
Planning, Design & Access Statement

**Fferm Wern Fawr
Llangynhafal
Ruthin
Denbighshire
LL15 1RT**

**Proposed erection of a 16,000 bird
free range egg production unit,
siting of two feed bins, formation
of new vehicular access with
stone access track and all
associated works including
landscaping and drainage**

R G & R M Whittingham

September 2026

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& Partners

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Publication Title:	Planning, Design & Access Statement
Version:	1.0
Date:	September 2026

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1.0 Introduction

1.1 This Planning, Design and Access statement has been prepared by Roger Parry and Partners LLP on behalf of R G & R M Whittingham (“the Applicant”) in support of a full planning application made to Denbighshire County Council (“the Local Planning Authority”) for the erection of a 16,000-bird free-range egg production unit, with two feed bins, the formation of a new vehicular access with stone access track and all associated works including landscaping and drainage at Fferm Wern Fawr, Llangynhafal, Ruthin, Denbighshire, LL15 1RT (“the Application Site”).

1.2 The full planning application proposes the following development on-site at Fferm Wern Fawr – A new free-range poultry housing building (to accommodate up to 16,000 free-range laying hens as well as associated egg packing, storage and office spaces), the siting of two external feed bins to hold feed for the laying birds, a new concrete ‘apron’ to the front of the building to provide appropriate parking/turning areas for vehicles visiting the installation, a new vehicular access onto the public highway formed by improving and reconfiguring an existing field access, a new private compacted stone access drive, separate clean and dirty water drainage systems, biodiversity enhancements, an outdoor ranging area for the laying birds and all associated works.

1.3 The proposal forms an overall modest and appropriate agricultural diversification project on land located adjacent to the existing farm complex at Fferm Wern Fawr, which is owned and run by the Applicant. The application site has been deliberately positioned adjoining the existing farm buildings so that it will be viewed as part of a single agricultural group of buildings, rather than as an isolated structure within the open countryside.

1.4 This Planning, Design & Access Statement should be read in conjunction with other plans and documents which have been submitted in support of the full planning application, principally comprising:

- Completed Full Planning Application Form
- Green Infrastructure Statement
- Drainage Statement
- Preliminary Ecological Appraisal
- Manure Management Plan
- Nutrient Management Plan
- Method & Pollution Prevention Statement
- Drawing No: 82719 / GH / 001 – Location Plan
- Drawing No: 82719 / GH / 002 – Existing Block Plan
- Drawing No: 82719 / GH / 003 – Proposed Block Plan
- Drawing No: 82719 / GH / 004 – Site Section AA
- Drawing No: 82719 / GH / 005 – Ranging Area
- Drawing No: 82719 / GH / 006 – Access Plan
- Drawing No: 82719 / GH / 007 – Drainage Plan
- Drawing No: 82719 / GH / 008 – Biodiversity Enhancement Plan
- Drawing No: 82719 / GH / 100 – Proposed Floor Plan
- Drawing No: 82719 / GH / 101 – Proposed Elevations
- HGV Routing Plan

- 1.5 This Planning, Design & Access Statement provides a balanced overview of the planning issues associated with the proposed development and is designed to aid the Planning Officer in making their recommendation.
- 1.6 The information set-out within this statement confirms that the proposal can be delivered on-site without giving rise to any unacceptable or adverse impacts in planning-terms.
- 1.7 In accordance with the requirements of Article 7 of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), this statement also acts as a Design & Access Statement, given the application proposes a form of ‘Major Development’. This statement therefore:
- Explains the design principles and concepts that have been applied to the development;
 - Demonstrates the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - Explains the policy or approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and
 - Explains how any specific issues which might affect access to the development have been addressed.

2.0 The Application Site & Background

- 2.1 The application site is located on the western edge of the existing farm complex at Fferm Wern Fawr. The holding extends to a total of approximately 213 hectares of agricultural land and currently supports an existing beef and sheep enterprise. The farmstead on-site includes a recently built ‘rural enterprise dwelling’ along with an array of modern farm buildings used for the accommodation of sheep and cattle farmed by the business, as well as for the storage of agricultural feed, straw, fodder and machinery/implements used in the day-to-day running of the farm.
- 2.2 The application site itself extends to a total of 0.53 hectares of existing agricultural grassland. It lies on the lower western slopes of the Clwydian Range at 140 metres AOD. The surrounding landscape is predominantly pastoral, with agricultural fields enclosed by native hedgerows, occasional trees and small areas of woodland. The land within the host landscape generally rises to the east towards Moel Famau and falls westwards towards the Vale of Clwyd.
- 2.3 The application site lies within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB). The siting of the proposed poultry house has therefore been carefully considered. Its position immediately beside the existing agricultural buildings at Fferm Wern Fawr will allow it to be viewed as part of the established farmstead group rather than as an isolated building within the open countryside.
- 2.4 The development site and proposed ranging land comprise predominantly modified agricultural grassland of limited ecological value. Existing hedgerows, watercourses and other established landscape features will be retained and protected wherever possible. The

submitted Preliminary Ecological Appraisal and Biodiversity Enhancement Plan provides further details of the ecological baseline and proposed mitigation and enhancement measures.

