

DESIGN AND ACCESS STATEMENT

Ian Pick Associates Ltd

2014



PROPOSED POULTRY UNIT AT FOSTERS WOLD FARM, SHERBURN

RYEDALE DM

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DEVELOPMENT
MANAGEMENT

14/00914/MFUL.

Report Prepared By:
Ian Pick BSc (Hons) MRICS
Ian Pick Associates Ltd
Llewellyn House
Middle Street
Kilham
Driffield
YO25 4SD
Tel: 01262 421807
ian@ianpick.co.uk

Client : Messrs W D Stephens

Moor Farm
West Heslerton
Malton
YO17 8RU

Introduction

This report has been commissioned by Messrs W D Stephens of Moor Farm, West Heslerton, Malton, YO17 8RU.

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

Background Information

The applicants operate an established agricultural business within the locality which includes arable and poultry farming operations. The applicants business has an operational base at Moor Farm, West Heslerton, with additional holdings at Highdale Farm and Fosters Wold Farm. The applicants holdings at Moor Farm and Highdale Farm include existing operational poultry units.

The applicants propose to expand their existing farming operations with the erection of a new poultry unit at Fosters Wold Farm, Sherburn. The proposal involves the erection of 2 No. purpose built broiler rearing units which will each house 40000 birds, with a total of 80,000 birds proposed for the site.

UK Poultry Industry

It is essential that the UK continue to expand the British Poultry meat industry to meet the rising demand from our consumers. This increased demand for the product follows the horsemeat scandal of 2013 and consumers demand for British product (retailers are increasing their sourcing of UK poultry meat in part as a response to provenance and origin concerns), increasing calls for high welfare standards, reduced food miles and as a response to UK and worldwide population growth.

The production of British poultry (chicken) meat in the UK is rising year on year to meet this demand and reached a record level of 1.4m tonnes in 2013 which was a 5.5% increase year on year compared to 2012.

Poultry meat is the most popular meat consumed in the UK and its market share has risen from just under 24% in 1985 to 41% in 2012. This equates to 31.5kg per capita which is far in excess of other meats. By comparison beef and lamb consumption combined is 22 kgs per capita. Growth in the market is forecast to continue. This expanded facility will enable the applicants to expand the production of fresh poultry meat for the UK market.

The UK is not self-sufficient in chicken. We slaughter approximately 18.0 million birds per week whereas total demand is estimated at 25 million birds which means that we have to import approximately seven million birds per week. Fresh poultry meat is imported into the UK from the Netherlands (45% of all our imports) and other countries worldwide. Prepared chicken imports are also increasing and are predominantly sourced from Brazil and Thailand.

As previously mentioned there is increasing pressure from consumers on retailers to source all of their poultry meat from the UK. However, the UK poultry industry is not in a position to supply that demand at this present time hence the need to expand. Kevin Grace, Tesco's Group Commercial Director, reported at the NFU's Conference at the end of February 2014 that if Tesco switched to sourcing all of their poultry meat that they use in their ready meals and frozen to UK origin the demand would be an additional 4.5 million birds per week which would mean constructing an additional 800 poultry sheds in which to rear the birds. If Tesco were to make this move – and it does depend upon the capacity of the UK poultry industry to deliver – other retailers would be sure to follow suit.

This pressure to source British is coming from consumers in part in response to the horsemeat food scandal. A recent survey of consumers carried out by the NFU in 2013 found that 86% of shoppers are as likely or more likely to want to buy more food that has been produced on British farms. A further 78% agree or strongly agree that supermarkets should sell more food from British farms. In addition, this expansion is good for the UK economy. For every £1 that farming contributes to the UK economy, our food manufacturers and wholesalers contribute a further £5.

World poultry consumption has also seen large increases from 3.2kg per capita in the 1960's to 13.6kg in 2009. This trend is set to continue - according to the OECD-FAO Agricultural Outlook report (2012-2021), world meat consumption is expected to grow at one of the highest rates among major agricultural commodities, driven by rising demand in developing countries. Most of this growth is projected to come from poultry, increasing by 2.4% each year.

The global population is set to grow by 38% by 2050; much of this growth will be in developing countries where increasing wealth is leading to richer diets including a higher percentage of animal protein.

The UK's poultry meat industry requires the support from local planning authorities when considering planning applications for modern and efficient developments. The year on year demand is there, the UK is far from self-sufficient in poultry meat and in the short, medium and long term, reliance on imports of staple food products will simply not be sustainable.

The UK Poultry industry is an essential cog in the gears of the UK's agricultural and food industries and is vital to the public for its output of poultry meat and eggs. The UK poultry meat industry employs around 55,000 people nationally.

The proposed development is necessary for the expansion of the applicants farming business, and assist in the drive to UK self-sufficiency in poultry meat.

