DESIGN AND ACCESS STATEMENT

ERECTION OF A FREE RANGE EGG UNIT WITH ASSOCIATED EGG PACKING AND STORAGE BUILDING, FEED BINS, HARDSTANDINGS AND ACCESS TRACK AT LAND SOUTH EAST OF EAST END FARM, BUTTERWICK

Client

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Introduction

This report has been commissioned by SP & LM Mason of East End Farm, Butterwick, Driffield, YO17 8HF.

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

Background Information

This planning application seek full planning consent for the erection of a Free Range Egg Laying Unit and associated infrastructure at land south east of East End Farm, Butterwick.

The application has been submitted with the following supporting plans.

- Location Plan
- Site Plan
- Elevations and Floor Plans

The following technical information has been to support the application.

- Flood Risk Assessment and Surface Water Management Design
- Ammonia Impact Assessment

Amount

The proposed development includes the erection of 1 No. free range egg laying unit of dimensions 110m x 24m, with an eaves height of 3.3m and a ridge height of 6.52m, together with an egg packing and storage building extending to 24m x 12m with eaves height of 4m and a ridge height of 5.655m, 2 No. feed bins, a hard-standing area for parking and turning, and an access track to link the development to the existing farm access track.

The proposed building will house 32,000 free range laying hens.

The proposed building is of steel portal frame construction, with the external cladding being polyester coated profile sheeting. The walls and roof will be coloured juniper green.

The building is subdivided into two bird housing sections, together with a separate building for egg packing and storage to the south. The packing area will include an automated egg packer and an egg storage area. Egg conveyors will lead from the bird areas into the egg packing area through the link corridor.

The bird housing areas include a multi-tier system, which includes rows of tiered perches, which are situated over manure belts. The bird areas include automated chain feeders and non drip nipple drinkers.

Nest boxes are accessible from the tiered perches. The nest boxes have sloping bases and are situated adjacent to an egg collection conveyor. Following laying, the eggs roll from the nest box onto the conveyor which delivers them to the packing area.

The bird areas include ventilation in the form of roof inlet chimneys and fans in the side walls. The ventilation fans are controlled by a computer system which maintains the optimum temperature within the building.

Pop holes are situated in the east and west elevations of the building. These pop holes are automatically operated and open at 8am and close at dusk. The pop holes provide the birds with free access to the external ranging area during daylight hours. The external ranging area must extend to a minimum of 1 hectare for every 2000 birds to comply with the RSPCA Freedom Foods requirements. The ranging area for this unit is required to be a minimum of 16 hectares (40 acres).

As part of the RSPCA Freedom Foods requirements, enhancement of the ranging area is required through tree planting.

Use

The use of the development will be for the accommodation of free range laying hens.

The birds are purchased at point of lay (16 weeks) and delivered to the site. The birds are accommodated within the free range egg unit for 60 weeks, following which they are sold and replacements purchased.

The operational activities required includes the packing of eggs which is undertaken every morning, 7 days per week.

The buildings include automated systems for feeding, drinking, lighting and ventilation.

The perch areas within the building are perforated with manure belts located underneath each perch. The manure produced by the hens drops through the perforated perches onto the manure belts. The manure belts are emptied on a twice weekly basis from the building into an agricultural trailer and the manure removed from the immediate site of the poultry unit for disposal as a sustainable agricultural fertiliser on arable land.

Odour Management

The site is remote from neighbouring residential properties. The closest residential dwelling to the site which is outside the ownership of the applicants is 1000m distant to the east.

Noise Management

Noise from poultry units is generally limited to the operation of ventilation fans. The design of the building is such that the ventilation fans are located inside the building, suspended approximately 300mm below the ridge line within an insulated chimney. Due to the enclosed nature of the design, the ventilation fans are not audible on the site. The distance of this development to the closest dwelling outside the ownership of the farm is 1000m and this distance will ensure that there are no unacceptable noise impacts from the development.

