
Planning Statement (Including DAS)

Erection of a free-range egg production unit and associated works at Forest View, near Llanbister, Llandrindod Wells, Powys. LD1 6UL

Prepared for Mr I Goodwin and Ms Z Edwards

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Planning Statement

Site address

Forest View near Llanbister,
Llandrindod Wells,
Powys,
LD1 6UL

Planning Authority

Powys County Council
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Severn Road
Welshpool
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1. BACKGROUND

- 1.1. Forest View is an agricultural business that currently has a free-range egg production unit housing 16,000 hens at the site in Llanbister.
- 1.2. The applicants are looking to build another free-range egg production unit to house an additional 16,000 hens as an extension to the existing unit. The applicants have an existing contract with Bowler Eggs, who would continue to purchase all of the eggs produced at the site.

2. PROPOSAL

- 2.1 The proposal is for a new poultry building to house 16,000 free-range egg laying hens located to the west of the existing egg laying unit resulting in a total of 32,000 birds at the site.
- 2.2 The low-profile building will be approximately 86m x 16m wide with height of 2.89m to the eaves and 5.2m to the ridge. The building would be clad with a wood clad exterior in Dark Teak with the roof constructed of profile sheeting in Juniper Green to match the existing unit. Two additional 19t feed bins in Juniper Green with a height of 6.8m would be located adjacent to the unit and allow feed to be automatically fed into the building. The unit will be built on a 10-inch concrete ring beam for physical support and to prevent water ingress.
- 2.3 As with the existing building, the proposed new building would be operated in accordance with the RSPCA's Freedom Food Regulations, the Lion Code and the Bowler Eggs Code of Practice.
- 2.4 The eggs would be carried along conveyor belts to the end of the unit area where they would be packed, ready for collection. The eggs are packed onto trays holding 30 eggs. The trays are placed on a pallet that holds 360 trays (10,800 eggs). The pallets are shrink wrapped and transported twice a week in lorries from the site. The additional eggs from the proposed development would be removed on the same lorries as the existing eggs produced at the site.
- 2.5 The birds will have direct access to dedicated pasture from pop holes on the south and west side of the building. The pop holes would be opened at 8am every morning and closed at dusk. All birds remain in the unit at nighttime. There is a veranda in front of the pop holes to reduce water being taken into the unit (see below).

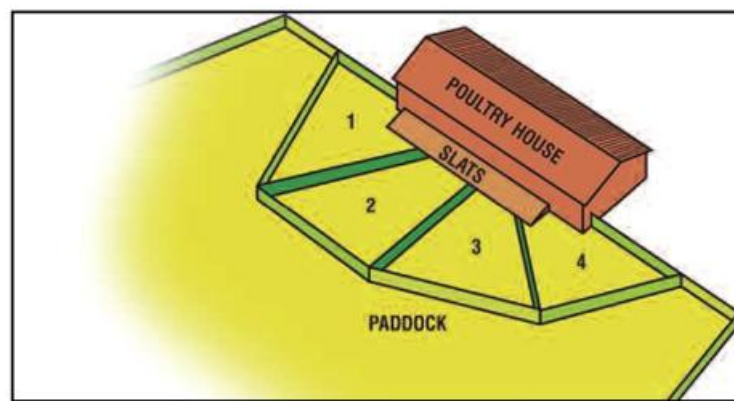


- 2.6 The birds are brought in as young laying stock at 16 weeks old and remain in the egg production unit for 14 months. After this time the flock is removed and the whole building fully cleaned down internally and sterilised. The new flock is then introduced to restart the egg production cycle.
- 2.7 The proposed building operates a multi-tier system which allows a smaller shed as opposed to a flat deck system by having two tier perching decks for the laying hens within the building. These perching areas are floored with plastic slats which allow manure to drop through the flooring system. The manure from each of the tiers then falls onto an internal conveyor belt and removed from the unit every three or four days.



- 2.8 There is an area of concrete hardstanding already at the site which will allow access for vehicles involved with deliveries, egg collection, removal of birds and for cleaning the buildings.

