day-old chicks at a 50-50 mix of males and females. At the end of the growing period they will be collected and transported to a processing plant. A 36-day growth cycle (with a thinning at day 30) will result in the birds being around 2.0kg in weight by clearout.

The chicks will be brought in from a hatchery with the average crop cycle being 36 days plus the cleanout period. Before the chicks arrive, the bedding is put in the buildings, which consist of wood shavings to a depth of around 2cm. The houses are warmed to a temperature of around 34 degrees. The temperature is reduced as the birds grow older and the ventilation rate conversely increases. Feed will be supplied by the processing company with additional grain grown on the farm. It will be mixed according to the bird's requirements at each stage of growth. The protein and phosphorous levels are reduced as the birds get larger. The water will be supplied by nipple drinkers which offer water on demand but minimise spillage.

The birds are checked regularly, and any mortalities removed on a daily basis. The dead birds will be stored in vermin proof containers to await collection by Animal Health Approved contractors.

At the end of the production cycle, the birds are removed and transported to the processing site. The buildings then go through a thorough clean-out phase which involves dry-cleaning to remove organic material, wash down and disinfecting. The manure from the buildings will be utilised as a soil improver on the arable land.

4. The Site

The site is within a grassland field around 900 metres to the south-west of the existing farmstead and around 850 metres north of Rhayader. The site is accessed via an internal access track off the B4518. The access is being improved as part of the approved unit.

Llwyngwilym lies within a rural area approximately 850 metres from edge of the town of Rhayader. There are also several individual properties in the vicinity of the site with the closest being Bryn Pedol approximately 150 metres from the site.

5. Policy Framework

The proposals relate to an agricultural development and all potential environmental impacts have been fully considered. It is considered that the scheme complies with the relevant policies of the development plan and the broader policy objectives of the Planning Policy Wales document and more specifically Technical Advice Note 6.

6. Key Issues

An Environmental Impact Assessment (EIA) has been produced as part of the planning application to Powys County Council. The EIA has been based on advice previously received from Local Planning Authorities, and Berrys experience of what has been required for similar applications recently submitted.

The following information will be included:

- An assessment of alternative sites
- Planning policy background
- Air quality, health and climate
- Landscape and visual impact,
- Traffic, Access and Highway Safety
- Amenity (odour, dust, flies),
- Ecology,
- Noise and vibration,
- Water resources (surface water, groundwater, and flood risk) & soils,
- Socio-economic,
- Archaeology and heritage,
- Ammonia deposition

7. Highway Impact

The proposed increase in capacity from 55k to 110k broilers per cycle is predicted to increase the number of traffic movements by 64% from 42 to 69 two-way movements, over the 48-day cycle period. This equates to an additional 27 vehicle movements on the network for each cycle. Considering that the site will be able to deliver 7.6 flocks per annum, this will lead to an overall total of 524 vehicle movements on the network throughout the year.

As the development site is located just 1km to the north east of the town of Rhayader, a number of options do exist for more sustainable travel to the site for staff. However, the development will principally be operated by the applicant who lives and works on the farm.

The site benefits from a direct access to the B4518 which is due to be improved as part of the previous consent. The A470 strategic trunk road is just a 1.25km travelled distance from the site. All traffic associated with the proposed development therefore has a good means of access with the wider road network.

It is considered that the development will not lead to any road safety or capacity issues on the nearby road network and therefore no local highway mitigation works should be required nor justified.

8. Noise

The noise climate at this location is governed by distant road traffic noise, some noise from livestock and occasional bird song.

The proposed development will generate some noise mainly from the ventilation fans and also HGV traffic on the access track. A full Noise Assessment was prepared as part of the EIA which considered the different stages of ventilation through the cycle and HGV movements.

Overall conclusions in the NIA are that there are no significant issues relating to noise associated with the proposed facility that would be sufficient to deny the approval of planning permission on the grounds of noise. It is an agricultural operation in an agricultural setting.

The facility will operate under an Environmental Permit issued by NRW. This will require a Noise Management Plan to be prepared to include noise mitigation. This will also include a Noise Complaints Form to enable complaints to be logged and appropriately investigated.

