



DESIGN AND ACCESS STATEMENT

ERECTION OF AN ADDITIONAL POULTRY BUILDING AT BEECH TREE
HOUSE, SOUTH HOLME, SLINGSBY, YO62 4BA

Client

A R Farnell
Beech Tree House
South Holme
Slingsby
YO62 4BA

Ian Pick Associates Ltd
Station Farm Offices
Wansford Road
Nafferton
East Yorkshire
YO25 8NJ
Tel: 01377 253363
Email: mail@ianpick.co.uk
Web: www.ianpickassociates.co.uk

Introduction

This report has been commissioned by Andrew Farnell of Beech Tree House, South Holme, Slingsby, YO62 4BA.

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

Background Information

Beech Tree House includes an existing poultry unit which extends to 4 No. purpose built poultry buildings. The existing poultry unit has a capacity of up to 120,000 birds.

The applicants wish to expand their poultry farming operations through the erection of an additional poultry building which will house up to 55000 birds.

The application site operates with an IPPC permit from the Environment Agency (IPPC Permit Number EPR/QP3336MX). The applicant has applied for a variation to the IPPC permit to reflect the proposed additional poultry building and the variation to the IPPC permit is currently being progressed.

Environmental Impact Assessment

Environmental Impact Assessment associated with broilers is triggered if an **individual planning proposal** exceeds the The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Schedule 1 threshold of 85,000 birds (paragraph 17a).

The Planning Practice Guidance clarifies the issue and states - "Where a change or extension is made to a development of a type listed in Schedule 1 and that change or extension itself meets the thresholds or description set out in that Schedule, it constitutes Schedule 1 development and Environmental Impact Assessment is required (Baker v Bath & North East Somerset Council [2009] All ER (D) 169 (Jul))."

The above case law confirms that for a development to be Schedule 1, the number of birds proposed within the individual planning application needs to exceed the Schedule 1 threshold. In this instance, the planning application seeks consent for 55,000 birds, and therefore is not schedule 1 EIA development.

Amount

The amount of development includes the proposed poultry building, which extends to 104m x 24.69m with an eaves height of 3m and a ridge height of 6.399m, together with an attached control room (3m x 3m) and 2 No. feed bins.

Use

The use of the proposed building will be for the rearing of broiler chickens from day old chicks to finished table weight. The broiler rearing cycle operates on an all in all out system, and each cycle takes 63 days. The broilers are reared for approximately 49 days, following which the buildings are cleaned out and prepared for the next batch. The buildings are empty for cleaning and preparation for approx. 14 days at the end of each flock. The site operates with 6 flocks per annum.

The proposed building is a purpose built poultry unit. The building is of steel portal frame construction, with the walls being clad using polyester coated steel profile sheeting. The roof cladding is also polyester coated profile sheeting.

The building will be operated using high velocity ridge mounted ventilation fans and side inlet vents, with gable end fans in the eastern gable for hot weather.

Internal equipment includes indirect heating, pan feeders and non-drip nipple drinkers.

The proposed building includes a control room (3m x 3m) which is attached to the south elevation of the proposed building at the western end. 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.

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. Manure is loaded into trailers which are then sheeted and the manure exported off the site for disposal.

Manure Management Protocol

The management of manure on an intensive poultry farm is controlled under the IPPC permit. Some poultry manure is retained at Beech Tree House for use as an agricultural fertilizer, with the remainder being exported to the neighbouring arable farmers.

Following the removal of the manure, the buildings are washed with high pressure hoses. The inside of the proposed buildings will be drained into the existing sealed underground dirty water containment tank. All washout water from the site is contained within the dirty water system.

At the end of each cleanout period, the tank will be emptied by vacuum tanker for appropriate disposal.

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 175,000 birds in combination with the existing building on the site. The existing buildings house 120,000 birds and the proposed building will house 55,000 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.

The site holds an IPPC permit and a variation application is currently being progressed by the Environment Agency to reflect the additional poultry building.

Layout

The layout of the development is shown on the attached site plan (Drawing No. IP/AF/03).

The development includes the proposed building, control room and 2 No. additional feed bins. The proposed building has been sited immediately adjacent to the farm buildings. The development will utilise the existing site access.

Scale

The amount of development includes the proposed poultry building, which extends to 104m x 24.69m, together with an attached control room and 2 No. feed bins.

Landscaping

The proposed development has been sited and is located as close as possible to the existing buildings, and on the footprint of existing redundant buildings which are to be removed. The proposed building will form part of an established farm

yard. Views into the site from public vantage points are filtered by strong roadside hedgerows.

The proposed development is of agricultural appearance, constructed from a steel portal frame with plastic coated steel profile sheeting for the wall and roof cladding. The walls will be coloured natural grey, and the roof slate blue to match the existing poultry buildings on the farm.

Appearance

The proposed building will be of a steel frame construction, with walls and roof being clad with polyester coated profile sheeting.

The design and appearance can be seen in greater detail on the attached elevation drawing (drawing No. IP/AF/04).

Access

The proposed development will be accessed through the existing farm entrance which currently serves the existing farm and poultry unit. The site has existing provision for the parking and turning of HGV delivery vehicles.