Amount of Development

The planning proposals extends to the erection of 2 No. broiler rearing units extending to 91.435m x 24.382m, with an eaves height of 2.6m and a ridge height of 5.35m. The proposed broiler units are to be sited parallel with each other, and are linked by a 10m x 6m boiler house. The development will be served by 6 No. feed bins which are located between the proposed poultry units. Each poultry building includes a control room and store attached to the southern elevation.

The proposed buildings will each house 40,000 broilers, with the two buildings providing accommodation for 80,000 birds in total.

Use

The proposed buildings are purpose built poultry units. The buildings are of steel portal frame construction, with the walls being precast concrete to 600mm with polyester coated profile sheeting above in Van Dyke Brown. The roof cladding is polyester coated profile sheeting in Goosewing Grey.

The buildings will be fitted with high velocity ridge mounted ventilation fans and side inlet vents. Internal equipment includes radiator heating, pan feeders and non-drip nipple drinkers.

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 49 days. The broilers are reared for approximately 42 days, following which the buildings are cleaned out and prepared for the next batch. The buildings are empty for cleaning and preparation for approx. 7 days at the end of each flock. The proposed unit will operate with 7 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 from the sheds into trailers which will be sheeted and transported away from the site for spreading as a sustainable agricultural fertiliser on the applicants arable cropping land.

Spreading of manure as an agricultural fertiliser is an essential and necessary operation for sustainable arable cropping. The manure will be stored off site in field heaps and the applicants will undertake spreading operations after harvest each year onto stubbles. Manure storage and spreading operations are strictly controlled by legislation outside of the planning system. The relevant regulations are The Nitrate Pollution Prevention Regulations which are regulated by the Environment Agency. The proposed site is located within a Nitrate Vulnerable Zone (NVZ). All storage, removal and spreading will comply with Nitrate Pollution Prevention Regulations (2008), ensuring that the manure management does not have the potential to cause pollution.

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. All washout water from the site is contained within the dirty water system.

The tank walls and floor will be constructed in concrete to comply with BSEN 1992-3. BSEN 1992-3 is the recognized standard for designing and building concrete structures for retaining liquids. The loadings of the tank will be to the standards of BS5502 part 50 and 22. Wall surfaces will be treated with penetrating sealer to prevent leakage.

At the end of each cleanout period, the tank will be emptied by vacuum tanker for disposal on agricultural land in accordance with the Nitrate Pollution Prevention Regulations 2008.

The dirty water management system is an absolute requirement for the Environmental Permit and ensures that the proposal does not have the potential for contaminated runoff.

Environmental Management

The proposed poultry unit will extend to a total of 80,000 birds. The Industrial Emissions Directive requires that all poultry units exceeding a threshold figure of 40,000 birds require a permit under the Industrial Emissions Directive – Integrated Pollution Prevention and Control (IPPC).

In order to operate, the proposed poultry unit requires an IPPC permit which is administered by the Environment Agency. The permit must take into account the whole environmental performance of the plant, covering e.g. emissions to air, water and land, generation of waste, use of raw materials, energy efficiency, noise, prevention of accidents, and restoration of the site upon closure. The purpose of the Directive is to ensure a high level of protection of the environment taken as a whole.

Paragraph 122 of the National Planning Policy Framework provides clear guidance to local planning authorities where an environmental permit is required for a development.

“Local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. Local planning authorities should assume that these regimes will operate effectively”.

Essentially, paragraph 122 of the NPPF directs local planning authorities that IPPC permitting is an effective tool, and the control of process and emissions which fall within the control of the IPPC permit should be deemed acceptable.

The applicants have undertaken pre application enquiries with the Environment Agency regarding the IPPC permit. (pre applications reference EPR/EP3637VF/A001).

The Environment Agency have screened the proposals in terms of ammonia impacts on sites designated for Nature Conservation importance. This screening assessment has considered any Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites within 10km; any Sites of Special Scientific Interest (SSSI) within 5km and also any National Nature Reserves (NNR), Local Nature Reserves (LNR), ancient woodlands and local wildlife sites (LWS) within 2km of the farm.

The Environment Agencies pre application report has been attached to this application. The proposed development screened out and no further ammonia assessment is required.

In terms of atmospheric emissions from the proposed poultry installation, the proposal is to utilise a high velocity ridge mounted ventilation system. This type of ventilation system is deemed to be best available technology for the dispersal of odour and other atmospheric emissions. An odour impact assessment has been prepared to accompany the IPPC permit application and a copy has been enclosed for information. The odour assessment demonstrates that the proposal complies with the permitting guidelines and shows odour exposure of less than 3 European odour units at the closest dwelling excluding the applicants farmhouse.

In terms of noise emissions from the site, this is generally limited to the operation of the ventilation fans. The ventilation system operated on the poultry unit will be acoustically attenuated to achieve a rating of negligible impact on a BS4142 assessment at the closest sensitive receptor.

