



DESIGN AND ACCESS STATEMENT

POULTRY FARM REDEVELOPMENT AT THORESBY BRIDGE FARM,
NORTH COTES, DN36 5TY

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

1. INTRODUCTION

This report has been commissioned by Ivy Farm Ltd of 5 Coulman Street, Thorne, DN8 5JT.

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

2. BACKGROUND INFORMATION

Thoresby Bridge Farm is an existing operational poultry farm which is around 40 years old. The farm extends to 5 No. existing poultry sheds which are used for broiler chicken production. The existing poultry farm holds an Environmental Permit to operate from the Environment Agency - Permit Number: EPR/UP3603LX. The existing farm has a capacity of around 68,300 birds.



The existing buildings are of timber construction with natural ventilation.

The applicants propose to invest in the refurbishment of the poultry farm to bring it up to modern production standards. The proposed refurbishment involves demolition of the 5 No. dated poultry buildings followed by the erection of 2 No. replacement poultry buildings, designed to Best Available Techniques (BAT).

The proposals will result in an increase in the capacity of the farm to 114,000 birds.

3. THE PROPOSED DEVELOPMENT

The development proposals involve the demolition of the existing 5 poultry houses and 2 No. storage barns on the site, and the erection of 2 No. replacement buildings with associated control rooms, concrete apron, feed bins, water tank, gas tanks, dirty water tank, and drainage attenuation pond.

The proposed poultry buildings extend to 122m x 20.42m with an eave's height of 3m and a ridge height of 5.728m. The buildings are linked by a central control room which measures 27 sq. m. The proposed development provides 5009 sq. m of new floor space.

Following the development, the site will have two modern poultry houses, accommodating up to 114,000 birds.

The development also includes 3 No. feed bins, a concrete apron, water tank, gas tanks, 1 No. SSAFO certified dirty water tank and a sustainable drainage attenuation pond.

The refurbishment of the site will result in the whole site being ventilated with uncapped high speed roof fans, replacing the current side natural ventilation, and this will have a marked benefit in the dispersal of the emissions from the site and a beneficial improvement in air quality in the area surrounding the site.

4. USE

The use of the development is for the rearing of broiler chickens from day old chicks, through to finished table weight.

The buildings will be equipped with automated feeders, drinkers, heating and high speed roof mounted ventilation systems. Each building will have a control room housing a computer system which operates the heating, ventilation, feed and water systems to maintain the optimum conditions for the birds.

Chicks will be delivered to the site as day olds, and will be reared on the site for approximately 38 days, following which they will be removed live to the processors. Following the removal of the birds, the site will be empty for around 10 days for cleaning and preparation for the next flock of birds. The site will operate with approximately 7.5 flocks or birds per annum.

The cleaning process involves the removal of the manure, which is undertaken with a mechanical loader. Manure is removed from the sheds and loaded directly in trailers which will be positioned immediately outside of the access doors. Once full, the trailers will be sheeted and the manure removed from the site for disposal via poultry litter burning biomass power stations.

Following the removal of the manure, the sheds are washed out with high pressure hoses. The inside of the buildings is sealed and drained into a sealed dirty water containment tank. The dirty water containment tank is required to be certified by the Environment Agency through the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010. The dirty water tank will be emptied by vacuum tanker following each cleanout of the site for disposal.

On completion of the washing out process, the buildings are dried out and pre warmed using the heating system. The floors of the buildings are then bedded with wood shavings in readiness for the next flock of birds to be delivered.

5. LAYOUT

The layout of the site can be seen in detail on the attached plan IP/CPL/03. The proposal include the 2 No. proposed poultry sheds together with 1 No. link control room, 3 No feed silos, a concrete apron, water tank, gas tanks, 1 No. dirty water tanks and a drainage attenuation pond.

6. SCALE

The scale of the development is the refurbishment and renewal of an existing operational poultry farm. The development provides 5009 sq m of built development and including the two poultry sheds and link control rooms. The development also includes 3 No. feed bins, a concrete apron, a water tank, gas tanks, a dirty water tank, and a drainage attenuation pond.

