
APPENDUM TO DESIGN AND ACCESS STATEMENT

P/2015/0810

Erection of free range egg production unit
(16,000 birds) including silos and
associated works (including ground level
alterations and alterations to existing
vehicular access)

July 2016

RJC/RB/M/1845

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INTRODUCTION

This Appendix is intended to provide further information on alternative sites in respect of the Cae Mor free range egg laying unit planning application (ref: P/2015/0810).

This document is to be read in conjunction with the documentation submitted in support of the planning application, in particular the Design and Access Statement (dated October 2015), alternative sites plan (CM_JM_13 and CM_JM_48), the Landscape and Visual Impact Assessment (LVIA) (CM_JM_44) and the Historic Environment and Desk-Based Assessment (CM_JM_46).

This document will provide further information specifically in relation to alternative sites which have been looked at by the appellant.

A full farm holding appraisal was carried out in order to determine the most suitable position for the building:

- Option A

This area of land is approximately 10 acres and will provide insufficient ranging areas for the birds.

The unclassified road leading down to the proposed position would be unsuitable for deliveries and collections.

There is no natural screening on any elevations

- Option B

The unclassified road leading down to the proposed position would be insufficient for deliveries and collections.

The land and levels to this area are unsuitable to form a level base and access for the unit, a large infill of imported material would be required which would raise the building higher and would not have any natural screening.

The building would be in very close proximity to the public footpath.

A high voltage overhead cable runs above that field which would need to be moved.

- Option C

The access to the site can be created from the B Classified road and provide suitable visibility splays and create a new access road across the field to the unit.

The land and levels to this area are steeper, this would require a large amount of excavation to achieve the building base and cause a large amount of disturbance to the existing grasses and fauna.

Although deep excavations would provide natural screening to the rear and sides to the North Elevation will be unscreened.

We discussed this position with the Biodiversity officer and it was felt to be better to move to Option D

- Option D

This is the preferred option

The Unit position provided a clear access point from the B4579 with good visibility splays for access and egress

The unit is centrally positioned within the holding to provide efficient range management.

The position of the building allows natural screening by trees and hedgerows.

There will be a reduced amount of excavation and disruption to existing levels and the building sits more naturally into the landscape and surroundings.

- Option E

The unclassified road leading down to the proposed position would be insufficient for deliveries and collections.

The building would be in very close proximity to the public footpath and a high voltage overhead cable runs above the field which would need to be moved.

It would not be appropriate in terms of its proximity to the house and barn, its comparative scale, and on the grounds that it would therefore impact on key views of the listed buildings and their setting.

The proposed building and associated infrastructure could not be located in this location due to insufficient width, without the removal of trees which would not be ecologically acceptable.