The proposed development will create modest additional HGV traffic associated with servicing the site. The existing and proposed commercial traffic generation is shown in the table below.

Activity	Vehicle Size	Existing Frequency	Proposed Frequency
Chick Delivery	16.5m articulated HGV	2 per flock	3 per flock
Feed Delivery	16.5m articulated HGV	16 per flock	23 per flock
Bird Removal (thinning)	16.5m articulated HGV	8 per flock	12 per flock
Bird Removal (clearing)	16.5m articulated HGV	15 per flock	22 per flock
Fuel Delivery	16.5m articulated HGV	2 per flock	3 per flock
Shavings Delivery	16.5m articulated HGV	1 per flock (part load)	1 per flock
Dead Bird Removal	Box Van	5 per flock	5 per flock
Manure Removal	Tractor and Trailer	12 per flock	18 per flock
Dirty Water Removal	Tractor and Tanker	4 per flock	5 per flock
Total Per Flock		65 (130 movements)	92 (184 movements)
Total Per Annum (6 flocks)		390 (780 movements)	552 (1104 movements)

The pattern of vehicle movements associated with the site is limited a between 0 and 2 movements per day during the normal operation for feed and other deliveries. Peak movements are created during chick delivery (3 lorries / 6 movements) on day 1 of the flock cycle, 12 lorries (24 movements) for thinning over a 7 day period, 22 lorries (44 movements) for clearance of birds of a two day period. A further peak is created during the manure removal process with 18

tractors and trailers (36 movements) over a two day period at the end of the flock.

Policy

Ryedale Plan - Local Plan Strategy Document

Policy SP9 of the Ryedale Plan, Local Plan Strategy relates to the Land-Based and Rural Economy and states that support will be given to

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

The proposed development is clearly compliant with the aims and objectives of the Local

National Planning Policy Framework

The National Planning Policy Framework confirms that the purpose of the planning system is to contribute towards the achievement of sustainable development. Paragraph 7 of the NPPF states that there are three dimensions to sustainable development, being economic, social and environmental.

Economic Role

The development proposal has strong economic benefits both within the construction and operational phases.

The proposed development involves an investment in buildings and infrastructure by the applicants of approximately £400,000. This includes groundworks and concrete, buildings, and internal equipment fitting. The proposed development will offer a substantial initial cash injection into the rural economy through the construction phase.

The proposed development will also provide a significant contribution to the associated services industries within the poultry sector. These industries include haulage contractors, chick suppliers, poultry feed suppliers, veterinary and medicine, fuel suppliers, bedding suppliers, catching contractors, cleaning contractors, electricians, plumbers, pest control contractors etc. The added value to the local economy through direct and indirect employment for the development is substantial.

Social Role

The proposed development is a modern and efficient, livestock production unit that is designed to fulfill a modern demand for cheap and environmentally efficiently produced food. It therefore contributes to food production and national food security in a sustainable way. It represents an effective increase in UK food production in a way that makes optimum use of increasingly scarce resources and without causing harm to the environment. The Poultry Council have presented evidence to the Environmental Audit Select Committee that poultry meat is the most sustainable form of meat production. The reality of feeding the population of the UK in a sustainable way means that it is necessary for there to be construction of more modern, increasingly efficient buildings. The Government has highlighted the need to promote home food production and there is pressure to produce more food at a price the consumer can afford to pay.

Another social benefit of the scheme is that it provides employment security to local people who live in the countryside and in doing so helping to retain the vibrancy of the community.

The success of rural farming businesses provides increased employment opportunities within the countryside, providing additional social benefits to other rural businesses.

Environmental Role

The proposal will increase the supply of poultry meat, reducing the need for imports and so reduce food miles.

The proposed development has been assessed by the Environment Agency for ammonia and nitrogen deposition impacts on off site biodiversity including SAC's, SSSI's, Ancient Woodlands and Local Wildlife Sites. The proposed development been assessed as acceptable in term of aerial emission impacts to sites of biodiversity importance.

The poultry litter from the farm will be recycled as a fertilizer to support sustainable arable cropping and a reduction in reliance on artificial fertilisers which are derived from fossil fuels.

The proposed development holds an IPPC permit from the Environment Agency in order to operate. The IPPC permitting regime places the highest levels of protection on the operation of the proposed poultry unit in order to protect residential neighbours and the environment as a whole.

Paragraph 18 and 19 of the NPPF set the Governments position on economic growth, and provide evidence of the Governments commitment securing economic growth in order to create jobs and prosperity.

Paragraph 28 provides support for economic growth in rural areas, providing clear support for the proposed development as farm diversification and sustainable growth and expansion of businesses in rural areas.

Paragraph 122 refers to developments where a separate Environmental Permit is required in terms of the operation of the site. Essentially, paragraph 122 confirms that if an Environmental Permit is required, the planning system should not focus on issues which are controlled by the permitting process. In this instance, the

permit controls all emissions from the site – odour, noise, dust, ammonia, waste disposal, dirty water management etc.

Ian Pick BSc (Hons) MRICS

March 2018.