7. LANDSCAPING

The proposed development is contained within the existing boundary of the poultry farm. The existing farm already forms part of the landscape of the area, as shown in the photograph below. The proposal involves the demolition of the existing five poultry houses and two storage barns, and replacement with 2 No. modern poultry buildings. Given the existing built development of the farm, landscape and visual impacts of the proposed development are negligible.



8. APPEARANCE

The proposed buildings are purpose built poultry units, constructed from an internal steel frame with the external cladding being polyester coated profile sheeting in olive green. The ventilation chimneys will be in black plastic, and the feed bins in olive green plastic.

9. VEHICULAR ACCESS & TRANSPORT LINKS

The application site is an existing operation poultry farm which extends to 5 poultry sheds, housing 68,300 broiler chickens per flock. This proposal seeks to demolish the existing poultry farm and erect a replacement poultry unit on the site which will increase the site capacity to 114,000 birds.

The site is accessed directly from the A1031, and the site access will remain unaltered as a result of the proposed development.

Traffic Generation

As an existing, operational poultry unit, the site creates HGV and other commercial traffic. The table below sets out the existing and proposed traffic generation associated with the operation of the site.

Activity	Vehicle Size	Existing Frequency (per flock) (68,300 birds)	Proposed Frequency (per flock) (114,000 birds)
Shavings Delivery	16.5m Articulated HGV	1	1
Chick Delivery (1)	16.5m Articulated HGV	1	2
Feed Delivery (2)	16.5m Articulated HGV	8	13
Bird Removal (3)	16.5m Articulated HGV	9	14
Manure Removal (4)	16.5m Articulated HGV	4	6
Dirty Water Removal	Tanker	1	1
Dead Bird Collection	7.5 tonne box van	6	6
Gas Delivery	Tanker	3	5
Total per flock		30	43
Total per annum (7.5 flocks)		228 (456 movements)	327 (654 movements)

- (1) Lorry Capacity = 75,000 chicks
- (2) Lorry Capacity = 28 tonnes. 3kg per bird per flock.
- (3) Lorry Capacity = 5000 birds.
- (4) Lorry Capacity = 28 tonnes. 1.45kg per bird per flock.

Pattern of Vehicle Movements

The pattern of vehicle movements is shown on the table attached. During the normal operation of the flock there are between 0 – 2 HGV / commercial vehicle movements per day. There will be 6 days per 45-day flock cycle when peak movements occur, being day 1 for chick delivery with 2 lorries (4 movements), day 30 for thinning with 5 lorries (10 movements), day 37 and 38 for final catching with 9 lorries (18 movements) over two days, and day 40 when the manure is removed with 6 lorries (12 movements).

Staff and Contractors

Following the development, the site will operate with 2 full time workers, both of whom will be accommodated within the existing agricultural workers dwellings on the site.

The traffic generation for visitors, and contractors, for example vet, inspectors, catching gangs etc will remain unchanged from the existing frequency.

10. PLANNING POLICY

National Planning Policy is provided with the National Planning Policy Framework 2023, This section looks at the relevant planning policies within the core documents, together with an assessment of the proposed development in the light of the core planning policies.

National Planning Policy Framework 2023

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 £1 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.

Once operational, the development will retain two full time agricultural jobs 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.

Paragraph 88 of the NPPF 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.

Social Role

The proposals are for the redevelopment of the site to create 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 maintain the supply of poultry meat, reducing the need for imports and so reduce food miles.

The proposals involve updating the site to best available techniques and will have marked improvement to the locality through reductions in emissions from the site.

The poultry litter from the farm will be used as a sustainable fuel source for renewable energy plants.

The farm holds an Environmental Permit from the Environment Agency.

Paragraph 194 of the NPPF refers to developments where a separate Environmental Permit is required in terms of the operation of the site. Essentially, paragraph 194 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 planning policy guidance.

Ian Pick BSc (Hons) MRICS
March 2024.