



## **DESIGN & ACCESS STATEMENT**



**DEVELOPMENT:** Erection of an Organic Free Range Egg Unit Including a Packing / Storage Building and Associated Works.

**LOCATION:** CaeMor Farm  
Llwynmawr  
Llangollen  
LL20 7BE

**CLIENT:** E & J Morris

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## 1. Background

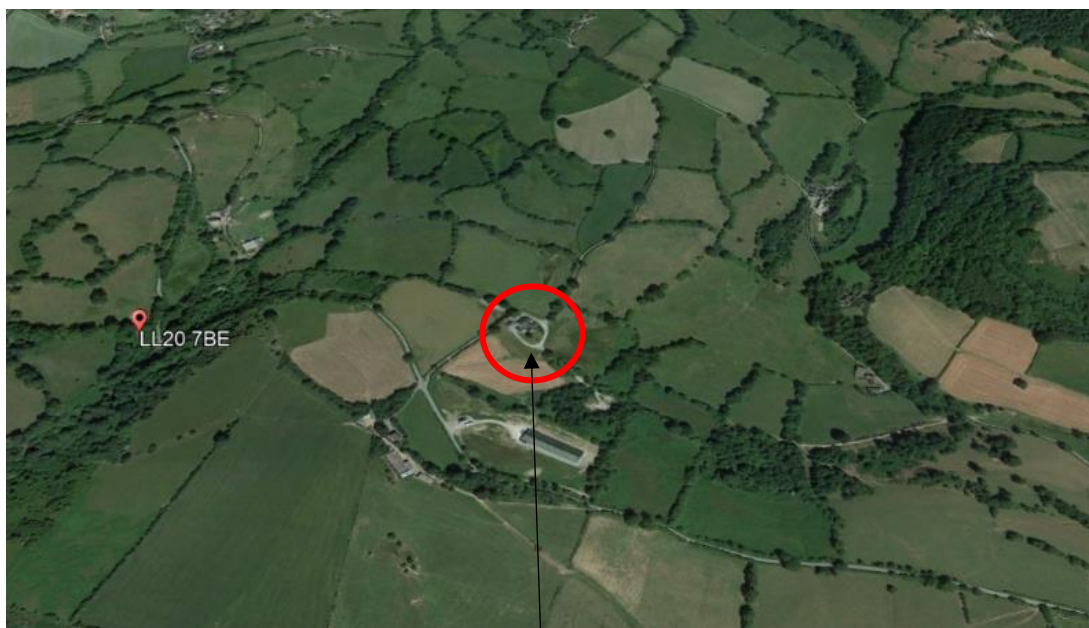
Cae Mor Farm is a former Welsh Hill Sheep and Dairy Farm. The land is now predominately farmed for free range egg production and sheep grazing on the land which extends to approximately 60 acres of owner occupied agricultural land. Cae Mor is located about 1.2km (0.74 miles) from the rural settlement of Llwynmawr and 4.82km (3 miles) from the larger village of Glyn Ceiriog and Selattyn.

Cae Mor Farm sits approximately 300m above sea level surrounded by mature trees and hedgerows.

Cae Mor is the homestead for the business and where Julian & Emma Morris live with their young family, this is where the majority of land is located (60 acres). They own another farm holding in Shropshire which hosts their Food, Tourism and Christmas Tree enterprise.

The proposed development of an organic free range egg laying unit has been researched fully as a lower intensity method of farming and will supplement the previously marginal farm profits.

Please see below an aerial view of Cae Mor Farm together with their existing 16000 bird free range egg unit.



CaeMor Farm



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## 2. Proposal

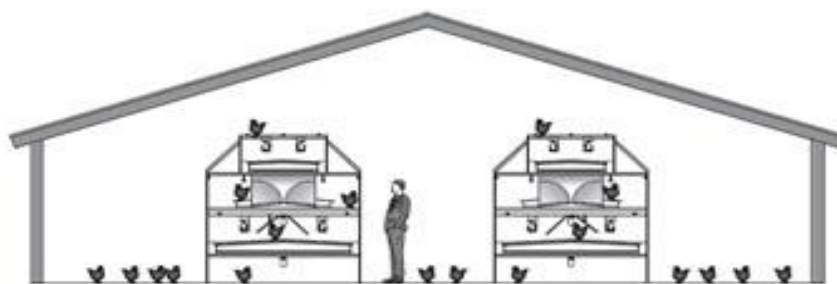
The proposal is for a new organic free range bird egg laying unit. The unit will consist of 4 small individual buildings which will be located on existing agricultural land and accessed off the B4579 as well as directly from Cae Mor Farm.

