

PROPOSED FREE RANGE EGG UNIT AT
DOLAU JENKIN
PENYBONT
LLANDRINDOD WELLS

DESIGN, ACCESS AND PLANNING STATEMENT

Introduction

This report has been commissioned by Martin Lawrence of Dolau Jenkin Farm, Penybont, Llandrindod Wells, Powys, LD1 6UT.

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 15 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

The Proposed Development

The applicants operate an established free range egg laying unit at Dolau Jenkin, extending to 22000 laying hens. The applicants propose to expand their existing free range egg laying enterprise with the erection of an additional building to house 16000 laying hens. The proposed building has been located to the south west of the existing free range egg unit, adjacent to the existing access road.

Amount

The proposed development involves the erection of 1 No. free range egg laying unit. The proposed extension extending to 85.344m x 16.049m with an eaves height of 3.048m and a ridge height of 5.171m. The proposed building includes a bird housing area, together with an egg collection area at the south western end of the building. The proposal also includes 2 No. feed bins and concrete hardstandings for access and turning purposes.

Use

The use of the proposed building is for the housing of free range laying hens, together with associated egg collection and packing facilities and feed bins.

A free range egg production system is an extensive and welfare friendly form of egg production and is a growing market in the UK.

The bird housing area within the building includes tiered perches which are located over manure belts.

The nest boxes are located adjacent to the perch areas. The nest boxes are angled towards an egg conveyor. Following laying eggs then roll onto the conveyor and are brought to the packing area at the south western end of the building.

The feeding system within the building is based on an automated chain feeding system which operates every 2 hours between the hours of 6.00am and 9.00pm. Water supply is provided by nipple drinkers.

The lighting within the building is on a timeswitch, providing the birds with 14 hours of daylight per day.

Ventilation within the building is fan assisted, with side inlet vents and roof fans. The fans are linked to a thermostat which maintains the optimum temperature within the building for bird welfare.

All pop holes will open to the south east side of the building. These pop holes provide the birds with direct access to the range area. Pop holes are opened at 8.00am daily and closed at 9.00pm (or dusk).

The proposed building will operate on a 60 week laying cycle. All manure arising from the development is currently exported off site and sold to farmers within the locality. All manure produced by the new building will also be exported. No manure will be stored or spread at Dolau Jenkin as this represents a disease risk to incoming flocks of birds. At the end of the flock cycle, the building is washed out. All dirty water is collected within a sealed containment tank.

Environmental Management

Odour

The design of the Unit incorporates slatted dunging areas which are located over manure belts. The manure belts are emptied on a twice week basis to prevent any build up of manure within the building. The daily removal of manure ensure that there is never any volume of manure on the site which could create an odour nuisance.

Odour issues associated with poultry units are generally related to intensive production cycles on deep litter systems where the manure from the entire production cycle is retained within the building and cleaned out at the end of the flock cycle.

Flies

Within the egg collection area of the unit any flies that are present normally come from outside the Unit. They are controlled using fly tape, which is replaced regularly.

Where manure belts are used, and the manure removed from the site on a frequent basis there is no potential for the unit to be a breeding ground for flies. Flies can breed in poultry litter, and the daily removal of the litter removes this potential.

Rodents

The Unit will be professionally baited and regularly inspected for rodents under a formal control contract.

Problems are not allowed to occur on these Units as any droppings or taint found on the eggs will lead to the whole batch of production being rejected at the packing station, at considerable financial loss to the producer.

Feral

The birds are secure in the houses at night, which prevents problems from foxes, feral cats, etc.

Fallen Stock

Any dead bird will be collected daily and stored in a freezer. Dead birds will be collected and disposed of by a licensed fellmonger.

Layout

The proposed building has been located to the south west of the existing building, adjacent to the existing access road. The proposed building has been orientated parallel with the access road. The development includes the proposed building, 2 No. feed bins, and a concrete apron at both ends. The egg packing area has been located to the south west of the building. Pop holes are located in the southern elevation which will provide the hens with access to a pasture ranging area.

Scale

The scale of the development is one building extension, of dimensions 85.34m x 16.049m with an eaves height of 3.048m and a ridge height of 5.171m.

The size of the building is linked to the size of the enterprise. Free range egg production legislation dictates that stocking levels cannot exceed 15 birds per square meter.

Large buildings are necessary for free range egg production units, rather than a number of smaller buildings due to the substantial set up costs of the enterprise and the equipment that it necessary for the units to operate. A 16,000 bird free range egg

unit has a set up cost of approximately £500,000, with the internal equipment such as feeding, lighting, nest boxes, perches and conveyors forming large part of the project cost. Smaller buildings are not viable because the fitting out and equipment cost is preclusive.

Landscaping

The application site benefits from existing screening in the form of mature hedgerows, tree planting and topography. The site is screened from the north by the existing planting adjacent to the railway, to the east by a mature hedgerow and to the west and south by rising topography. The nature of the site is such that the proposed development will not be visually prominent within the landscape.

The proposed building has a low eaves and ridge height (5.171m) and is constructed from profile sheeting in juniper green. The combination of the existing landscaping, judicious use of materials and low height is such that the building will assimilate into the landscape without undue harm.

Appearance

The proposed building is a purpose built poultry unit and the design is purely functional for the proposed use as a free range egg laying unit. The building is of steel frame construction and the external cladding is polyester coated profile sheeting. The roof material is also profile sheeting.

Access

Access to the proposed free range egg laying unit is required by lorries. This proposal is one of expansion and eggs from the new unit will be collected by the existing vehicle. The proposed extension will require 2 additional bird deliveries at the beginning of each flock, and an additional feed delivery every 14 days. The proposed extension will increase traffic generation by approximately 34 lorries per 60 week flock cycle, averaging 0.5 per week.

The site itself has been laid out to facilitate access for the type of vehicle which are required to access the development. The site was subject to a highway improvement planning condition on the original consent for the existing free range egg laying unit. The highway improvements included improvements to the junction visibility at the A44 junction and the installation of a passing place. All highway improvement works have been undertaken in accordance with the planning permission.

Environmental Sustainability

The design of the building is primarily functional for the housing requirements of poultry. The building is of steel frame construction with timber weatherboard walls. The construction materials are a renewable resource. The construction materials include the use of insulation within the walls and roof for heat retention. The design of the proposal is such that there is not requirement for any heating within the building, and the insulation value is such that the body heat generated by the hens themselves is retained to heat the building. The temperature within the building

remains constant through the use of ventilation fans. The fans are linked to a computer thermostat control system which automatically switches the fans on and off to maintain a constant temperature. The thermostat system results in reduced energy consumption by the ventilation fans.

Planning Policy / Access

Policy EC1 County Council UDP relates to Business, Industrial and Commercial Developments. Criterion 4, 5 & 6 relates to highway issues.

A summary of the traffic generation associated with the proposal is shown within the access section of this statement. The proposed development will create negligible commercial traffic of approximately 34 additional visits / 64 movements over the period of the flock cycle.

Access was a key consideration during the assessment of the original planning application for the free range egg unit at Dolau Jenkin. The enabling planning consent included the construction junction improvements with the A44. All of the required highway improvements have been undertaken.

Inclusive Access/ Disabled Access

The free range egg unit will provide adequate access for disabled people through the use of ramps and handrails.

Community Safety

The proposed development is for an expansion of the existing free range egg laying enterprise. 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.

Ian Pick
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