- 2.9 Two ammonia scrubbers will be installed on the proposed new poultry unit and the existing poultry unit in order to reduce ammonia emissions at the site and to improve air quality for birds and workers.
- 2.10 A ranging area of 9.17 hectares will be provided to the south and west of the building. Please refer to Ranging Plan. A system of paddocks close to the building will be used, as for the existing poultry building, which results in the birds not having access to the ranging area through the same area on a daily basis. This allows the areas not being used to recover and grass within that paddock to regrow.



3. SITE

- 3.1 The site is situated adjoining the existing egg production unit at Forest View, Llanbister, Llandrindod Wells, LD1 6UL, approximately 1.5km north of Llanbister. The site is in a rural location with land surrounding the site used mainly for pasture with some isolated wooded areas nearby.
- 3.2 The site area is 0.47 hectares with its approximate central point at SO 11266 74845. A ranging area of 9.17 hectares is located to the south and west of the site.
- 3.3 The location of the building has been carefully considered, close to the existing unit and practical in terms of ranging, access and emissions.
- 3.4 A public footpath lies to the west of the proposed site crossing the ranging area from north to south. Pedestrian gates will be installed at the northerly and southerly perimeter of the ranging area to allow access to users of the footpath. A watercourse lies 265m south of the proposed building.
- 3.5 A small section of hedgerow will be removed to the west of the existing poultry unit. An area to the south of the proposed unit will be planted with native woodland trees to mitigate the removal of hedgerow and enhance biodiversity at the site. Please see Biodiversity Enhancement Plan.

- 3.6 The site is not located within an Area of Outstanding Natural Beauty and does not have any Ramsar Sites, Biosphere Reserves, National Nature Reserves or Special Protection Areas within 3km of the site.
- 3.7 Within 3km, Lower Caerfaelog Pastures Site of Special Scientific Interest (SSSI) is located 1km south southwest of the site, River Ithon SSSI / River Wye Special Area of Conservation (SAC) is 1.2km northwest of the site, Llymwynt Brook Pastures SSSI lies 2.2km north northwest of the site and Caeau Bryn-du SSSI lies 2.7km northwest of the site.

4. LANDSCAPING

- 4.1 The area is predominately rural with agriculture being the primary industry. The proposed buildings will be screened from the north, south and east by existing hedgerows and trees at the site. The proposed planting scheme, once established, will offer additional screening. The location of the buildings has been carefully considered to allow good access, be unobtrusive and well positioned.

5. BUILDING DESIGN

- 5.1 The building has been designed to be low profile and similar in appearance to the existing poultry unit. The materials of walls and roof will match those of the existing building (clad with a wood clad exterior in Dark Teak with the roof constructed of profile sheeting in Juniper Green).

6. LIGHTING

- 6.1 A single wildlife sensitive motion sensor lighting would be fitted above the doors to the entrance of the unit and will illuminate 8m from the unit, thus keeping lighting to a minimum.

7. VEHICLE ROUTING AND MOVEMENTS

- 7.1 The proposed poultry unit would be accessed from the minor road which leaves the A483 between Llanbister and Llananno.
- 7.2 The existing access is suitable to accommodate vehicles associated with the proposed development. The additional eggs produced from the proposed new unit would be removed from the site in the vehicles that already collect eggs and would not result in any additional movements associated with egg collection.
- 7.3 The vehicle movements associated with the proposed development would be;

- Four HGVs once every 14 months to deliver the birds at the beginning of the flock cycle (resulting in an increase of two vehicles every 14 months)
- Four HGVs once every 14 months to collect the birds at the end of their productive laying cycle (resulting in an increase of two vehicles every 14 months)
- Two egg collection HGVs every week with proposed additional eggs being accommodated on existing collection vehicles (no increase in vehicular movements)
- One HGV delivery of feed a week (an increase of one vehicle a week).

7.4 To summarise, the proposed poultry unit extension would result in one additional HGV delivery per week and four additional HGV deliveries every 14 months.

8. DRAINAGE

8.1 Construction of the floor will incorporate a damp proof membrane preventing any dirty water percolating into the ground below the building.