We have introduced into the design comments made by the Planning Inspectorate in relation to our other shed ref: APP/H6955/A/16/3154472).

The buildings will be approximately 45.5 x 17.3 wide and will be divided centrally to create 2 flocks of 3000 birds on each side of the building. The eggs will be conveyed into the separate packaging and storage building which will measure approximately 18m x 12m where they will be packed and stored ready for collection. The birds will have direct access from pop holes on the north and south elevations of the building to dedicated pasture which will be fenced to keep out predators. The birds are brought in as young laying stock and remain in the egg production unit for some 13 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.



The building proposed operates a multi-tier system and allows a smaller shed by having two tier perching decks for the laying hens within the building and the highest level of welfare standards. 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.



The conveyor belt system is operated every 7 days and removes the manure from the internal conveyor belt system via an external conveyor belt into a parked covered trailer outside the building. After 13 months the flock is removed and the whole building fully cleaned down internally and a new flock introduced to restart the egg production cycle.



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Feed for the birds is stored in external green powder coated hoppers and conveyed automatically to the building.

Adjoining the building will be a hard stoned area approximately 5m wide to allow for access for delivery and removal of the birds.

The buildings have a proposed roof pitch of 15° and an eaves height of 3m. The buildings are of a low profile which helps to minimize its visual impact. The proposed buildings would utilise 4 mechanical extractor fans which thermostatically control the building. The building's roof and sides will be clad with steel box profile sheeting coloured juniper green set above a low concrete base wall.

Pop holes will run down the North and South Elevations of the buildings to provide access for the birds to the ranging area and will be automatically controlled to open between dawn and dusk.

### 3. Planning Background

A planning application was submitted to Wrexham County Council on 8<sup>th</sup> July 2015 for the erection of a free range egg production unit at Cae Mor for 16,000 birds. This application was withdrawn from the planning process.

An amended planning application was then submitted to Wrexham County Council on 27<sup>th</sup> October 2015 for the erection of a free range egg production unit at Cae Mor for 16,000 birds. This application was refused by the Local Planning Authority and an appeal was submitted (ref: APP/H6955/A/16/3154472). The appeal was allowed for the following reasons:

*Each application and appeal falls to be considered on its own merits. The appeal proposal would be a contemporary structure that evidence confirms to result from, and responds to, changing agricultural markets and the economies of scale required to meet them. It would be a distinctive new feature in the landscape, but planning conditions could ensure that its presence would be substantially mitigated.*

*Positioning the proposed development closer to the listed Cae Mor farmhouse and adjoining building would significantly diminish the setting of these historic assets. A balanced approach has been achieved in the selection to the proposed site. It would make sure of the topography and screening in many views of Cae Mor and the appeal site to provide a significant degree of separation, while still being associated with Cae Mor. The proposed building would be in sufficient proximity to Cae Mor to provide pedestrian (and off-road vehicle) access from the farmhouse for the day to day management of the poultry, while also enabling a suitable highway access to be provided for large vehicles.*



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*The appeal proposal complies with UDP Policies EC3, EC5, and GDP 1 and the relevant parts of PPW and TAN6. All matters that have been raised in representations have been taken into account, but none have been found to outweigh the identified policy compliance. It is evident that with appropriate planning conditions the appeal scheme would be a suitable form of development for the location proposed.*

*I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act"). In reaching this decision, I have taken into account the ways of working set out at section 5 of the WBFG Act and I consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by Section 8 of the WBFG Act.*

#### 4. Site & Scale

Organic Free Range Egg units have specific criteria to achieve RSPCA freedom food , Lion Code standards and Organic Standards The land requirement needed for this proposal is 12 ha which is approx. 30 acres as the UK requirements are 2000 hens/ha (EU regulations require 2,500/ha which would be approx. 23 acres).

The scale of the development has been chosen to allow smaller buildings to fit within the landscape due to landscape and visual impact issues within the last planning application at Cae Mor for a 16,000 bird unit (ref P/2015/0810).

The buildings are centrally located within the land at Cae Mor and centrally within the ranging area to ensure that these specific guidelines are met.

The location of the buildings have been positioned to use the existing agricultural access off the B4579 which provides a safe access and egress with visibility splays.