- 2.5 The site is located within the open-countryside in planning policy terms, to the south-east of Llangynhafal (approximately 1.3km distant) and to the north-east of Ruthin (approximately 4km distant). The host landscape is of an almost entirely agricultural nature and context.
- 2.6 The farming business run by the Applicant, RG & RM Whittingham, has been in the Whittingham family for several generations, and as noted the business currently comprises the traditional farming of beef cattle and sheep – with most stock being sold annually at local markets.
- 2.7 As part of the family's succession planning, it has been identified that a diversified income will be needed in the coming years to ensure the business remains financially viable for the next generation. Free-range egg production on the farm has been identified as the family's preferred method of farm diversification as it can be run from the existing farm complex itself at Fferm Wern Fawr, and ensures that all income is still obtained from agriculture.
- 2.8 The proposed free-range egg production unit has been thoroughly researched by the Applicant, and they are confident based on this that the proposal will be a success on the farm and that it will successfully help to diversify the farm's existing income. This, in turn, will allow for the next generation of the Whittingham family to continue farming at their home – meeting one of the Welsh Government's main aims of supporting the next generation of Welsh agriculture and allowing a young farmer to remain farming.
- 2.9 Figure 1, below, details the application site's location and context within the rural area to the north-east of Ruthin. The site's location is approximately identified by the red star.

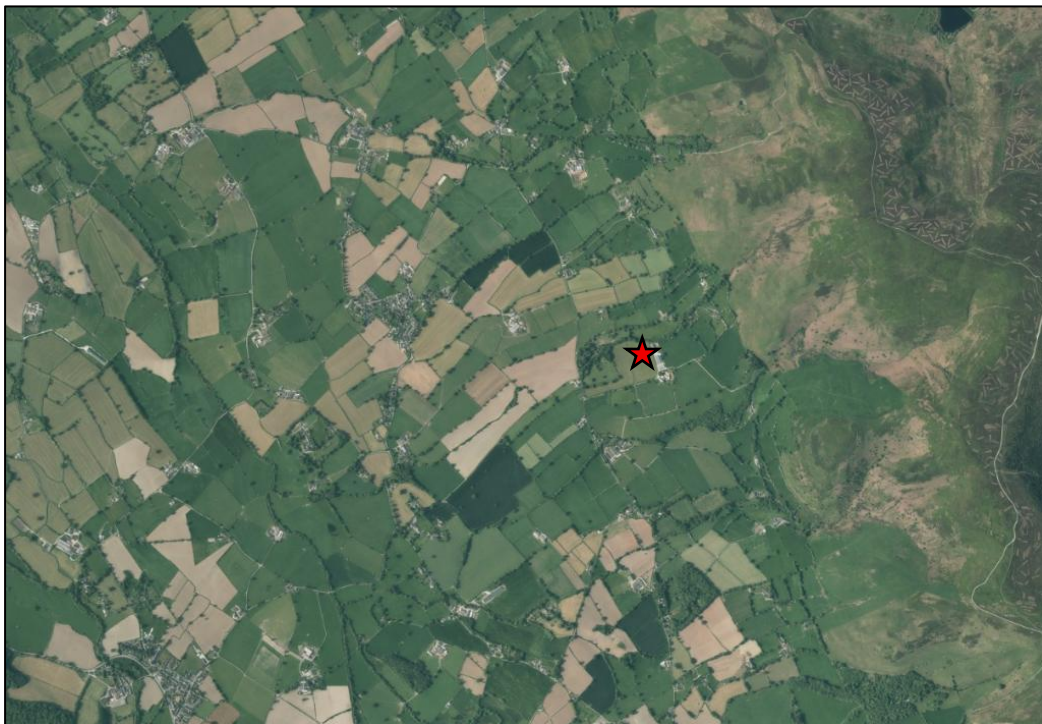


Figure 1: Aerial view of application site and context

3.0 The Proposed Development

Layout and Dimensions:

