
Committee Update

Erection of a pullet rearing unit
at land at Old Impton Farm,
Norton, Presteigne

Prepared for R Wilding



land & property
professionals

Roger Parry & Partners LLP
www.rogerparry.net
welshpool@rogerparry.net
Tel: 01938 554499

Committee Update

This update is provided following the deferral of application 18/0779/FUL for a pullet rearing unit at Old Impton, Norton, Presteigne.

The committee deferred the decision to undertake a site visit to assess the potential landscape and visual impact of the proposal, and this update is to provide clarity on this consideration and on other matters that were raised in committee.

Landscape & Visual

The site visit will illustrate that the proposed building will rarely be visible from short, medium or long-distance views. When visible, the shed will only be partly seen given the existing trees, hedgerows and the proposed cut and fill exercise, which will drop the building into the slope.

Extensive landscaping is also proposed as set out within the landscaping plan, which will more or less make the shed invisible from any public vantage point and the proposed colour is green for the walls and roof, which will assimilate it into the backdrop together with the extensive trees and hedgerows to the front.

Private Water Supplies & Manure Spreading

Full consideration has been given to all the private water supplies in the vicinity. A buffer of 200m has been given from manure spreading to Manor Park's Private Water Supply. The site visit will illustrate where the manure spreading will end, and the length and nature of the land from that point to the spring.

Poultry Manure has been imported and spread on the farmland for over 15 years, and this will not change whether or not permission is given or not, it'll just mean the farm will not need to import any longer.

Poultry manure was spread in the autumn on the fields either side of Norton Manor Park's drive, and no complaints or issues were raised, and people didn't even realise poultry manure was spread.

Therefore this proposed planning application will not differ in terms of potential pollution from what is legally being carried out for the last 15 years, and therefore this proposal will fundamentally not effect the private water supplies.

Footpath Diversion

On the site visit you will see where the footpath runs from and to. This has been in place for over 50 years, and its just the fact that Powys County Council's haven't changed their footpath maps to corroborate this, that means a 'technical diversion' is required.

The footpath hasn't run on the route depicted on the definitive map for over 50 years, as shown by the mature hedgerow and the finger posts and signage that has been in place and updated by the Council for the last 50 years.

Rainwater Harvesting

It was brought up in committee about potential rainwater harvesting for the shed. In section 7.7 of our design and access statement it confirmed that rainwater harvesting will be considered in the construction, and that this will be done to be used for washing out.

It is not shown on the drainage plans, as the rainfall will be far in exceedance of the amount capable of being stored, and therefore we require a soakaway. The water collected will cover all the wash out required, and therefore reduce the amount of water required for the proposal.