The buildings have been positioned in order to minimise and reduce visual impact to our neighbours and the general public using the B4579.

The buildings have been positioned to reduce visual impact from the nearby footpath.

The buildings will be approximately 45.5m x 17.3m wide, which will house 6,000 birds. The buildings have a proposed roof pitch of 15° and an eaves height of 3.0m.

#### 5. Landscape and Visual Impact Assessment

We have commissioned a Landscape and Visual Summary Report by Viento Environmental Limited (Appendix 5).



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This application has carefully considered the appeal decision for the previous 16000 bird application in regards to the siting and location of the development and has included additional landscape and biodiversity enhancement measures so as to further integrate the development into its surroundings. As a result, the visibility of the proposed development would be extremely limited and the effects on landscape character have been minimised.

## 6. Landscaping

The location of the buildings has been carefully considered and will be well screened from all elevations by retaining existing hedgerows and the planting of trees. The buildings have been designed to have a low impact to the surrounding area due to their external colour and a low ridge line. Detailed design of levels has been undertaken to set the buildings into the bank to further reduce the visual impact and will not be intrusive to its surroundings.

We have taken into account the landscaping recommendation from the commissioned Landscape and Visual Report and we refer you to the landscaping plan (Appendix 11).

## 7. Building Design

The buildings have a proposed roof pitch of 15° and an eaves height of 3m. The buildings have a low profile which helps to minimize the visual impact. The building's roof and sides will be clad with steel box profile sheeting coloured Green set above a low concrete base wall with low level pop holes providing access for birds to ranging area. Please see the elevation plan (drawing number RB-MZ555-03, Appendix 3).

We confirm that the proposed buildings will be coloured juniper green to match the existing agricultural buildings – BS12829/RAL160 20 10.

## 8. Organic Laying Hens

The system that is planned to be installed will comply with all Freedom Foods (RSPCA) standards as well as DEFRA standards and Organic Standards.

The birds have a laying cycle of 56 – 58 weeks. The birds are farmed to an organic free range system. The system utilizes a series of perches and feeders at different levels.

Water and feeding troughs are raised so that the food is not scattered. The birds must have continuous daytime access to open runs which are mainly covered with vegetation.

Within the system the birds are inspected 3 times a day. At the end of each laying period the respective houses are completely cleared and disinfected.



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## 9. Scratching Areas, Paddocks and Perimeter Fencing

In free range laying systems, good pasture management is essential if the ground is to remain in good condition and the problems of poaching and the build-up of parasitic intestinal worms and coccidian oocysts are to be avoided. The land surrounding the laying house will be divided into a series of temporary paddocks which the birds are allowed to use for periods of up to 6 - 8 weeks each.



The length of time that the birds are allowed to use individual paddocks will vary depending on soil type, drainage, grass cover and weather conditions.

Free range layers are attractive to predators. Foxes are the most frequent cause of problems and can cause damage and often kill or maim large numbers of birds – far more than they are able to consume. We propose to use a 1.5 m semi-permanent fence with netting.

## 10. Vehicle Movements

The proposed organic free-range egg production unit will be in addition to the existing free range unit currently at Cae Mor that houses 16000 speciality hens. Therefore vehicle movements can be reduced for the additional Organic Unit. The egg collection vehicle which is a rigid commercial lorry currently visits every 3 days and will now pick up the Organic egg at the same time. The feed delivery lorry will make 1 delivery every 14 days as the existing Unit. Other visitors to the unit and periodic inspectors will be travelling in a car. Once in every production cycle i.e. 14 month intervals. Lorries bringing new laying birds and a lorry for removing the old flock will need to access the site.

*Table 1 Production Movements*

| Type                  | Vehicle Type           | Size       | Frequency                 |
|-----------------------|------------------------|------------|---------------------------|
| <b>Feed Delivery</b>  | Rigid commercial lorry | 9.81m long | Once every 14 days        |
| <b>Egg Collection</b> | Rigid commercial lorry | 9.81m long | Twice a week ( Existing ) |

The main labour force to be used in conjunction with the proposed development will be Emma and Julian Morris who own and already live and work at Cae Mor Farm and therefore have no need to leave the holding to access the proposed development, along with 2 fulltime employees and 1 apprentice. The labour force will be accessing the proposed development by foot from the farmhouse.