Dust

The assessment of dust from poultry farms formed part of a DEFRA research project. DEFRA project AC0104. The summary of the DEFRA research project is shown in the

text below.

> "This work represents one of the most comprehensive studies to quantify PM emissions from poultry housing to date, comparing a total of eight farms. Large variations between farm management practises, lighting regimes, litter conditions, and meteorology contributed to variability in emissions, even for the same type of farm. However, the measurements undertaken as part of this study were also able to identify differences in concentrations and emissions of particles between different farm types. The broiler installations were associated with the largest indoor air $PM_{2.5}$ and PM_{10} concentrations (655 μg m^{-3} and 2990 μg m^{-3}, respectively) and the highest bacterial fungal counts. Concentrations for particulate matter and bioaerosols were the lowest at battery farms. In general, indoor particle concentrations increased during winter time and light periods, reflecting ventilation rate and bird activity as the dominant influences. On the other hand, emission factors increased slightly during light-time in the summer months, due to the increase in ventilation rate.
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> Chemical speciation measurements indicated that (i) NH_4NO_4 was not forming within the shed, (ii) the dominant inorganic species sourced from poultry material are Ca^{2+}, K^+ and Mg^{2+}, and (iii) the key metals in the poultry sheds include Al, As, Ba, Cu (light only), Cr, Mn, Rb, Sr and Ti. We here derived, to our knowledge for the first time, poultry emission factors for aerosol chemical components (metals and major inorganic ions) and when compared against the NAEI suggest that between 0.1 – 4% (depending on compound) of the UK metal and inorganic ion emissions are derived from poultry house emissions.
>
> Bioaerosol concentrations in the building represent a risk to poultry workers in terms of respiratory allergy or disease, but the levels emitted are sufficiently diluted over a short distance from the building so as not to pose a risk to those living in the vicinity of poultry operations. PM10 particulate levels were reduced to background levels by 100m downwind of even the highest emitting poultry houses, therefore are unlikely to pose a risk to those living in the vicinity of poultry operations."

The results of the DEFRA research project demonstrated that emissions from poultry units in terms of particulate matter reduced to background levels by 100m downwind of the even the highest emitting poultry houses. The research shows that levels of particulate matter are sufficiently diluted over a short distance so as not to pose a risk to these living in the vicinity of poultry operations. The proposed site is located 1000m from the closest unconnected neighbour and therefore dust issues are not anticipated.

Cleaning Process

The cleaning process of the building is undertaken at the end of each 60 week flock cycle.

The birds are removed through manual catching and the cleaning process is commenced.

The floor of the building is scraped to remove any residual manure, following which the inside of the building is washed with high pressure hoses. The inside of the building is sealed and drained to a dirty water containment system within the building which is required to be compliant with the SSAFO regulations.

Manure Disposal

The proposed development operates with a manure belt system for twice weekly removal of manure. The manure will be recycled on the farm as a sustainable fertilizer for use on arable cropping. This process is controlled through the Nitrate Pollution Prevention Regulations 2015.

DEFRA figures state that 2.32 hectares of spreading area is required per 1000 laying hens. This proposal therefore requires 74 hectares of agricultural land to dispose of the manure.

Carcass Disposal

Any dead birds are collected from the within the buildings on a daily basis. Dead birds are stored within a sealed carcass bin and collected weekly by a licensed fallen stock operator.

Pest Control

The unit is required to operate a pest control protocol, with regular baiting for rodents. Flies breed within poultry litter, and the use of manure belts and frequent removal of manure ensures that the unit does not become a breeding ground for flies.

Layout

The proposed building has been located is a remote location within a valley, approximately 1.25km to the south east of the village of Butterwick.

The layout of the development includes the proposed free range egg unit and egg packing and storage building, together with 2 No. feed bins, a hard-standing area for parking and turning, and an access track to link the development to the existing farm access road. The proposals will use the existing entrance from the Foxholes / Weaverthorpe Road for vehicular access. The layout can be seen in detail on Drawing No. IP/SM/02.