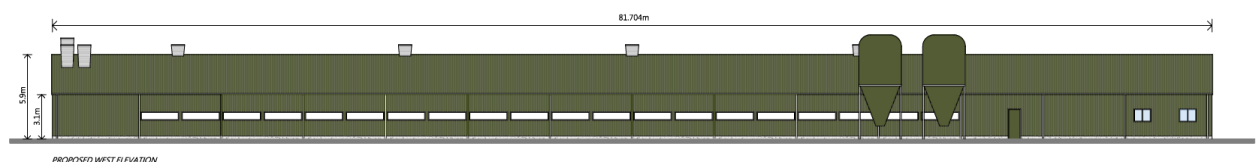
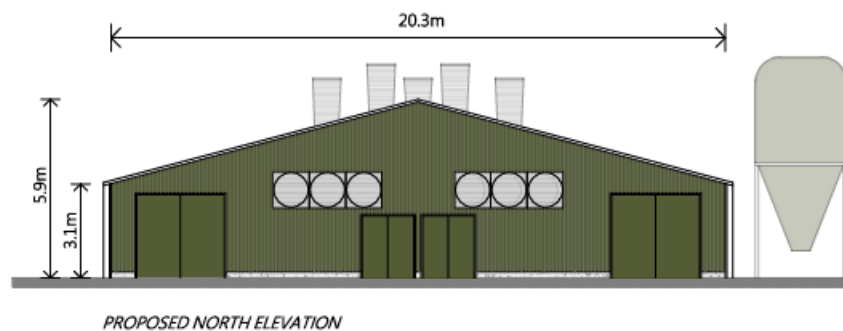
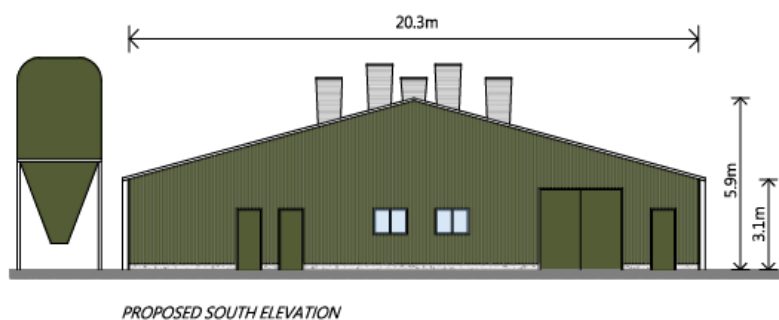
- 3.1 The application seeks full planning permission for the construction of a new free-range egg production unit capable of accommodating up to 16,000 laying hens. The development also includes the siting of two external feed bins, a concrete service area to the front of the building, the formation of a new vehicular access and compacted stone private access track, a new external ranging area for the birds, drainage works, landscaping and biodiversity enhancements, along with all associated works.
- 3.2 The proposed poultry house will be positioned immediately to the west of the existing agricultural buildings at Fferm Wern Fawr. It will run broadly parallel with the existing sheds and will therefore be seen as part of the established farmstead, rather than as an isolated building elsewhere on the holding. This is the most suitable location in both operational and landscape terms for the proposed development to be sited on the holding.
- 3.3 The proposed building will measure approximately 81.7m in length and 20.3m in width; having a resultant floor area of approximately 1659m². It will have an eaves height of approximately 3.1m and a ridge height of approximately 5.9m above ground levels.
- 3.4 Internally, the building will contain the main bird accommodation area, which will utilise a multi-tiered system, together with the necessary feeding, drinking, nesting and egg-handling equipment. Service and welfare areas will also be provided. Mechanical ventilation will maintain suitable conditions within the building, with the necessary ventilation outlets and fans incorporated into the roof and elevations of the building.

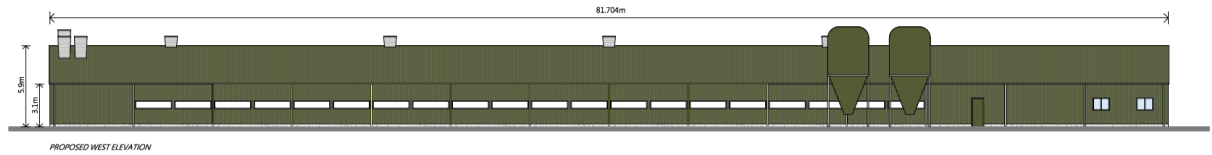
Build Elevations and Material:

- 3.5 The poultry building will comprise of a steel portal framed structure, with profiled metal sheet cladding, and the roof and walls will be finished in 'juniper green'; a muted environmental colour which is commonplace for buildings of this nature throughout the Welsh countryside.
- 3.6 Pop holes will be provided along the side elevations of the building, allowing the laying hens to move directly between the poultry house and the adjoining range areas. A concrete veranda will run alongside the pop holes, providing a surfaced area between the building and the adjacent grassland ranging area. This will help to prevent heavy poaching immediately beside the poultry house and will also assist in keeping the birds' feet clean before they re-enter the building.
- 3.7 Two external feed bins will be positioned alongside the western elevation of the building. These have been grouped closely with the poultry house so that they do not appear as separate features and can be easily accessed by delivery vehicles. Feed will be transferred directly from the bins into the internal feeding system.
- 3.8 As noted, the proposed poultry unit will utilise a multi-tier perching system internally, with eggs being removed from the 'bird area' of the building into the egg packing area via conveyor belt for processing.
- 3.9 Chicken manure from within the building will be collected on muck belts beneath the system and removed regularly via an external chute, into a trailer to be taken away for storage and/or spreading on the holding's agricultural land.

3.10 The building design incorporates the use of ridge-mounted high velocity fans and gable end fans, which will thermostatically control the interior of the building. Therefore, the fans tend to operate more frequently during periods of hot weather; with lesser use being required during periods of cold and 'normal' weather throughout much of the year. Efficient design of ventilation fans has minimised the number needed for this building. Fans will be maintained and inspected in accordance with the manufacturers or suppliers instructions, and this will minimise mechanical noise from the unit and also dust escape. Automated feeding by internal conveyor with augers direct from the sealed external feed hoppers will minimise dust creation. The insulated construction of the walls and roof also reduce sound transmission from the building.

