



# DESIGN, ACCESS AND PLANNING STATEMENT

ERECTION OF 3 NO. ADDITIONAL POULTRY BUILDINGS AT  
TREESTACKS FARM, OAKLEY ROAD, WIX, CO11 2SF

Client

**HAB Poultry Ltd**

Dairy House Farm  
Frinton on Sea  
Great Holland  
CO13 0EX

Ian Pick Associates Ltd  
Station Farm Offices  
Wansford Road  
Nafferton  
East Yorkshire  
YO25 8NJ



## **Introduction**

This report has been commissioned by HAB Poultry Ltd, Dairy House Farm, Frinton on Sea, Great Holland, CO13 0EX.

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

## **Background Information**

HAB Poultry Ltd operate an established poultry unit at Treestacks Farm, Oakley Road, Wix, CO11 2SF.

The existing poultry farm extends to 2 No. poultry houses and associated infrastructure which were granted planning permission under reference number application reference number 20/00194/FUL on 27<sup>th</sup> October 2020. Existing poultry houses were constructed during 2021 and became operational in September 2021. Additional infrastructure on the site includes a straw burning biomass boiler (20/01498/FUL), a straw storage shed (21/01886/FUL) and an agricultural worker's mobile home (21/01208/FUL).

The existing poultry units each accommodate 44,134 birds with the capacity of the site currently being 88,268 birds. This is a reduction from the proposed capacity in the enabling planning permission for the poultry units (20/00194/FUL) where it was produced to stock the buildings at 50,000 birds per shed with 100,000 birds on the site in total. This reduction is due to changes in welfare standards and allowable stocking densities since the original planning permission was granted.

This application seeks full planning permission to expand the poultry farming operations on the site through the erection of 3 No. additional poultry sheds. Each of the additional poultry sheds will be of identical design and scale to the existing poultry sheds on the site and will increase the capacity of the site by 132,402 birds. The existing and proposed poultry houses combined will have a total capacity of 220,670 birds.

### **Pre-Application Enquiries**

Prior to the preparation of this application, the applicants submitted a pre application enquiry to Tendring District Council for the scheme (22/30021/PREAPP). The pre application response provides advice as to the issues which need to be addressed as part of the planning application submission and confirms that the proposed development is acceptable in principle.

### **Amount of Development**

The proposed development is shown in the table below.

Element	Description
Poultry Houses	3 No. 110m x 20.42m poultry houses, with an eaves height of 2.974m and a ridge height of 5.726m.
Integral control rooms and catching canopies.	3 No. attached control rooms and catching canopies on the west elevation of the poultry houses measuring 12.210m x 4m with an eaves height of 2.974m and a ridge height of 5.726m.
Feed blending rooms	2 No. feed blending rooms, measuring 3m x 4m.
Feed bins	6 No. feed bins with a diameter of 3.5m and a height of 8.6m.
Concrete Apron	Extension to existing concrete apron measuring 820 sq m.

The proposed buildings will each house 44,134 birds, with the three buildings providing accommodation for an additional 132,402 birds on the site.

## Use

The proposed buildings are purpose-built poultry units. The buildings are of steel portal frame construction, with the walls being precast concrete to 450mm with polyester coated profile sheeting above in Olive Green. The roof covering will also be polyester coated profile sheeting coloured Olive Green. The proposed colour scheme matches the existing buildings on the site.

The buildings will be fitted with high velocity ridge mounted ventilation fans and side inlet vents. Internal equipment includes indirect heating from the existing straw burning biomass boiler, pan feeders and non-drip nipple drinkers.

The control rooms include 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 hatching through to finished table weight.

The broiler rearing cycle takes 48 days. The broilers are reared for approximately 41 days, following which the buildings are cleaned out and prepared for the next batch. The buildings are empty for cleaning and preparation for approx. 10 days at the end of each flock. The site operates with 7.2 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 removed from the site for disposal via the poultry litter fueled power station at Thetford.

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.

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

### Environmental Management

Treestacks Farm holds an Environmental Permit to operate from the Environment Agency (Permit Reference: EPR/CP3407PD). The applicants are currently in the process of applying to vary the permit for the additional development proposed on the site.

The Environmental Permit controls the whole environmental performance of the installation, including odour, noise and dust, ammonia emissions, foul and surface water drainage and the disposal of waste.

The Environmental Permit requires the installation to operate to best available techniques (BAT). The design of the site includes high speed roof mounted ventilation fans which are best BAT for the dispersal of odour and ammonia. The permit also requires the site to include a SSAFO certified dirty water containment system to prevent any contaminated washout water escaping from the site.

Paragraph 188 of the National Planning Policy Framework confirms that if an activity is control through a separate permitting regime, the Local Planning Authority should take the view that the permit will be effective. In this instance, the permit controls all emissions from the site.

