



DESIGN AND ACCESS STATEMENT

ERECTION OF 1No. REPLACEMENT POULTRY BUILDING

Client

Messrs W D Stephens

Moor Farm
West Heslerton
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1. INTRODUCTION

This report has been commissioned by Messrs W D Stephens of Moor Farm, West Heslerton, Malton, North Yorkshire, 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 21 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

2. BACKGROUND INFORMATION

The applicants operate an existing poultry rearing enterprise from Moor Farm, West Heslerton, Malton, North Yorkshire, YO17 8RU. The existing poultry unit is currently stoked at 181,500 hens.

The applicants are proposing to replace 1No. existing poultry building at Moor Farm, which is nearing the end of its useful working life. The proposed replacement unit will

be of an upgraded specification, utilising best available techniques. The proposal will result in an increase in the capacity of the site by 16,640 birds to 198,140.

3. ENVIRONMENTAL MANAGEMENT & PERMITTING

In order to operate, Moor Farm is required by law to hold an Environmental 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. As the proposed development will be controlled under the Environmental permitting regime, the likelihood of significant impact on the environment from the proposed development is negligible due to the strict regime of control.

In the light of the requirement for the Environmental Permit, paragraph 183 of the NPPF (July 2018) is relevant.

183. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

Paragraph 183 refers to developments where a separate Environmental Permit is required in terms of the operation of the site. Essentially, paragraph 183 confirms that if an Environmental Permit is required, the planning system should not focus on issues which are controlled by the permitting process.

The Scope of controls for intensive poultry installations within the remit of the Environment Agency are detailed below.

In making an assessment for any permit or variation application, the Environment Agency would include the following key areas of potential harm:

- Management - including general management, accident management, energy efficiency, efficient use of raw materials and waste recovery.
- Operations - including permitted activities and operating techniques (including the use of poultry feed, housing design and management, slurry spreading and manure management planning).
- Emissions - to water, air and land including to groundwater and diffuse emissions, transfers off site, odour, noise and vibration, monitoring.
- Information - records, reporting and notifications.

A copy of the IPPC permit is attached.

4. 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 the replacement of 1No. existing broiler rearing units with a proposed upgraded building, with a maximum capacity of 44,140 birds, and therefore is not schedule 1 EIA development. The overall increase in capacity is 16,640 birds.

5. AMOUNT / SCALE

The amount of development extends to the proposed replacement poultry building, which extends to 92000mm x 24700mm, with an eaves height of 2800mm and a ridge height of 6059mm, together with an attached control room (6000mm x 4000mm), feed blending room (3000mm x 3000mm), and associated feed silos. The proposal has an overall footprint of 2305.4². The building will house 44,140 broiler chickens.

The existing building to be replaced has an overall footprint of 1,402m², and houses 27,500 broiler chickens.

6. 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 59 days in total. This includes an empty period for cleaning

and preparation for approx. 10 days at the end of each flock. The site operates with 6.1 flocks per annum on average. The proposed replacement building will be coordinated with the existing units on the site in terms of the growing cycle.

The proposed replacement building is a purpose built poultry unit. The building will be operated using high velocity ridge mounted ventilation fans and side inlet vents. Internal equipment includes indirect heating, pan feeders and non-drip nipple drinkers.

The proposed building includes a control room (6000mm x 4000m) which is attached to the western elevation. 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 and is loaded into trailers. Manure will be disposed of as a fertiliser on the farm.

7. WASTE MANAGEMENT PROTOCOL

The management of manure on an intensive poultry farm is controlled under the Environmental permit. Following the removal of the manure, the building is washed with high pressure hoses. The inside of the proposed building will be drained into the sealed underground dirty water containment tank. All washout water from the site is contained within the dirty water system.

Foul drainage proposals can be seen as per the attached site plan. This process is controlled and must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010

and as amended 2013. Environmental good practice is also followed and is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

The applicant must inform the Environment Agency of a new, reconstructed or enlarged slurry store, dirty water tank, silage clamp or fuel stores at least 14 days before starting any construction work. The notification must include the type of structure, the proposed design and construction, and once an agreed proposal has been constructed the applicant is required to send the Environment Agency a completed WQE3 notification form before the commencement of use the facility.

The legislative controls placed on the proposed development by the Environment Agency are such that the potential for impact to any adjacent watercourse is mitigated.

The dirty water storage tank will be emptied via a vacuum tanker following washout after each flock.

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.

8. LAYOUT

The layout of the development is shown on the attached site plan (Drawing No. IP/PS/02).

The development extends solely to the replacement of an existing building. The proposed building is to be sited on the footprint of an existing unit, immediately

adjacent to the existing livestock buildings. The development will utilise the existing site access.

9. LANDSCAPING

The proposal relates to the replacement of 1No. existing poultry unit, which is nearing the end of its useful working life.

The proposed replacement building is of an agricultural appearance, constructed from a steel frame with cladding consisting of polyester coated steel profile sheeting (the western gable end is to be finished with timber cladding). Due to the nature of the proposal, it is considered the development will not pose a detrimental impact on the character and appearance of the surrounding landscape.

10. APPEARANCE

The proposed building will be of a steel frame construction, with the walls to the northern, eastern and southern elevations being clad with polyester coated steel profile sheeting, finished in van dyke brown. The western elevation will be clad with timber weather boarding. The roof covering will be made up of steel profile sheeting, finished in goosewing grey. This design matches that of the most recently built broiler units at Moor Farm.

The design and appearance can be seen in greater detail on the attached elevation drawing (drawing No. IP/PS/03).

Photographs of the existing building to be replaced can be seen below.



Picture 1 – West elevation of unit to be replaced



Picture 2 – north elevation of unit to be replaced



Picture 3 - South elevation of unit to be replaced



Picture 4 - unit to be replaced

11. ACCESS

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

The proposed development will represent an increase in traffic associated with the site; this is shown below. This relates to additional traffic only.

Feed delivery – 2 x articulated HGV per flock

Bird removal – 3 x articulated HGV per flock

The proposal represents an increase in overall traffic of 5 vehicles (10 movements) per flock, an average of less than 1 vehicle per week. This level of traffic is considered negligible.

12. NATIONAL PLANNING POLICY FRAMEWORK

National Planning Policy is contained within the National Planning Policy Framework (July 2018). The NPPF provides support for economic growth and development of agricultural businesses in paragraph 83.

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;

c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

The National Planning Policy Framework provides clear support for the proposals within paragraph 83.

The proposed development represents the sustainable growth and expansion of an existing rural business. The proposed development is compliant with the aims of national policy with the National Planning Policy Framework.

13. SURFACE WATER MANAGEMENT

This proposal will result in the construction of impermeable surfaces. The proposed building will discharge of clean roof water via soakaways, as per the existing arrangements. The existing drainage design is approved and regulated through the Environmental Permit. Percolation tests are attached to this application, these demonstrate the suitability of the drainage proposals.