3.11 Extracts of the proposed elevations are provided below:





Ranging Area:

- 3.12 Approximately 20 acres of modified grassland is identified for bird ranging across two separate field parcels, located adjacent to the proposed poultry building. Birds will enter the range via the building's external concrete veranda and pop holes, with the land within the ranging area being managed on a rotational basis to ensure good soil health and condition is maintained. Rotation will help maintain grass cover, limit localised poaching and will reduce the risk of parasites.
- 3.13 A 10-metre buffer will be maintained beside watercourses, and a 50-metre buffer will be maintained around any water supplies, as is demonstrated on the submitted Ranging Area Plan. The range area boundary and watercourse exclusions will be secured by 1.6-metre-high chicken-proof post and wire fencing.
- 3.14 An annual grass crop will be cut on the ranging area rotationally (hay or silage) which will ensure the ranging land has a high nutrient requirement.

Access, Transport & Servicing:

- 3.15 The farm's existing vehicular access onto the public highway network is not within the Applicant's ownership, although they do maintain a right of access to use it. Noting this, and the fact that it would not be possible for the Applicant to widen or improve the existing access drive owing to it being within third-party ownership, the application proposes the formation of a new access (on land within the ownership of the Applicant) utilising an existing field gate, which is to be substantially improved and widened.
- 3.16 The proposed access works are detailed within the submitted Access Plan (Drawing No: 82719 / GH / 006).
- 3.17 The proposed new vehicular access will provide a substantially improved means of access to the application site for use by the free-range egg production enterprise; and will leave the existing access drive (in third-party ownership) unchanged.
- 3.18 To the north of the proposed new access, the existing roadside hedgerow will be translocated into the field, to be behind the new visibility splay; offering far improved visibility compared to that on offer from the existing farm access.
- 3.19 Entrance gates will be set-back from the highway edge by 20m, to ensure that any HGVs visiting the site will not need to wait on the public highway to open/close a gate. Similarly, the first 20m will be surfaced with a suitably bound material to avoid the deposition of any loose material onto the public highway.
- 3.20 It is considered the proposed visibility splays as detailed within the Access Plan will be sufficient, taking into account the nature of the adjacent single-track public highway. Indeed,

the nature of the local public highway network means that vehicles are unable to realistically travel at speeds greater than 20-25mph, given the alignment and width of the highway in this location.

- 3.21 In terms of traffic movements associated with the proposed development, the proposed shed will operate on a 14-month flock cycle. At the start of each cycle, new birds will be brought to the site in one 16.5 maximum legal articulated vehicle. At the end of the cycle, the birds will be taken away from the site, again in one articulated vehicle. Thus, a total of four two-way HGV movements will be associated with bird movement per 14-month flock cycle. This volume of vehicle movements can be considered negligible and insignificant over this time period.
- 3.22 In terms of feed deliveries for the birds, there will be three deliveries per month, equating to 42 deliveries of feed to the site over each 14-month flock cycle. This is an additional 82 two-way HGV movements over the 14-month period – which is less than one feed visit per week.
- 3.23 Egg collections from the site will take place two times per week, by a smaller 7.5t vehicle.
- 3.24 No other HGV movements to/from the application will ordinarily take place in association with the proposed development. Taking the above movements into account, it is noted that visits by larger vehicles will be infrequent, and can be considered insignificant in this case, with a low potential to lead to any adverse effects upon highway safety along the local road network. Whilst feed deliveries will be more frequent (approximately 3x per week) importantly, these will be made by much smaller 7.5t vehicles; the type which already traverse Denbighshire's minor roads daily delivering to farms right across the county. No adverse effects upon highway safety arising from feed deliveries are therefore anticipated.
- 3.25 There will be no 'staff movements' associated with the proposed development given that all labour will be provided by the Whittingham family, who already live and work on-site at Fferm Wern Fawr.
- 3.26 In terms of HGV vehicle routing, this is detailed within the submitted HGV Routing Plan, which accompanies the application. Travelling to the application site from the A494 at Llanbedr Dyffryn Clwyd, HGVs will travel along the B5429 in a north-westerly direction for approximately 1.7km, before turning right towards Hirwaen. Once vehicles reach the junction with Llanbedr Road, they will turn left and travel approximately 0.7km until reaching the new site access, where they will turn right into the site. Vehicles leaving the site will utilise the same route.
- 3.27 The proposed route is considered to contain sufficient numbers of passing places and areas of localised widening to accommodate the additional HGV movements, especially taking into account the low number of HGV movements which will be associated with the development.

Drainage and Manure Management:

- 3.28 Clean roof water and uncontaminated surface water will be directed through pipework to an underground clean-water tank for re-use during washing-down of the shed. Surplus clean water will be directed to an appropriately sized soakaway for infiltration into the ground. Full details of the proposed surface water drainage scheme would be provided as part of a separate SuDS application made to the SAB in the event that the development is granted planning permission.