8.2 Clean water from the roof and clean surfaces will enter open and stone filled infiltration trenches with a piped system running each side of the building. Surface water will be stored within a 2,000 gallon underground holding tank and will be used on site for wash down purposes. Any surplus clean water will be discharged into an appropriately sized soakaway. Full surface water drainage arrangements will be detailed within a SAB application.

8.3 Dirty water from wash down will be collected in a separate 2,500 gallon underground sealed tank, which will be tankered out and spread on the applicant's land in accordance with the Manure Management Plan. No dirty water is spread on or near the ranging area. The underground storage tank for dirty water will be constructed to meet the SSAFO Regulations (Wales) 2010 Standards.

8.4 At the wash down stage the clean water system around the yard will be switched to the underground dirty water tank.

8.5 The clean and foul water drainage systems will be kept separate in order to ensure no pollution incident occurs to the environment.

8.6 SAB requirements have been considered, and ample land and usage means there will be no drainage issues via the proposal.

9. HERITAGE

9.1 There are a number of Listed Buildings within 2km of the site with the closest in Llanbister 1.5km south of the site. These are the Church of St Cynllo and the cottage opposite Llanbister

Church. The Church of St Anno is a Grade II* Listed Building located 1.75km west southwest of the proposed site.

- 9.2 There are two Scheduled Ancient Monuments (Llananno Royal Observer Corps Monitoring Post 1.7km west of the site and Moelfre Hill Deserted Rural Settlement 1.35km northeast of the site).
- 9.3 The new building will be within the same viewpoint (from the SAM) as the existing farm buildings and existing trees.
- 9.4 It is therefore considered given the distance and topography of the land, the low lying nature of the proposal and existing screening, any visual impact would be negligible.

10. MANURE STORAGE & DISPOSAL

- 10.1 Manure will be removed via conveyors set below the nesting and perching areas every three - four days. The frequent removal of manure from the building would result in reduced pest (e.g. flies) activity. Manure produced will be a relatively dry product of a friable nature which can be readily stored prior to spreading to land.
- 10.2 All of the manure will be spread directly on land in line with the farm's manure management plan. Dependant on the time of year the manure is removed from the building; it would either be spread directly on the grassland in accordance with good agricultural practice for soil and water and in accordance with the Control of Agricultural Pollution Regulations 2021 or stored in a covered manure store when spreading is not possible due to frozen or waterlogged conditions.
- 10.3 Should planning permission be granted, the Applicant proposed to erect a covered manure store in order to store manure when conditions are not favourable for spreading.

11. EMISSIONS

- 11.1 The existing poultry unit is currently ventilated using uncapped high-velocity ridge and roof fans each with a short chimney. This proposal is for both the existing and proposed poultry units to be fitted with ammonia scrubbers. These are units designed to remove ammonia from poultry housing exhaust air in order to reduce environmental impact and to improve air quality for birds and workers. Air is passed through a liquid medium, often containing an acid such as sulphuric acid, which reacts with ammonia to form a soluble compound such as ammonium sulphate. Ammonia scrubbers can reduce ammonia emissions by up to 90%.

- 11.2 The capacity of each of the air scrubbers would be 100,000m³/h, which is approximately 70% of the maximum ventilation rate that would be required. Back up ventilation in case of scrubber failure and supplementary ventilation would be provided by high-speed ridge or roof fans, each with a short chimney.
- 11.3 A Report on the Modelling of the Dispersion and Deposition of Ammonia from the Existing and Proposed Free Range Egg-Laying Chicken Houses at Forest View, near Llanbister in Powys was completed by AS Modelling and Data Ltd in February 2026.
- 11.4 The modelling carried in this report predicts that;
- The process contribution to the annual ammonia concentration is currently/would be well below 100% of the precautionary Critical Level of 1.0 µg-NH₃/m³ at all non-statutory AWs considered.
 - The predicted annual ammonia concentrations over small parts of the Afon Ithon SSSI/River Wye SAC and a small part of the closest N sensitive AW, currently exceed 1% of the relevant Critical Level and/or Load. Under the proposal, these exceedances would be reduced to well below 1%.
 - There would be reductions, some of which would be significant, at all wildlife sites considered should the proposal proceed.