Provisions have been made for inclement weather and the disruption this may have to deliveries we have increased feed storage giving 18 days of cover and also increased egg storage.



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## 11. Vehicle Routing

The farm access will be used off the B classified road that provides a suitable visibility line to access and egress the site safely and easily. The entrance has been designed to allow all vehicles to pull fully off the main highway with a waiting area should a vehicle be exiting the building area at the same time as detailed below.

The B4579 has been for many years been the main artery route for supplying farms and collecting milk on the South Side of the Valley and forestry transportation. All bird delivery, feed delivery and egg collection vehicles have successfully travelled along the B4579 to support the existing unit.

### 11.1 Highways

If the speed of the road is being determined as 30mph, then according to the Manual for Streets (MfS), the visibility for 30mph is 43.0m. The splay should therefore be 2.4m down the access and 43.0m along the channel of the B4597.

The width of the access accommodates two vehicles passing each other which will depend on the type of vehicle. For two HGV's on a straight road the width is between 5.5m and 6.0m.

The junction radii has been designed and is suitable for a HGV at 15.0m.

With regard to the gradient, we have provided a gradient of 1:30 for the first 10.0m.

We have not carried out a Swept Path Analysis of HGV movements on the full length of the B4579 as we feel it is unreasonable due to the following:

- Although this road is narrow in places with some sharp bends this has a B Road classification.
- The department of Transport document "*Guidance on Road Classification and the Primary Route Network January 2012*" states:
  - i) B roads are the second tier in the road classification system
  - ii) B roads are "*roads intended to connect different areas, and to feed traffic between A roads and smaller roads on the network*"
  - iii) "*A B road will still be of significance to traffic (including through traffic), but less so than an A road*"
- Our opinion is that there appears to be no restriction to HGV's along this road. It has a B road classification and therefore should be able to accommodate HGV's.

### 11.2 Construction and Operational Traffic Management Plan

The COTMP sets out the proposed measures to minimise and mitigate construction impact on the community and highway infrastructure.



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Sufficient parking will be provided within the site boundary to accommodate all staff, contractors and visitors vehicles together with the storage of material and will eliminate the need for parking outside the site or on the existing highway.

#### Traffic Routing

The access route is as follows:

-  Leave the A5 at the Gledrid Roundabout
-  Proceed through Weston Rhyn towards the B4579
-  Turn right onto the B4579 towards Selattyn
-  Proceed 3.3 miles from Selattyn to site access

#### Site Access/Egress & Parking

All vehicles and deliveries will be parked in the designated parking area on site.

A suitably qualified banksman shall be used to assist with any such vehicle movements to ensure the safety of on-site personnel.

#### Working Hours

Working hours, deliveries and vehicle movements will be restricted to:

-  7.30am to 6pm Monday to Friday
-  8am to 2pm Saturday
-  No working on Sundays and Bank or Public Holidays

#### Bird Delivery or Collection

Vehicles associated with the delivery or collection of the birds shall be allowed on site from 06.30am with loading and unloading taking place from 07:00 hours.

## 12. Drainage

Clean surface water from the roof of the buildings will be collected in an underground storage tank and used for washing down purposes. Surplus clean water from the roof will be run by pipe and discharged in soakaways.

Construction of the floor will incorporate a damp proof membrane preventing any dirty water percolating into the ground below the buildings. A slump in the floor will drain to a further below ground sealed tank, which will allow for collection of any dirty water primarily arising from the washing down process at the end of the production cycle.

#### Mitigation measures to prevent direct contamination of watercourses

A buffer of 10m will be provided to all watercourses within the ranging area. This includes poultry being excluded from any woodland areas to ensure that there is minimal risk of contamination of any springs and watercourses within the area.



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The unit will be operated in a manner that is compliant with the Code of Good Agricultural Practice to ensure that the development will not have a detrimental impact on water quality.

### 13. Manure Storage and Disposal

The manure will be removed via conveyors every 7 days set below the nesting and perching areas. Due to the manure being moved every 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 taken off the farm and utilised on farmland locally which provides a valuable commodity for the improvement of the grassland. Dependant on the time of year, the manure is removed from the building; it would be spread directly on the arable ground in accordance with good agricultural practice for soil and water and in accordance with the control of pollution, slurry and agricultural fuel regulations. Please see attached Appendix 6 for the Manure Management Plan).

### 14. Ammonia

Please see attached Appendix 7 for the Ammonia Report.