- 3.29 Dirty, contaminated, water will be collected within a new appropriately sized dirty water storage tank to be constructed underground. The proposed dirty water storage tank will be impermeable and will be constructed in accordance with the requirements of The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021. It is confirmed that clean and dirty waters will therefore be handled and collected separately, and will not be allowed to mix. The dirty water from the proposed underground storage tank will be collected and spread on the agricultural land owned/controlled by the Applicant in accordance with the submitted Manure Management Plan (MMP) and Nutrient Management Plan (NMP).
- 3.30 Manure from the poultry house will be collected on manure belts beneath the aviary system and removed from the building approximately once per week. It will be collected via muck belt into a trailer externally, and will then be spread on the Applicant's land in accordance with the submitted MMP and NMP. Please refer to these documents for full details of spreading locations, timings and the land's need for the nutrients within the poultry manure. It is confirmed that none of the manure or dirty water arising from the proposed development will be exported off the Applicant's holding – with it all instead being spread on land forming part of the business in accordance with the submitted MMP and NMP.
- 3.31 It is noted that a six-month 'closed period' exists for poultry manure in accordance with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021; during which time no chicken manure will be able to be applied to the land. During the closed period, manure from the proposed installation will be stored on-farm within an existing covered manure store which has sufficient capacity to accommodate the manure arising from the development.
- 3.32 Given the above, manure and waste arising from the development will be dealt with appropriately, as is detailed within the submitted MMP and NMP.

4.0 Planning Policy Context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the purposes of this planning application comprises the following:
- National Development Framework: Future Wales – The National Plan 2040 (introduced in February 2021); and
 - The Denbighshire Local Development Plan (2006-2021) (adopted in June 2013). Whilst the Denbighshire LDP is now time-expired, and no longer forms part of the formal development plan for the application, it is nevertheless considered to be a material planning consideration of considerable weight within the overall planning balance.
- 4.2 This section of the Planning, Design & Access Statement provides an overview of the Development Plan context and planning policy framework of specific relevance to the determination of this application. For ease of reference, this overview is set out below at the national and local level.

National Planning Policy:

- 4.3 **Future Wales: The National Plan 2040** was adopted in February 2021 and replaced the Wales Spatial Plan (WSP). It provides a framework for the future spatial development of Wales. Future Wales comprises the first development plan of its kind within Wales. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.
- 4.4 Future Wales sets out its overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales by means of 11 outcomes. As set out on Page 52 of Future Wales, the 11 Outcomes are collectively a statement of where the Welsh Government aspire Wales to be in 20 years' time, as follows:
- 'A Wales where people live:**
- 1... and work in connected, inclusive and healthy places**
 - 2... in vibrant rural places with access to homes, jobs and services**
 - 3... in distinctive regions that tackle health and socio-economic inequality through sustainable growth**
 - 4... in places with a thriving Welsh Language**
 - 5... and work in towns and cities which are a focus and springboard for sustainable growth**
 - 6... in places where prosperity, innovation and culture are promoted**
 - 7... in places where travel is sustainable**
 - 8... in places with world-class digital infrastructure**
 - 9... in places that sustainably manage their natural resources and reduce pollution**
 - 10... in places with biodiverse, resilient and connected ecosystems; and**
 - 11... in places which are decarbonised and climate-resilient'.**
- 4.5 Policy 5 of Future Wales relates to 'Supporting the Rural Economy' and notes that **'the Welsh Government wants vibrant rural areas with services to meet the needs of those living there in a sustainable way. Strategic and Local Development Plans must develop policies that support rural areas. Where these plans identify growth in rural areas, it must be appropriate and proportionate to the needs of the settlement and the wider rural area they serve'.**
- 4.6 Policy 5 further adds that: **'It is important that rural communities develop strong economies and support local enterprise. The presence of local rural business and employment opportunities can reduce the need for workers to travel long distances and reduce the reliance on larger economic centres'.**
- 4.7 'Outcome 2' of Future Wales confirms the Welsh Government wants **'a Wales where people live in vibrant rural places with access to homes, jobs and services'.** It states: **'In rural areas, job opportunities and community services will be supported to help attract and retain people. A balance will be found between development and preserving the character of rural Wales, ensuring our small towns and villages have bright futures as attractive places to live and work. The rural economy will be thriving and communities will be well connected digitally and physically. There will be support for the agricultural sector and its supply chains to boost resilience through diversification'.**

- 4.8 Planning Policy Wales (PPW) (Edition 12, 2024) represents the Welsh Government’s primary national planning policy guidance document – setting out the Government’s main aims and aspirations for the nation in planning policy terms. Its primary objective is to ensure that the planning system in Wales itself contributes towards the delivery of sustainable development whilst improving the social, economic, environmental and cultural well-being of Wales, as required by the Well-being of Future Generations Act 2015 and other pertinent legislation.
- 4.9 The planning system is central to achieving sustainable development in Wales. It provides the legislative and policy framework to manage the use and development of land in the public interest which is consistent with key sustainability principles.
- 4.10 Sustainable development is defined at Page 7 of PPW as follows: ***“the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals”***. Paragraph 1.18 sets out that ***“Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated”***.
- 4.11 In terms of Placemaking, in accordance with the National Development Framework, placemaking is also at the heart of PPW – Paragraph 2.1 for example states that ***“Everyone engaged with or operating within the planning system in Wales must embrace the concept of placemaking in both plan making and development management decisions in order to achieve the creation of sustainable places and improve the well-being of communities”***.
- 4.12 It is summarised succinctly at Paragraph 2.3 that ***“The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all”***. This is equally applicable to rural areas of Wales as well as more built-up areas.
- 4.13 PPW also advises at Paragraph 5.6.8 that ***“Planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation”***.
- 4.14 As well as the national policy guidance outlined within PPW and Future Wales, the more detailed guidance set out within the following Technical Advice Notes (TANs) is also of relevance to this application:
- TAN 5: Nature Conservation and Planning
 - TAN 6: Planning for Sustainable Rural Communities
 - TAN 11: Noise
 - TAN 12: Design
 - TAN 18: Transport
 - TAN 23: Economic Development
 - TAN 24: The Historic Environment