Layout

The development has been sited to the east of the existing buildings at Fosters Wold Farm, adjacent to existing mature woodland.

The site selected is considered to be the most appropriate location within the applicants land holding for the development of the poultry unit, and is accessible through the existing farmstead, and screened from public vantage points by the existing agricultural buildings and mature woodland.

The chosen location benefits from substantial existing natural landscape screening in the form of existing tree planting and hedgerows. The existing landscape screening will assimilate the development into the landscape.

The proposed development includes the proposed poultry units which are two buildings measuring 91.435m x 24.382m, with an eaves height of 2.6m and a ridge height of 5.35m. The proposed broiler units are to be sited parallel with each other, and are linked by a 10m x 6m boiler house. The development will be served by 6 No. feed bins which are located between the proposed poultry units. Each poultry building includes a control room and store attached to the southern elevation, together with a hardstanding for the parking and turning of vehicles.

Scale

The scale of the development is two buildings of dimensions 91.435m x 24.382m, with an eaves height of 2.6m and a ridge height of 5.35m, together with attached control rooms and stores, boiler house and 6 No. feed bins.

Landscaping

The proposed broiler rearing unit has been sited to minimise impact on the landscape, utilising existing landscape features. The application site is visual remote from settlements and unconnected dwellings. The site benefits from existing vegetative screening from all aspects in the form of mature woodland.

The proposed development is also of an agricultural nature and therefore appropriate to a rural location. The proposed buildings are of agricultural appearance, with the external cladding being polyester coated profile sheeting in Van Dyke Brown for the walls and Goosewing Grey for the roof. The proposed building measure 5.35m to the ridge and are therefore relatively low.

The combination of the existing landscape screening, low eaves and ridge heights, and judicious use of materials will ensure that the development does not have a material adverse impact on the character and appearance of the surrounding landscape.

Appearance

The building proposed is a purpose built livestock unit, design with its function in mind. The building will be constructed from an internal steel frame, with profile sheet walls in Van Dyke Brown and roof Goosewing Grey. Hardstanding will be concrete construction.

Access

Access to the proposed development will be provided by the existing farm entrance.

In terms of traffic generation, the proposed development will create the following commercial traffic:

Activity	Vehicle	Frequency
Chick Delivery	Articulated HGV	1 per flock cycle
Feed Delivery	Articulated HGV	10 per flock cycle
Bird Collection	Articulated HGV	12 per flock cycle
Fuel Delivery	Rigid HGV	1 per flock cycle
Carcass Collection	Box Van	2 per flock cycle
Total		26 per flock cycle (52 movements)
Total per Annum (7 flocks)		182 per Annum(364 movements)

The total commercial traffic generated by the proposed poultry unit is 182 visits per annum (364 movements). This equates to 3.5 vehicles per week (7 movements on average per week). The proposed highway impact of the development is not deemed to be significant. The local highway network can easily accommodate the modest increase in traffic associated with the proposed development.

Policy Context

National Planning Policy is contained within the National Planning Policy Framework which was introduced on 27th March 2012. The NPPF provides support for economic growth and development of agricultural businesses in paragraph 28.

“ 3. Supporting a prosperous rural economy

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;”

The proposed development represents the sustainable growth and expansion of an agricultural business and is therefore compliant with the thrust of the NPPF.

Local Planning Policy

Relevant local planning policies are shown below, SP9 relates to the Land-Based and Rural Economy and SP20 refers to Generic Development Management Issues.

SP9 The Land-Based and Rural Economy

Ryedale's land-based economy will be sustained and diversified with support for:

- New buildings that are necessary to support land-based activity and a working countryside, including for farming, forestry and equine purposes

SP20 Generic Development Management Issues

Character

New development will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses.

Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses.

The cumulative impact of new development on the character of an area will also be considered.

Design

The design of new development will follow the principles established in Policy SP16. Extensions or alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form, and use of materials.

The proposed development at Foster Wold Farm is for the sustainable development of an agricultural business and improvement and continuation of the agricultural enterprise. Therefore, the new building is necessary to support land-based activity and working in the countryside, and as such complies with the requirements of Policy SP9.

In terms of policy SP20, the development will respect the character and context of the immediate landscape as the development has been located adjacent to the existing agricultural buildings and enclosed by mature woodland shelter belts. This ensures that the development will not have an unacceptable detrimental effect on the surrounding landscape.

The proposed materials are typical of an agricultural building in the locality, and have been chosen in order to be appropriate to the rural location.

With reference to the amenity of neighbours, the proposal requires an IPPC permit in order to operate. This permit imposes a high degree of protection to neighbours and stringently controls the emissions from the site in terms of odour, noise, ammonia etc. Paragraph 122 of the National Planning Policy Framework provides local planning authorities with clear guidance that IPPC permits are an effective tool.

The proposed development is generally compliant with the Ryedale Local Plan Strategy.

Ian Pick
August 2014