### 15. Ecology

We refer you to the Habitat Survey (Appendix 8).

### 16. Neighbourhood Notification Requirements

Verbal confirmation is given to any neighbouring properties within 200m of the buildings in advance of the date of cleaning out and re-stocking.

### 17. Cleaning Out

With reference to the cleaning, this will take place once every cycle, which will be in the 14<sup>th</sup> month and muck movement will be for approximately two days, as it is moved off site.

### 18. Emissions

The buildings design incorporates the use of mechanical ventilator extractor fans, 4 mechanical extractor fans that will thermostatically control the buildings. Therefore they tend to operate more frequently during hot weather. Efficient design of ventilation fans has minimised the number needed for these buildings. 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.



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## 19. Noise/Odour Management

The proposed buildings design incorporates the use of mechanical ventilator extractor fans, 4 mechanical extractor fans will thermostatically control the buildings and are located on the roofline of the buildings and tend to operate more frequently during hot weather. *“The industry standard noise level for six fans operating at 100m from the nearest property would be in the region of 36dB.”* The nearest neighbouring property is CaeMor Farm (which is owned by the applicant) and Brithdir which is located 180m from the nearest point of the buildings. In rural areas, background levels may be between 38 - 42 dB therefore there will be no increase in noise levels.

Please see attached the Noise and Odour Management Plans (Appendix 9 and 10).

The design of the unit incorporates a slatted floor and conveyor belt mechanism for waste removal. The waste is removed moved every 7 days, so 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 free range hen's freedom to access the adjoining fields. The surrounding paddocks are rotated and only occupied by birds for a short period of time.

## 20. Quality Standards

The eggs are produced and the hens 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 hens life.

## 21. Dead Bird Management and Pest Control

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 spreading back to the flock and other species.
-  Reduces the likelihood of carcasses 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

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 fly controls replaced periodically to prevent the flies entering the building from the outside.



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## 22. Policy Context

### 22.1 Planning Policy Wales (Edition 10, December 2018) – Chapter 7 Productive and Enterprising Places

5.6.1 A strong rural economy is essential to support sustainable and vibrant rural communities. The establishment of new enterprises and the expansion of existing business is crucial to the growth and stability of rural areas.

5.6.6 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. They should also adopt a positive approach to the conversion of rural buildings for business re-use.

### 22.2 Technical Advice Note (TAN) 6

Paragraph 25 under Development Related to Farm Diversification states the following:

*'Small on-farm operations such as food and timber processing and food packing, together with services (e.g. workshop facilities, equipment hire and maintenance) to other farms, sports and recreation services, and the production of non-food crops and renewable energy, should be encouraged. Local planning authorities should, however consider the nature and scale of activity that would be appropriate.'*

### 22.3 Wrexham Unitary Development Plan 1996-2011

#### **Policy GP1 General Development Principles**

Criteria of the above policy:

- a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
- c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
- d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
- e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.



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f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.

g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.

h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.

i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.

j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.

k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

### **Policy EC3 Agricultural Buildings**

The construction of new agricultural buildings will be permitted unless the development is materially detrimental in terms of its impact on the environment or surrounding landscape. The development should form part of an existing farm complex and take advantage of topography and other landscape features for screening. Isolated buildings will only be permitted in exceptional circumstances where there is an essential agricultural need, and no reasonable alternative location for the development.

Therefore the proposed poultry development would not cause any unacceptable adverse effects on Wrexham's landscape as it has been carefully sited and designed to minimise the impact on the landscape through being grouped with existing agricultural buildings and being designed to be the same colour as the existing range of farm buildings.

### **Policy EC4 Hedgerows, Trees and Woodland**

Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.

The proposed poultry unit has been positioned to avoid the removal of any hedgerows or trees for the development. Habitats on site are generally of low value for agriculture, and therefore the value of the site is found to be limited.

### **Landscape Character Area Supplementary Planning Guidance (SPG)**



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The site falls within the Landscape Character Area 4 – Ceiriog Valley, with sheep farming being the dominant land use, with some pheasant rearing, but there is increasing diversification to include rural crafts, woodland management, low key tourism and recreational facilities and activities including fishing and walking.

Farming is therefore under pressure within the area and the aim of this development is make the holding viable.

## 24. 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, and 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 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.

## 25. Community Safety

### Site Security



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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 requirement will be satisfied by the close proximity of the farmhouse.