There will be no significant impact as a result of noise generated by the proposed development.

9. Odour, Amenity, Ammonia

An assessment of the potential for odour, dust, flies and pests to be produced by the proposed development was carried out. A full Odour Impact Assessment was submitted with the EIA in addition to the amenity risk assessment. The assessment concluded that no significant impacts are likely given the location of the proposals and the range of internal controls and mitigation measures to be applied.

A full ammonia assessment was carried out which concludes that due to the building being fitted a scrubber system which can reduce ammonia emissions by up to 90% the development is unlikely to adversely impact protected sites.

10. Landscape and Visual impact

The potential impacts of the development on the landscape and visual amenity have been examined and are considered to be not significant. The proposed additional building is adjacent to the approved site. The intervening topography and existing landscape features largely screen the proposed development from nearby sensitive receptors. Although the proposed additional building would involve the loss of a

further area of agricultural land it is well related to the already approved building and there will be a minor landscape impact.

There are no residential dwellings directly overlooking the site and views from nearby residential dwellings are restricted by the topography of the area and intervening landscape features. There are public rights of way in the vicinity of the site however only a short section of footpath would be impacted and the overall effect on visual amenity from the users of the public right of way would be minor.

It is considered that the proposed development would not have a significant landscape or visual impact.

11. Ecology and trees

A full Ecological Assessment and Phase 1 Ecological Survey has been carried out and it is considered that there will no impacts of major or intermediate significance on habitats or protected species. There will be no significant loss of habitat as a result of the development during the construction, operational or decommissioning phase. The proposed development will take place on improved grassland of low ecological value and will not impact on any protected species.

Overall the Ecology Report concludes that any potential negative impacts can be minimised through the proposed mitigation measures including drainage methods, control of lighting, appropriate working methods, hedge planting and bird and bat boxes.

12. Archaeology and Historic Features

A Heritage Impact Assessment found that there are no known identified heritage assets within or adjacent to the site. There are listed buildings within Rhayader but these have not been assessed due to the distance from the site.

There is no physical or functional relationship between the historic assets highlighted within the study area (1km radius), most of which are former remains of historic assets, e.g. traditional farmsteads that have been significantly altered or demolished and have had new agricultural sheds built on the same site as the former farmstead. The significance on these assets is therefore generally considered to be low. In addition, intervisibility is limited due to the natural topography and tree coverage and it should be noted that views between the Site and historic assets is not a planned view.

The HIA concludes that there will not be any significant impact on historic assets or archaeological features or the wider historic setting.

13. Water and Drainage

An unnamed watercourse is located to the north of the development site, which runs to the River Wye located to the south west at Rhayader. This watercourse is available for a controlled discharge from the development, as it's within the applicant's ownership and the development land presently drains to it.

The main mitigating feature of the development in terms of general risk and contamination of water will be that all operations will take place either within the buildings or on the hardstanding areas around the buildings. The design of the poultry development also includes drainage management and pollution prevention features which will help to protect surrounding water features.

The proposed system of surface water drainage will consist of various components to collect, convey and treat surface water. It is propose that water from the building roofs will be collected via a combination of rainwater harvesting tanks and stone-filled filter drains. The filter drains will provide a level of infiltration, source control / upstream attenuation and a level of treatment before flowing to the downstream soakaway tanks or system of attenuation. The yard areas of the development will require a system of positive drainage intercepted by gullies, with diverter valves fitted for times of washing down vehicles and residual muck deposited on the concrete surfaces following cleaning of the buildings between cycles. During washing down, the diverter valves will be engaged to direct water to the underground effluent tanks in order to prevent pollution of the surface water system

14. Conclusions

To conclude the proposal has been fully assessed in accordance with the Town & Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. The environmental impacts arising from the proposed development are considered to not be significant. There are impacts arising from some aspects of the scheme which are considered to be of minor significance however these will be addressed by appropriate mitigation and enhancement.

A full assessment and analysis of impacts are contained with the accompanying Environmental Statement.