12. NOISE / ODOUR MANAGEMENT

- 12.1 The proposed and existing poultry unit at Forest View will be fitted with two ammonia scrubbers with back up high-speed roof or ridge fans, which will be used in the event of air scrubber failure or for additional ventilation.
- 12.2 The table below details the environmental sound levels dB (A) for HER710/6/1 following numerous manufacturing trials for fans:

Distance from Fan to Receptor - metres	Number of Fans				
	1	3	10	16	20
3	61	66	70	72	74
6	57	61	65	68	70
10	51	55	59	52	64
20	45	49	53	56	58
100	31	35	39	40	43
200	21	27	31	33	35
400	18	23	27	29	31

- 12.3 The above data has been compiled in line with BS848 Part Two (1985) and using the Technical Specification of the Mechanical Fan which confirms the fan selected will operate at a level of

61 dB (A) at three metres. When eight fans are in operation, the cumulative sound level should be approximately 29 dB (A) at 300 metres from the unit.

- 12.4 Air scrubbers typically operate at 65-75 dB and, as such, would have a similar noise profile to the fans within the existing poultry unit.
- 12.5 The nearest receptor to the proposed unit is Pen-Rhos Paddocks and Pen-Rhos Luxury Glamping site approximately 295 metres east southeast.
- 12.6 In considering an operational farm unit, it is recognised that a working farm unit could have a background noise level of 29 dB (A), the development proposed therefore is not excessive and would not result in complaints or disturbance to sensitive receptors.
- 12.7 As the manure is stored in the unit for no longer than four days, odour is kept to a minimum. In addition, systems are in place to prevent manure becoming wet and producing odour. The unit is built on a 10-inch concrete ring beam to prevent water ingress. Drinking water levels are checked daily, which would highlight any leaks within the system. The use of the veranda and paddock systems also reduce water being tracked into the unit.
- 12.8 Movement of manure is kept to a minimum to prevent odour release.

Mitigation:

- 12.9 The applicant is proposing the following mitigation as part of the proposal:
 - 1) Movements of feed, birds and egg collection to the site will be done so with full care and attention to all neighbours. All movements shall be restricted to daytime hours between 07:00 and 18:00.
 - 2) Feed when transmitted to the feed bins is a normal occurrence on farm, however the applicant shall ensure that delivery is between 07:00 and 18:00.
 - 3) Air scrubbers and fans will be regularly serviced and maintained to ensure they are working properly thus reducing any unplanned excessive noise.
 - 4) All electrics within the poultry unit will be maintained so that they are fully operational and at no risk of failure within the unit – this is vital for Animal Welfare reasons and by law.
 - 5) When the birds are placed in and removed from the unit, operations will be carried out smoothly and efficiently to prevent stress to the birds and to reduce noise.
- 12.10 Waste is removed once per cycle and manure removed every three – four days, therefore there will be minimal manure stored within the building resulting in reduced pest activity, especially flies. Manure produced will be a relatively dry product of a friable nature which can

be readily stored within covered storage. The potential build-up of manure is mitigated by the age and size of the pullets.

13. QUALITY STANDARDS

- 13.1 The eggs are produced and the chickens are managed to comply with the stringent conditions that are imposed by the RSPCA Freedom Food specification, which sets out the standards of welfare at all stages of the chicken's life.
- 13.2 RSPCA Assured's welfare standards for free-range chickens aim to ensure higher living conditions throughout the birds' lives. For laying hens, the standards mandate access to outdoor areas equipped with shade and shelter, such as trees and bushes, to encourage natural behaviours and provide protection from predators and adverse weather. Inside housing, hens must have environmental enrichments like perches and dustbathing areas, with specific requirements for perch space and positioning to promote comfort and natural activity.
- 13.3 The unit will produce, in line with Defra 'Code of Good Agricultural Practice' for the protection of water Appendix V, approximately 500 tonnes of bedding/manure per cycle (every 14 months). This can then be spread onto the grassland in accordance with the Control of Pollution of Slurry and Agricultural Fuel Regulations and the farm's Manure Management Plan.
- 13.4 Defra's 'Code of Good Agricultural Practice' for the Protection of Water Appendix III provides information on the land area required for spreading manure, which is 2.6 ha per 1000 laying hens. The majority of the manure will be spread on the remaining land on the farm.