Local Planning Policy & Guidance:

- 4.15 The Denbighshire Local Development Plan (2006 -2021) was adopted in 2013 and is a material planning consideration of considerable weight within the overall planning balance within the Denbighshire LPA area.
- 4.16 There are no directly applicable policies contained within the Denbighshire LDP relating to proposals for new agricultural buildings and development. Instead, Policies RD1 (Sustainable Development & Good Standard Design), PSE5 (Rural Economy), VOE5 (Conservation of Natural Resources) and VOE6 (Water Management) are deemed to be the most applicable to the proposed development in this instance.
- 4.17 Notwithstanding the above, the Denbighshire LDP expresses significant support throughout for new agricultural development within appropriate, rural, locations – especially where they present an opportunity for an existing agricultural business to diversify its income.

5.0 Review of Main Material Planning Considerations

Principle of Development:

- 5.1 As already noted earlier within this statement, the proposed development comprises a form of farm diversification on-site at Fferm Wern Fawr; and will operate alongside the Applicant's existing beef and sheep enterprises.
- 5.2 As noted above, strong support is contained within both local and national planning policy guidance for farm diversification proposals; where they will aid succession planning and enable an existing agricultural business to remain viable for the next generation.
- 5.3 In this case, the proposal comprises an appropriately scaled agricultural building to allow the existing business to operate a new free-range egg production unit, housing 16,000 free-range laying hens. The Applicant has extensively researched the proposed development and is confident they will successfully be able to operate the proposed facility alongside their current farming activities.
- 5.4 The proposed development has been appropriately sited adjacent to the existing modern farm buildings on-site, and the Applicant will operate it from their existing dwelling which has recently been constructed at Fferm Wern Fawr.
- 5.5 Given the appropriate scale and location of the proposed development adjacent to the existing farm complex, it is considered the principle of development is wholly acceptable in this instance in accordance with the provisions of Future Wales, PPW and LDP Policies RD1 and PSE5.

Design, Siting, Scale & Visual / Landscape Impact:

- 5.6 As can be seen from the submitted plans, the proposal will be sited adjacent to the western side of the existing modern farm complex on-site at Fferm Wern Fawr. Thus, within the wider rural landscape, the proposal will be viewed against the backdrop of the existing built development on the farm, and will not be viewed as an isolated form of development.

- 5.7 The proposed building will have a low profile, and will be finished externally with 'juniper green' metal cladding, which will help to ensure it causes no adverse impact upon the visual amenities of the host area and landscape. It should be noted that buildings of such design are now a common sight across the Welsh countryside.
- 5.8 As such, whilst the proposal will be visible within the wider Vale of Clwyd landscape, it will not have the potential to lead to any unacceptable landscape visual impacts in this case.
- 5.9 The application also proposes the formation of an improved vehicular access into the application site off the public highway, which again, will be publicly visible. However, this element of the proposal will not be widely visible within the surrounding landscape owing to existing landscape screening features in the form of existing trees and hedgerows. As such, no adverse landscape visual impacts will occur in this case.
- 5.10 The application site's location within the Clwydian Range & Dee Valley AONB is acknowledged, however, as a small-scale agricultural development which will be viewed within the context of the existing farm complex, it is considered there is no potential for the development to negatively impact upon the special qualities of the AONB in this case.

Impact upon Neighbouring Amenity:

- 5.11 A distance of over 140m exists between the site of the proposed poultry building and the closest non-associated residential dwelling at Wern Fawr. It is noted that several large-scale existing modern agricultural buildings lie between the application site and the third-party dwelling at Wern Fawr; which will block most views of the proposed building from this property.
- 5.12 Given the separation distance in this case, it is considered unlikely that any adverse noise or odour impacts would arise in this case from the proposed development; especially considering that several agricultural buildings already exist between the two – helping to provide effective screening.
- 5.13 Other third-party dwellings are located approximately 300m distant from the site of the proposed building. Owing to this distance, the potential for any adverse impacts upon the amenity of these dwellings to occur as a result of the proposal is very low in this case.

Aerial Emissions:

- 5.14 In accordance with NRW's published guidance on Ammonia Assessments, the application has been screened in terms of aerial emissions using a 3km screening distance (being a free-range egg production unit with manure belt removal for 16,000 laying hens).
- 5.15 There are no NH₃-sensitive areas of ancient woodland or SSSIs within the applicable 3km screening distance on this occasion. Thus, as per the NRW guidance, no further screening or detailed modelling is required in this instance.

Impact upon Highway Safety:

- 5.16 Details in terms of proposed vehicle movements and HGV routing associated with the proposed development are contained within Section 3 of this statement.

