

## Free Range Poultry

The demand for free range eggs has increased year on year and is set to increase further in 2012 when conventional battery cages are outlawed.

Free range egg production however, presents specific issues when looking at housing in particular.

Two key aspects to any free range proposal is firstly the need for planning permission and secondly, if so can planning permission be secured.

Planning permission might not be needed if:-

- a) the housing method is a structure not a building - generally this means mobile, delivered in one piece and not connected to services but beware Local Authorities interpret these differently and there is no black and white answer; or



b) the development is permitted development  
- this will only be a prospect if the building is below 465m<sup>2</sup> and more than 400m from nearby protected buildings/dwellings plus meeting other 'rules'. This will mean prior approval may be required rather than planning permission.

In cases where planning permission is required, the issues which will be imported include:-

- Landscape
- Highways and Access
- Airborne Pollution (odours, dust & noise)
- Ecology
- Dirty & Clean Water Disposal

It is always worth noting that the grazing of the birds themselves does not require planning permission, only the shed to house them and any new access facilities.

Generally free range buildings get planning permission if good sites are chosen. However, because buildings are located on their own away from other buildings, cases can sometimes be controversial.

Acorus have been involved in several successful planning appeals which can provide useful guidance for new cases, such as:

#### **Tyne & Wear**

Erection of 12,000 free range bird unit in an area designated of high landscape value (AHLV).

#### **Rutland**

Appeal won for a new 16,000 bird unit and extending a 12,000 bird unit to 16,000 unit on another site.

#### **Kent**

Success relating to a 10,000 bird unit in an area of outstanding natural beauty (AONB).



EQUINE • AGRICULTURAL DWELLINGS • SMALL HOLDINGS • RURAL RE-DEVELOPMENT

#### **SOUTH & EAST**

Old Market Office  
10 Risbygate Street  
Bury St Edmunds  
IP33 3AA  
T: 01284 753 271

#### **MIDLANDS**

Woodthorne  
Wergs Road  
Wolverhampton  
WV6 8TQ  
T: 01902 693 213

#### **SOUTH WEST**

Mamhead Castle  
Mamhead  
Exeter  
EX6 8HD  
T: 01626 892 638

#### **NORTH**

Paddock House  
Elder Road  
Northallerton, North Yorkshire  
DL6 1NH  
T: 01609 773 206