14. DEAD BIRD MANAGEMENT & PEST CONTROL

- 14.1 Dead birds will be collected by an approved contractor in compliance with the Fallen Stock Disposal Scheme. Prior to this they will be stored in a secure container in line with the Animal By-Products Regulations 2003.
- 14.2 There are several reasons why the careful disposal of dead birds is an important part of the health management of systems:
 - Reduces the risk of disease spread back to the flock and other species.
 - Reduces the likelihood of carcasses being removed by scavengers, which can transmit disease.
 - Reduces the risk of blow flies (*Caliphora spp.*), which can also transmit disease.
- 14.3 Pest control for vermin, such as rats, will be carried out by an approved agency.

- 14.4 Flies in the building will be controlled using ultraviolet lights, fly papers and insecticides. Preventative measures used to control flies, such as fly screens, which will be regularly checked and replaced as required.

15. POLICY CONTEXT

Planning Policy Wales (Edition 12, February 2024)

Planning Policy Wales promotes placemaking, stating;

“Productive and enterprising places are those which promote our economic, social, environmental and cultural well-being by providing well-connected employment and economic development in pleasant surroundings. These places are designed and sited to promote healthy lifestyles and tackle climate change by making them easy to walk and cycle to and around, access by public transport, minimising the use of non-renewable resources and using renewable and low carbon energy sources.”

Technical Advice Note (TAN) 6 – Planning for Sustainable Rural Communities (July 2010) supports and encourages the need for economic development. TAN 6 in its entirety recognises the importance of development.

TAN 6 confirms that “the planning system has a key role to play in supporting the delivery of sustainable rural communities.” ‘Strong rural economies are essential to support sustainable and vibrant rural communities.

A strong rural economy can also help to promote social inclusion and provide the financial resources necessary to support local services and maintain attractive and diverse natural environments and landscapes”

TAN 6 states that “when considering planning applications for farm diversification projects, planning authorities should consider the nature and scale of activity taking a proportionate approach to the availability of public transport and the need for improvements to the local highway network.”

Section 6 of TAN 6 discusses Sustainable Agriculture. “The Welsh Governments objective is a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the environment, animal health and welfare, adapting to climate change and mitigating its impacts, while contributing to the vitality and prosperity of our rural communities. The planning system can play an important part in supporting sustainability of agriculture.”

TAN 6 recognises that “farms vary considerably in size, type and farm business and layout. The loss of part of a holding can have important implications from the remainder. The effect of severance and fragmentation upon the farm and its structure may be relevant.”

Technical Advice Note (TAN) 23 – Economic Development (February 2014) stipulates that “Sustainable development is essential to building strong rural economies and vibrant communities.” “When businesses expand or modernise, they may need to do so in situ; it may be highly inefficient or impracticable for them to relocate to a subsequently preferable site.

Development Plans and the economy should:

- include policies encouraging farm diversification and new rural development opportunities;

Powys Local Development Plan 2011 – 2026

Policy Several General Policies within the Local Plan are of relevance to the proposal.

These include:

Policy DM2 – The Natural Environment

Development proposals shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests including improving the resilience of biodiversity through the enhanced connectivity of habitats within, and beyond the site.

Development proposals which would impact on the following natural environment assets will only be permitted where they do not unacceptably adversely affect:

1. The important site designations, habitats and species afforded the highest levels of protection through European legislation including:

A. European Sites (SAC, SPA and Ramsar).

i. Development proposals likely to have a significant effect on a European site, when considered alone or in combination with other proposals or plans, will only be permitted where it can be demonstrated that:

a) The proposal is directly connected with or necessary for the protection, enhancement and positive management of the site for conservation purposes; or b) The proposal will not adversely affect the integrity of the site.

ii. Where it cannot be demonstrated that development proposals would not adversely affect the integrity of the site and there is no satisfactory alternative solution, permission will be refused unless:

a) There are imperative reasons of over-riding public interest; and

b) Appropriate compensatory measures are secured.