Scale

The proposed development includes the erection of 1 No. free range egg laying unit of dimensions 110m x 24m, with an eaves height of 3.3m and a ridge height of 6.52m, together with an egg packing and storage building extending to 24m x 12m with eaves height of 4m and a ridge height of 5.655m, 2 No. feed bins, a hard-standing area for parking and turning, and an access track to link the development to the existing internal farm road.

Landscaping

The proposed building has a large footprint, but is relatively low.

The development has been located within a valley position, is remote from dwellings and settlements to protect the amenity of the neighbours. The location is low lying and screened by the topography of the land. The proposed development will not be visually prominent.

Appearance

The proposed building will be constructed from an internal steel frame. The proposed building will be clad with a polyester coated composite panel sheeting for the walls and roof in juniper green. The feed bins will be coloured juniper green.

Access

The proposed development will be accessed via the existing entrance to the Foxholes / Weaverthorpe Road.

Free range egg production is a low traffic generating use. The proposed additional traffic generated resulting from the development is shown below.

- Bird Delivery – 4 No. 16.5m Articulated lorries at the beginning of each flock
- Feed Delivery – 1 No. 16.5m articulated lorry per week
- Egg Collection – 2 No. 16.5m articulated lorries per week
- Carcass Collection - 1 No. box van per week
- Bird Removal – 4 Lorries at the end of each flock
- Manure Removal - 2 tractors and trailer per week (within the farm)

The additional operational traffic required by the proposed development extends to 1 feed delivery, 2 egg collections and 1 carcass collection per week (8 movements), during the normal operation of the site. The site will generate peaks of traffic when the birds are delivered and removed and this extends to 4 lorries (8 movements), however, this is very infrequent as the flock cycle is 60 weeks in length.

The manure will be retained by the farm as a fertiliser.

The proposal will require 2 full time workers, therefore creating 2 No. car visits (4 movements) per day.

Planning Policy

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 8 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 a substantial investment in buildings and infrastructure by the applicants. This includes ground-works 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.

Once operational, the development will require two additional full time workers on the site, together with supporting the existing employment on the farm.

The proposed development will also provide a significant contribution to the associated services industries within the poultry sector. These industries include haulage contractors, pullet suppliers, poultry feed suppliers, veterinary and medicine, 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.

Paragraph 80 of the NPPF set the Government's position on economic growth, and provide evidence of the Governments commitment securing economic growth and prosperity. The proposed development will create employment on the site of 2 full time jobs.

Paragraph 83 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. The proposal is clearly supported by paragraph 28.

Social Role

The proposed development is a modern and efficient, egg 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.

Another social benefit of the appeal scheme is that it provides employment security 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.

Environmental Role

The proposed development has been sited remote from neighbours and settlements in order to protect residential amenity.

Poultry units have the potential to impact on nearby sites of nature conservation importance through ammonia and nitrogen deposition. The Environment Agency screening distances where ammonia impacts are required to be assessed are 5km for SSSI sites and 10km for SAC sites. A search for protected sites have been undertaken using SCAIL (Simple Calculation of Ammonia Impact Limits) and the receptor search is shown below.

Designated Site details:

Search Radius 10 km

RUN RECEPTOR SEARCH

No. of Designated Sites 6 found

VERIFY RECEPTOR LOCATIONS

Site No.	Name	Distance(km)	Designation	Easting	Northing
1	Sked Dale	5.443	SSSI	496909	474732
2	Cottam Well Dale	6.498	SSSI	497671	464351
3	Fordon Chalk Grasslands	6.575	SSSI	504110	475605
4	Cinquefoil Brow & Wood Dale	7.196	SSSI	495866	464576
5	East Heslerton Brow	8.672	SSSI	493369	475766
6	Ladyhills	8.983	SSSI	491351	472174

The above table shows at there are no SSSI's or SAC's within the Screening Distances.

Ian Pick,

August 2018.