### **Layout**

The proposed layout of the site is shown on the enclosed site layout plan, IP/AHB/02.

The proposed development includes 3 No. additional poultry buildings with attached control rooms and catching canopies, 2 No. feed blending rooms, 6 No. feed bins, and an extension to the concrete apron.

### **Scale**

The proposed development extends to three additional poultry houses and provides 6913 sq m of additional floor place and will increase the capacity of the farm from 88268 birds up to 220,670 birds.

### **Landscaping**

The proposed development is for the expansion of an existing poultry unit. The existing unit extends to 2. No poultry sheds and associated infrastructure.

This proposal seeks consent for an additional three poultry buildings located immediately adjacent to the existing buildings on the eastern side. The proposed development will appear within the landscape as part of the existing agricultural complex. The application includes a Landscape and Visual Impact Assessment (LVIA). The LVIA concludes the following in respect to landscape and visual impacts:

“the overall impact on the landscape is considered to have a minor/negligible overall effect on the surrounding landscape character and a minor effect on the visual baseline. It should be considered that this type of development is not out of character within the receiving landscape”

### **Appearance**

The buildings proposed are purpose built livestock units, design with function in mind. The buildings will be constructed from an internal steel frame, with profile sheet walls and roof in olive green. The feed bins will also be coloured olive green. The hard standing will be of concrete construction. The materials match the existing poultry units on the site, as shown in the photograph below.



Photo 1. This photograph shows the existing buildings on the site.

## **Access**

Access to the proposed development will be provided by the existing access from Oakley Road. The existing access was designed and constructed in accordance with Essex County Council highway standards for HGV access. The planning application includes a full Transport Statement detailing the highways and transportation impacts of the proposed expanded development.

## **Planning Policy**

Planning policy is contained within the Tendring District Local Plan 2013 to 2033 (section 1, Jan 2021 and Section 2, Jan 2022) and the National Planning Policy Framework 2021.

## **Tendring District Local Plan**

Policy PP13 seeks to support growth in the rural economy and provides support for buildings that are essential to support agricultural, aquaculture, horticulture and forestry and farm diversification schemes in the countryside outside of defined Settlement Development Boundaries. The proposal is for the expansion of an existing agricultural business and therefore fits squarely within the policy support offered by Policy PP13.

Policy PPL 3 confirms that the Council will protect the rural landscape and refuse planning permission for any proposed development which causes overriding harm to its character and appearance. The planning application is accompanied by a Landscape and Visual Impact Assessment which confirms that the proposed development will have a minor / negligible impact on landscape character and a minor effect on the visual baseline. There is therefore no overriding harm to the character and appearance of the landscape.

Policy PPL5 states that all new development must make adequate provision for drainage and sewerage and should include Sustainable Drainage Systems (SuDS) as a means of reducing flood risk, improving water quality, enhancing the Green Infrastructure network and providing amenity and biodiversity benefits. The planning application is accompanied by a Sustainable Drainage Strategy to meet the requirements of Policy PPL5.

Policy PPL1 states that all development proposals should include appropriate measures to respond to the risk of flooding on and/or off site. Within the Flood Zone (which includes Flood Zones 2 and 3, as defined by the Environment Agency) shown on the Policies Map

and Local Maps, or elsewhere involving sites of 1ha or more, development proposals must be accompanied by a Flood Risk Assessment. The site is within Flood Zone 1, however as the site is in excess of 1ha, a full site-specific flood risk assessment has been submitted with the planning application.

Policy PPL4 states that all new development should be supported by an appropriate ecological assessment. The application is accompanied by a Preliminary Ecological Appraisal which confirms that the habitats affected by the works are common and widespread and are considered to be of low intrinsic biodiversity value. The site is not of sufficient ecological value to warrant whole-scale protection from development.

### **National Planning Policy Framework 2021**

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 an investment in buildings and infrastructure by the applicants of approximately £2 million. 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 generate a requirement for an additional full-time worker on the site.

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 affordable 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 United Kingdom is currently only 65% self-sufficient in poultry meat, with 35% currently imported from overseas.

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

The proposed development requires an Environmental Permit from the Environment Agency in order to operate. The Environmental 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.

Paragraph 84 provides support for economic growth in rural areas, providing clear support for the proposed development as farm diversification and sustainable growth and expansion of an existing business in a rural area. The proposal is clearly supported by paragraph 84.

Paragraph 188 refers to developments where a separate Environmental Permit is required in terms of the operation of the site. Essentially, paragraph 188 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.

The proposed development is generally compliant with the thrust of national and local planning policy guidance.

**Ian Pick BSc (Hons) MRICS**  
**May 2022.**