B. European Protected Species afforded strict protection by the Conservation of Habitats and Species Regulations 2017 (Habitats Directive Annex IV Species).

Development proposals likely to have an adverse effect on a European Protected Species will only be permitted where it can be demonstrated that:

i. The proposal is for the purposes of preserving public health or public safety or there are imperative reasons of over-riding public interest; and

ii. There is no satisfactory alternative; and

iii. The action authorised will not be detrimental to the maintenance of the habitat or population of the species concerned at a favourable conservation status in their natural range.

2. The important site designations, habitats and species afforded levels of protection in line with national policy and legislation including:

A. National Nature Reserves and Sites of Special Scientific Interest;

B. Protected Species including those listed in Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992;

C. Habitats and Species of principal importance for the purpose of maintaining and enhancing biodiversity conservation in Wales as listed in Section 7 of the Environment (Wales) Act 2016; and

D. National Biodiversity Action Plan Habitats and Species.

Development proposals likely to have an adverse effect on the conservation value of nationally protected sites, habitats or species, either directly, indirectly or in combination, will only be permitted where it can be demonstrated that:

i. The proposal contributes to the protection, enhancement or positive management of the site, habitat or species; or

ii. There is no suitable alternative to the proposed development; and

a) It can be demonstrated that the benefits from the development clearly outweigh the special interest of the site, habitat or species; and

b) Appropriate compensatory measures are secured; and

c) The population or range and distribution of the habitat or species will not be adversely impacted.

3. The locally important site designations, habitats and species including:
 - A. Local Nature Reserves;
 - B. Local Biodiversity Action Plan Habitats and Species; and
 - C. Regionally Important Geodiversity Sites and Geological Conservation Review Sites.

Development proposals likely to have an adverse impact upon these sites, habitats or species will only be permitted where it can be demonstrated that:

- i. They conserve and where possible enhance the natural heritage importance of the site, habitat or species; or
 - ii. The development could not reasonably be located elsewhere; and
- a) The benefits of the development outweigh the natural heritage importance of the site, habitat or species; and
 - b) Mitigation and/or compensation measures are provided where adverse effects are unavoidable.

4. The achievement of the Water Framework Directive's overarching objectives.

5. Trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage.

Policy DM4 – Landscape

Proposals for new development outside the Towns, Large Villages, Small Villages and Rural Settlements defined in the Settlement Hierarchy must not, individually or cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape. All proposals will need to:

1. Be appropriate and sensitive in terms of integration, siting, scale and design to the characteristics and qualities of the landscape including its: topography; development pattern and features; historical and ecological qualities; open views; and tranquillity; and

2. Have regard to LANDMAP, Registered Historic Landscapes, adjacent protected landscapes (National Parks and Areas of Outstanding Natural Beauty) and the visual amenity enjoyed by users of both Powys landscapes and adjoining areas.

Proposals which are likely to have a significant impact on the landscape and/or visual amenity will require a Landscape and Visual Impact Assessment to be undertaken.

Policy DM6 – Flood Prevention and Land Drainage

Development proposals must avoid unnecessary flood risk by assessing the implications of development within areas susceptible to all types of flooding; any development that unacceptably increases risk will be refused.

Proposals near a watercourse or within an area of floodplain must comply with the following:

1. In areas identified at risk of flooding (fluvial, tidal, surface water and groundwater) or where a watercourse has insufficient channel capacity, opportunities to improve existing flood risk by using Sustainable Drainage Systems (SuDS), wetlands or other agreed and appropriate measures are investigated and implemented wherever possible.

2. Where possible, opportunities are taken on previously developed land to make space for water by reinstating the functional floodplain.

3. Opportunities to make space for water by undertaking restoration and enhancement as part of the development, are identified and implemented.

4. Actions are taken to de-culvert wherever possible. Where this is not possible, an assessment of the structural integrity of the culvert, with any required remedial work, should be carried out prior to the development. A maintenance schedule should be developed for all culverts to ensure regular clearance, and

5. Any developments located adjacent to a watercourse should leave an appropriate undeveloped buffer strip, maintaining the watercourse and the immediate riparian zone as an enhancement feature and allowing for routine maintenance. The width of any buffer strip should be agreed with the relevant

authorities on a site by site basis. Such sites should have a maintenance strategy for clearing and maintaining the channel, with particular regard to structures such as trash screens and bridges.