- 5.17 The proposed increase in vehicle movements associated with the proposal is considered to be insignificant in this case; especially when looking at the movement numbers from larger HGVs to and from the application site.
- 5.18 The application site is located within a rural location within Denbighshire; where agricultural vehicle movements are to be expected. As noted within Section 3 of this statement, an appropriate HGV route to/from the application site onto the A494 has been identified which contains a high number of existing passing places, allowing two vehicles to pass one another.
- 5.19 The application also proposes the formation of an improved vehicular access, which will allow all vehicles to safely enter and egress the site without causing an adverse impact upon highway safety along the public highway.

Ecology & Biodiversity:

- 5.20 The application is accompanied by a Preliminary Ecological Appraisal which assesses the potential ecological impacts arising from the proposed development.
- 5.21 The submitted appraisal details that the proposed development will impact areas of improved and modified agricultural grassland, which is of no overall ecological significance and negligible ecological interest.
- 5.22 Overall, no adverse impacts upon protected sites or species are anticipated. Indeed, while there are two existing ponds within 200m of the proposed development, these will remain unimpacted by the proposed development, and the assessment concludes that risks to Great Crested Newt (GCN) are highly unlikely to occur as a consequence of the proposals. In any case, the assessment recommends that reasonable avoidance measures for GCN are put in-place, and these could be secured by planning condition if considered necessary.
- 5.23 Overall, the submitted appraisal confirms that the proposed development will not negatively affect any protected species, and that any impacts which do occur can be appropriately mitigated.
- 5.24 In terms of protected sites, as noted earlier within this statement, all manure and wastewater associated with the proposed development will be spread on land forming part of the Applicant's holding, in-line with the submitted MMP and NMP. These documents confirm that the existing holding can accommodate the spreading of the manure and wastewater arising from the proposed development without leading to any over-spreading or overloading of the agricultural land with nutrients the land does not need. The submitted MMP contains spreading risk maps which include appropriate measures to ensure spreading will not take place on unsuitable land or within areas close to watercourses, surface water features or private water supplies. Subject to adherence to the submitted MMP and NMP, it can therefore be concluded that the proposal can proceed without leading to any adverse ecological effects or impacts upon protected sites.
- 5.25 With regards achieving a net-benefit for biodiversity in accordance with Chapter 6 of Planning Policy Wales (PPW), the submitted appraisal sets-out that appropriate enhancement for biodiversity can be achieved with the proposed installation of bat and bird boxes on the farm. Given the application site's low green infrastructure baseline, it is

considered that these measures (as set-out within the accompanying report and as outlined on drawing number 82719 / GH / 008) will achieve a sufficient enhancement effect in accordance with the requirements of PPW.

- 5.26 As noted, as part of the proposed access improvement works, the existing roadside hedgerow will be translocated to the rear of the new visibility splay to the north. Thus, the existing hedgerow will be retained, and a detailed Hedgerow Translocation Method Statement can be secured by condition if considered necessary by the Local Planning Authority.
- 5.27 Given the above, and the conclusions of the submitted Preliminary Ecological Appraisal, it is considered the proposed development can proceed without leading to any adverse or unacceptable ecological effects, and that the proposal can achieve an acceptable form of biodiversity enhancement on the site in accordance with the requirements of PPW (Chapter 6).

Heritage:

- 5.28 The presence of several designated heritage assets within the application site's vicinity is noted, and these are detailed below within Figure 2; with the blue dots representing listed buildings and the location of the proposed building being denoted approximately by the red star:

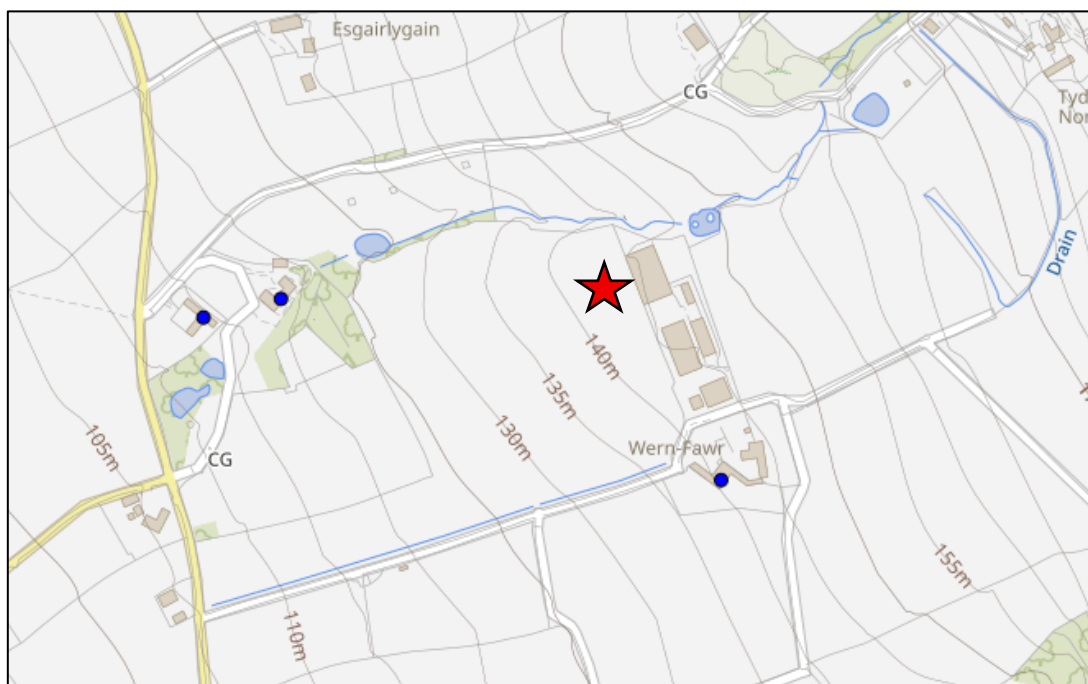


Figure 2: Nearby designated heritage assets (source: CADW)

- 5.29 As noted previously, there will be little intervisibility between the proposed poultry housing building and the Grade II listed Wern Fawr Farmhouse (within separate ownership) due to the presence of several existing large-scale modern agricultural buildings, the topography of the land and the Applicant's recently constructed rural enterprise dwelling on-site. As such, no significant or harmful impacts upon the setting of the Grade II listed building are anticipated in this instance.

- 5.30 To the west of the site, two further listed buildings are sited approximately 300m distant; with one being Grade II* listed and the other being Grade II listed. However, given the significant separation distance, the grouping of the proposed building with the existing agricultural development on-site at Fferm Wern Fawr, and the presence of significant areas of mature woodland planting between the application site and the listed buildings to the west, in this instance there will be no impacts upon the setting of the listed buildings as a consequence of the proposed development. Indeed, the existing mature woodland significantly restricts intervisibility between the listed buildings and the site of the proposed development, and any views which will be available will be read against the backdrop of the existing farm buildings on-site.
- 5.31 As such, on this occasion the proposed development will not cause any harmful impacts upon the setting of nearby designated heritage assets, in accordance with the requirements of TAN 24 (The Historic Environment).

The Planning Balance:

- 5.32 It is acknowledged there are arguments both for and against the construction of new agricultural livestock installations within Wales. The proposed development will be visible within the host rural landscape within the AONB, and will see additional vehicle movements to and from the application site along the local highway network.
- 5.33 However, in this case, as has been demonstrated within this Planning, Design and Access Statement and within the supporting reports referred to, it is considered any impacts can be successfully mitigated to avoid any unacceptable impacts in planning terms.
- 5.34 Further, the proposal is considered to be of an overall modest scale and will be commensurate to the scale of the Applicant's existing agricultural operations at Fferm Wern Fawr. Importantly, it is a form of farm diversification which will allow the existing business to remain viable moving forward into the future, and to allow the next generation of the family to continue farming – bolstering the social sustainability of the local area by retaining a young family within the locality.
- 5.35 In addition, the proposal will bolster the UK's food security by seeing an additional 16,000 bird free-range egg production unit constructed on-site. The ongoing salmonella cases related to imported eggs is just one example of issues currently with the UK's food security. The proposal will reduce reliance on imported eggs, and will help to aid the overall sustainability of the UK's food supply. It will see free-range eggs being produced in a sustainable way in the UK; reducing carbon emissions by meaning less eggs needing to be imported into the country while also boosting local supply.
- 5.36 These are important factors within the overall planning balance, and they need to be given appropriate weight within the planning balance by the Local Planning Authority.

6.0 Conclusion

- 6.1 This application seeks full planning permission for the erection of a 16,000-bird free-range egg production unit, with two feed bins, the formation of a new vehicular access with stone access track and all associated works including landscaping and drainage at Fferm Wern Fawr, Llangynhafal, Ruthin, Denbighshire, LL15 1RT ("the Application Site").

- 6.2 The proposal comprises a form of farm diversification alongside the Applicant's existing farming business on-site; providing an additional and more stable source of income and strengthening the long-term viability of the holding. Its position adjoining the established farmstead would maintain a clear operational relationship with the existing business and avoid isolated development in the wider countryside; avoiding any unacceptable landscape visual effects within the wider Clwydian Range and Dee Valley AONB.

- 6.3 Ecological mitigation and enhancement measures have been incorporated in accordance with the stepwise approach and would provide a net benefit for biodiversity; complying with the requirements and aims of Planning Policy Wales.

- 6.4 An improved vehicular access is proposed into the site, which will improve highway safety within the application site's vicinity. Further, a suitable HGV route to and from the application site onto the A494 at Llanbedr DC has also been identified to help mitigate any impacts from the slightly increased volume of traffic which will be associated with the development.

- 6.5 Importantly, all manure and waste water arising from the proposed development will be spread appropriately on land forming part of the Applicant's holding, in accordance with detailed Manure and Nutrient Management Plans which accompany the application. These demonstrate that all manure and waste can be appropriately accommodated on the holding, and that the nutrients within the waste will be used for agricultural benefit.

- 6.6 The proposal represents an appropriate form of agricultural diversification that accords with the relevant objectives of national and local planning policy. Therefore, it is requested that full planning permission should be granted.