



NON TECHNICAL SUMMARY

DEVELOPMENT: **IPPC PERMIT APPLICATION FOR THE HOUSING OF 120,000 BROILERS**

LOCATION: **Dunnimere Farm
Portway Lane
Harlaston
Near Tamworth
Staffordshire
B79 9LA**

CLIENT: **RM and DC Calcott**

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The farm business is RM & DC Calcott of Wigginton Fields Farm, Wigginton, Tamworth, Staffs, B79 9LH.

RM & DC Calcott currently run successful arable, beef, sheep and turkey enterprises at Wigginton Fields Farm, Wigginton, Tamworth and Dunnimere Farm, Portway Lane, Harlaston. Both Wigginton Fields Farm and Dunnimere Farm are owner occupied and the business farms a total of 500 acres (202 hectares) of owner occupied and rented land. The location of the proposed unit has been identified in Appendix 1.

The site for the proposed poultry unit is currently intensive arable land.

This proposal will allow the business to diversify into the growing sector of white meat production alongside the current enterprises at Wigginton Fields Farm.

The volatility of the red meat sector has its challenges, with the influence of the export market and fluctuations in the value of the pound, this has made the business realise that they need to secure an alternative income stream in order to be sustainable and to remove the reliance away from this sector to allow the business to grow and develop.

After much market research, it was felt that broiler rearing was a strong option for the business. "Chicken is the most popular meat eaten in the UK. In 2014 about 900 million British birds were bred, hatched, reared, and slaughtered in this country. The UK also imported the equivalent of (as cuts, portions and products) another 400 million birds, the majority of which was from other European countries. 95% of the population (60.9 million people) eat chicken, and they tend to do so at least twice a week. Over the course of a year that is 6.3 billion occasions where chicken is eaten in homes, schools, hospitals, and restaurants across the country."

"Broiler slaughtering are up by 3.1% on the previous year (2013), mainly due to an increase in demand for poultry from the consumer, along with a broader reason – the massive push for British meat – in the wake of the horsemeat scandal." Such demand for British meat from the consumer has been answered by supermarkets, most of which have promised to reach 100% British chicken eventually, the spokeswoman said. As a result, she added: "Poultry producers have had to supply loads more."

British Poultry Council

The farm business is proposing to diversify into poultry production to help secure the future of the farm, there are three sons who all want to be part of the business. The development proposed also offer the opportunity for the Applicant to employ extra labour from the local area. The enterprise has been researched fully and they are confident that the business can be a success and supplement the current marginal farm profits. This project will enable the business to grow further; allowing the development of a sustainable and diverse business. It will allow them in a sustainable manner to provide food for the nation; this is what they as farmers are meant to do.

The preferred choice of the site is the site located at Grid Reference SK214097. The area is a rural district to the South of Harlaston.

The site is surrounded by agricultural land. Outlying land uses include residential to the North at Harlaston. Isolated farm units scatter the landscape. The surrounding village network is illustrated on the location plan.

The site is situated approximately 220m off the council-maintained road. Access to the site for all HGV traffic will be over an improved access track to the West of the development that connects the site to Portway Lane and A513. Tractor and trailers and other small vehicles will access the site in the same way as HGV traffic.

There are seven properties that have residential curtilages within 400m of the proposed development: 1 Dunnimere Farm Cottages, 2 Dunnimere Farm Cottages, The Annexe, 6 Council Houses, 5 Council Houses, 4 Council Houses and 3 Council Houses. A distance of 400 metres is established in planning as the distance beyond which effects of livestock developments have a limited affect; e.g. it is the threshold which if exceeded triggers a livestock building to require full planning permission rather than determination under General Permitted Development.

The location of the building has been carefully considered, with the land at Dunnimere Farm chosen to be the best suitable site due to the following factors:



Good highway access

Flat land that is well screened not requiring much excavation work during construction

Due to the nature of the existing agricultural buildings and grain stores within close proximity to the site, long and short distance views towards the building will not be adversely affected by the proposed development.

There are no public footpaths affecting the proposed site.

The feed hoppers would be located adjacent to the building and will be located on the North elevation.

Each building will be approximately 113.37m x 24.68m wide, which will house 55,000 birds. The building has a proposed roof pitch of 12.5° and an eaves height of 2.89m.

There are existing grain silos within close proximity to the site of a greater height and scale than that proposed. The existence of modern grain silos within close proximity is beneficial as they provide a backdrop for the development therefore reducing the impact of the proposal. As a result the extent of the harm the development will have on the surrounding area is limited.

The proposal does not represent a major intrusion into an undeveloped area of the landscape. The proposal takes into account existing landscape features which have been retained and incorporated into the development design. We will provide suitable cladding colours which will reduce the visual impacts of the development.

With regard to indirect effects and the perception of landscape character, it is anticipated that the proposed development will have no effect on the landscape character. It is acknowledged that the development will be seen in localised areas within a limited zone of visual influence around the site.

Overall, the poultry unit will have a limited effect on the baseline conditions in terms of both landscape character and visual amenity. The measures factored into the site selection and design process will reduce and minimise any potential adverse effects. Therefore, on balance it is considered that the proposed development would be acceptable in this context with regard to the potential effects on landscape character and visual amenity.

Dunnimere Farm Poultry Unit shall operate as a broiler meat production unit with the capacity for 120,000 broiler chickens per crop cycle and an annual meat production capacity of 1,578 tonnes and an annual manure production capacity of around 1,800 tonnes.

The broiler unit will be integrated into the applicant's arable enterprises to increase efficiency and sustainability. A broiler unit operating in association with an arable enterprise is a vertical integration of a production system whereby the manure produced is used to fertilise the crops on the applicant's own farm, it is the most efficient system of poultry meat production.

Hours of operation will be 24 hours seven days a week due to the fact that it is a livestock enterprise requiring continual husbandry. Short seven day periods between crop cycles will occur when there will be no birds on the site.

The chickens will be grown in 7.6 42-day crop cycles per annum with seven-day turn around periods per crop.

Water is via a nipple drinking system fitted with cups to reduce leakage and spills leading to drier litter.

Feed is delivered from a UKASTA accredited feed mill and blown into bulk feed bins situated adjacent to the houses, from the feed bins the feed is augered into the houses and distributed to the birds via a pan feeding system.

Fallen stock will be recorded daily and securely stored in vermin proof containers awaiting regular collection by a licenced renderer.

The poultry unit is cleaned out in its entirety at the end of each production cycle.

At depletion any remaining litter will be removed from the site and used on operator controlled land. The site will then be pressure washed, disinfected and dried out prior to the cycle beginning again. All wash waters will be contained in sealed underground tanks.

Wash water tanks along with sediment traps will be emptied and removed with litter. The above measures are designed to reduce emissions, trees and hedges will trap dust particles reducing odour. Ammonia emissions will be reduced by reduced protein feed, maintaining good litter conditions with dry matter content above 60%. Containment of wash waters will prevent pollutants being released to the environment.

Records of tonnages of litter and wash water removal are recorded.