Satisfactory provision shall be made for land drainage in all developments and this should include consideration of the use of Sustainable Drainage Systems (SuDS).

Policy DM13 – Design and Resources

Development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources.

Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

1. Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.
2. The development contributes towards the preservation of local distinctiveness and sense of place.
3. Any development within or affecting the setting and/or significant views into and out of a Conservation Area has been designed in accordance with any relevant adopted Conservation Area Character Appraisals and Conservation Area Management Plans, or any other relevant detailed assessment or guidance adopted by the Council.
4. The development does not have an unacceptable adverse impact on existing and established tourism assets and attractions.
5. The layout of development creates attractive, safe places, supporting community safety and crime prevention.
6. It contains an appropriate mix of development that responds to local need, includes a flexibility in design to allow changes in use of subsequent buildings and spaces as requirements and circumstances change.
7. It is inclusive to all, making full provision for people with disabilities.
8. It incorporates adequate amenity land, together with appropriate landscaping and planting.
9. The public rights of way network or other recreation assets listed in Policy SP7 (3) are enhanced and integrated within the layout of the development proposal; or appropriate mitigation measures are put in place where necessary.
10. The development has been designed and located to minimise the impacts on the transport network - journey times, resilience and efficient operation - whilst ensuring that highway safety for all transport users is not detrimentally impacted upon. Development proposals should meet all highway access requirements, (for all transport users), vehicular parking standards and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development.
11. The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking or any other planning matter.
12. Adequate utility services exist or will be provided readily and timely without unacceptable adverse effect on the surrounding environment and communities.
13. It demonstrates a sustainable and efficient use of resources by including measures to achieve:
 - i. Energy conservation and efficiency.
 - ii. The supply of electricity and heat from renewable sources.
 - iii. Water conservation and efficiency.
 - iv. Waste reduction.
 - v. The protection, where possible, of soils, especially important carbon sinks such as thick peat deposits.
14. Investigations have been undertaken into the technical feasibility and financial viability of community and/or district heating networks wherever the development proposal's Heat Demand Density exceeds 3MW/km².

Policy DM14 – Air Quality Management

Development proposals will only be permitted where any resultant air pollution does not cause or lead to an unacceptable risk of harm to human health or the natural environment.

Proposals will need to demonstrate that measures can be taken to overcome any significant adverse risk, with particular attention being paid to:

1. National Air Quality Strategy objectives and any Air Quality Management Areas.
2. The critical levels for the protection of habitats and species within a European site or Site of Special Scientific Interest in accordance with Policy DM2.

Policy E6 – Farm Diversification

Development proposals for farm diversification will be permitted where:

1. The proposed diversification will be of an intensity of use appropriate to the location and setting and will have no significant detrimental effect on the vitality and viability of any adjacent land uses, either individually or through cumulative impact;
2. Adequate provision is made for the parking of vehicles and the storage of materials/equipment; and
3. The construction of new, or conversions of existing buildings, that form part of the proposal lie within or immediately adjacent to the existing farm building complex.

Access Statement

Explain the adopted policy or approach to inclusive design and how policies relating to inclusive design in development plans and relevant local design guidance have been taken into account.

Access to all users

The Disability Discrimination Act

1995 (DDA) seeks to avoid discrimination against people with impairments and disabilities and for instance ensures that work premises do not disadvantage someone with a disability.” All users will have equal and convenient access to the poultry unit using the mostly concrete access proposed on the site of the Poultry Unit. There will be no discrimination within the farming unit.

The car parking facilities and access ways to and from the poultry building will be flat and even and unobstructed allowing the building to be accessed by all people including disabled people or people with impairments.

Detail how features, which ensure people’s access to the development, will be maintained.

The car parking facilities and access ways to and from the building will be maintained in such a way as to allow all people access to the building.

All of the measures detailed above will be maintained in such a way that will allow all people access to / from and around the building. Also, the facilities within the building will also be constructed and maintained in such a way to ensure people’s access within the development.