## 26. Environmental Design Statement

A design statement shall accompany all detailed applications and will describe the actions taken to design and adapt the development to fit its location. Wherever practicable, developments shall be designed to reduce energy consumption and maximise energy conservation through the use of appropriate materials, design, layout and orientation.

Wrexham UDP sets out the policy considerations for new development and changes of use in the County and has undergone both a Sustainability Appraisal and the Strategic Environmental Assessment process in its preparation.

The proposed use is for a free range poultry unit, the building is a specialist agricultural building and is designed to meet the substantial welfare needs of the hens.

Our planning application has taken into consideration the following energy efficiency measures and technologies that can be incorporated alongside wider energy efficient design principles to ensure high energy performance.

The proposed poultry unit will have PV's on the roof and has been positioned and orientated (as far as possible) in order to maximise the use of natural daylight and solar energy. This is achieved where possible by orientating the building in such a way to maximise the potential for solar gain and reducing the need for energy consumption.

The building will be insulated (roof, walls and floors) according to the most recent building regulation standards in order to reduce heat loss in winter and excess solar gains in summer.

Wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development. The scheme will avoid the use of tropical hardwood and look for timber which is certified as coming from sustainable sources. The materials used in this development to include the steel, box profile sheeting and roof sheets, will come from a local source, using local steel fabricators and all from sources that can be renewed without harm to the environment.

The site is serviced by private water and mains electricity.

Surface water drainage will discharge into soak-away system, after the use of the rainwater harvesting system.



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The development of this land will contribute to the aim of sustainability through the productive use of the above mentioned features.

The above points will ensure that the properties are 'sustainable' in terms of its building design and the supply and use of energy in accordance with the Council's recommendations.

#### **Other complimentary measures:-**

We have considered that energy efficient design principles are also key to the success of schemes including if electricity is required to be supplied to the building that energy efficient light bulbs are used.

We also aim to:-

- Design out waste from the outset
- Minimise the energy used during the construction phase of the development through careful project planning
- Use reusable and recycled materials

We have also considered waste management control during the construction phase, and as far as possible all waste will be utilised on site, including all the topsoil excavated from the building site.

## 27. Physical Context of the Development

The location of the building has been carefully considered to give good access and be unobtrusive and positioned to allow the specific ranging area for low intensity organic farming.

## 28. Social Context of the Development

The proposal is for a new organic free range poultry unit. The new buildings will be located centrally on the farmstead on land currently used for grass production. The four buildings will be approximately 45.5m x 17.3 wide, which will house 6,000 birds each.

## 29. Economic Context of the Development

The production of Welsh Free Range Eggs is an important element of the agricultural economy. 2 Additional Full time jobs will be created, 1 of these will be a farming apprentice

Feeds will be supplied by Lloyds Animal Feeds

The farm business is run by Emma and Julian Morris. Farm businesses need to change and grow in response to market forces and legislation if they are to survive.



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The proposed development would accord with the requirement in Planning Policy Wales paragraph 7.1.3 to support economic growth and the guidance in paragraph 7.2.2 of Planning Policy Wales has to be taken into consideration:

‘Local planning authorities are required to ensure that the economic benefits associated with a proposed development are understood and that these are given equal consideration with social and environmental issues on the decision-making process, and should recognise that there will be occasions when the economic benefits will outweigh social and environmental considerations.’

### 30. Conclusion

We believe that our development is fully compliant with policy EC3 of the UDP and that the new agricultural buildings will form part of the existing farm complex as identified in the LVIA.

We are of the opinion that we meet the exceptional circumstances test as such EC3.

-  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.
-  The building is sited with good access and designed to minimise the impact of the building on the landscape.
-  The building is intelligently and sympathetically designed and strikes a balance between practical and economic efficiency and minimal landscape impact.
-  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.
-  Adequate provision is made for access and movement of machinery to avert the perpetuation, intensification or creation of traffic hazard.
-  The proposal is of an appropriate location, scale and type so as not to be detrimental to the amenities of any nearby existing properties.
-  Please be aware that this is an Organic free range poultry unit and not an intensive livestock unit (battery unit). Organic units have a much lower stocking density to normal free range egg production .
-  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.



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## APPENDICES

1. Location Plan
2. Block Plan
3. Elevations
4. Drainage Plan
5. LVIA
6. Manure Management Plan
7. Ammonia Report
8. Habitat Survey
9. Noise Management Plan
10. Odour Management Plan
11. Landscaping Plan



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