16. ACCESS STATEMENT

Explain the adopted policy or approach to inclusive design and how policies relating to inclusive design in development plans and relevant local design guidance have been taken into account

Access by Disabled Persons

Applications will be permitted for the development of new buildings, public amenities, recreational spaces and, where practicable and reasonable, the changes of use or alterations to existing buildings, where suitable access is made to and within the building or amenity and adequate facilities are provided for people with disabilities.

The Disability Discrimination Act 1995 (DDA) seeks to avoid discrimination against people with impairments and disabilities and for instance ensures that work premises do not disadvantage someone with a disability.

The access arrangements have adopted an inclusive approach and aims to ensure that all users will have equal and convenient access to the site and buildings.

Explain how any specific issues, which might affect people’s access to the development have been addressed

The design of the application will have full consideration for ease of access for disabled pedestrian use. Our full application submitted incorporates the following points:

1. The car parking area will be located near to the principal entrance and is at the same level as the principal entrance.
2. Access from the car parking area to the principal entrance is by way of hard landscaping, which is suitable for a wheelchair.
3. The principal entrance is at a level threshold.
4. Easy access is obtained around the circumference of the building by way of hard landscaping.
5. All construction work to comply (where relevant) to Part M of the Building Regulations Act 2000 and subsequent amendments.
6. All doors to be of disabled criteria.
7. All external doors to be 930mm minimum width.
8. All sockets and light switches to be in compliance with Part M with regard to the height from floor level.
9. All washing facilities are located on the same level (ground level).

The car parking facilities and access ways to and from the poultry building will be flat and even and unobstructed allowing the building to be accessed by all people including disabled people or people with impairments.

Detail how features, which ensure people's access to the development, will be maintained

The car parking facilities and access ways to and from the building will be maintained in such a way as to allow all people access to the building

All of the measures detailed above will be maintained in such a way that will allow all people access to / from and around the building. Also, the facilities within the building will also be constructed and maintained in such a way to ensure people's access within the development.

17. COMMUNITY SAFETY

Site Security

Site security is critical throughout day and night to prevent the theft of equipment and livestock, which may injure or adversely affect the welfare of animals. This is critical in this case given the secluded location and its proximity to the public highway.

18. PHYSICAL CONTEXT OF THE DEVELOPMENT

The location of the building has been carefully considered and is proposed to be situated in proximity to the existing poultry unit.

The proposed site is surrounded by agricultural land with land to the south and west of the site within the control of the Applicant.

19. SOCIAL CONTEXT OF THE DEVELOPMENT

The proposal is for a new poultry building located adjacent to the existing poultry unit on land currently used as hardstanding for the existing unit and permanent pasture.

The proposed development will result in employment for one full-time member of staff to help with egg collections, bird management and housekeeping duties.

20. ECONOMIC CONTEXT OF THE DEVELOPMENT

Farm businesses need to change and grow in response to market forces and legislation if they are to survive.

Poultry is becoming an important element in the Powys Agricultural economy.

Planning Policy Wales is supportive of diversification of agricultural enterprises.

The current market dictates that agriculture must adapt to meet consumer demands and the applicant has chosen to diversify in response to the increased demand for free range eggs.

21. CONCLUSION

- 21.1 The proposal is an economic development that is supported by both local and national policy; it amounts to sustainable development that will improve the agricultural business located on site.
- 21.2 The building will not affect long distance views from amenity areas and, as such, minimises the impact of the building on the landscape. The proposed native woodland planting will provide some screening of the building.
- 21.3 The building is intelligently and sympathetically designed and strikes a balance between practical and economic efficiency and minimal landscape impact.
- 21.4 Adequate provision is made for the disposal of foul and surface water drainage and animal wastes without risk to watercourses through a sustainable drainage technique.
- 21.5 Adequate provision is made for access and movement of machinery to avert the perpetuation, intensification or creation of traffic hazard.
- 21.6 The proposal is of an appropriate location, scale and type so as not to be detrimental to the amenities of any nearby existing residential properties.
- 21.7 This proposal has significant merit, fits within the policies of the development plan and national planning guidance, and it is respectfully requested that the submitted planning application be approved.