
Design & Access Statement

**Cinders Farm
Ruabon
Wrexham
LL14 6HL**

**Erection of an additional two
broiler production buildings
including silos and associated
works.**

Soaltar Ltd

July 2026

Roger Parry & Partners LLP
www.rogerparry.net
planning@rogerparry.net
Tel: 01691 655334

The logo for Roger Parry & Partners is located in the bottom left corner of the page. It consists of a white square containing the text "Roger Parry" in a large, bold, yellow sans-serif font, with "& Partners" in a smaller, yellow sans-serif font below it. The square is set against a dark blue background that features a yellow triangular shape in the top left corner and a yellow trapezoidal shape at the bottom.

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Author:	Pip Maddocks
Checked by:	Richard Corbett BSc (Hons) MRICS FAAV
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1.0 Background

- 1.1. Soaltar Ltd is a farming business that operates a mixed system forming part of Wynnstay Estate. The farm business extends to 900 acres (364.22 hectares).
- 1.2. The farm is located 1.7 miles from the village of Ruabon and consists of a 4 poultry units which are used for broiler rearing.
- 1.3. The farm business is proposing to destock the existing sheds from 56,250 birds to 46,625 birds in line with requirements so there will be an overall increase of bird numbers across the two proposed sheds of 54,750. The bird density across the whole site will be reflected to 30kg birds/m² which is the required stocking maximum of 'RSCPA assured' higher welfare accommodation for broilers. This enterprise has been researched fully and the applicant is confident that the business can continue to be a success and supplement the current marginal farm profits.
- 1.4. Please see below photograph of the site:



2.0 Proposal

- 2.1 The proposal is for two new broiler poultry buildings to provide additional housing for Cinders Farm destocking from 56,250 to 46,625 per existing shed, and allowing an increase of bird numbers of up to 54,750. The new buildings will be located to the west of the current poultry enterprise at Cinders Farm. The buildings will each measure approximately 113.5m x 25m wide, which will house 46,625 birds each (93,250 in total).

2.2 The overall project is linked to the whole site permanently moving onto the higher welfare chicken standard reducing stocking density from 38kg/m², to the new higher welfare standard of 30kg/m².

2.3 The buildings will be of steel portal framed construction with insulated box profile metal sheeting to the walls and box metal profile sheet roofs. The internal flooring will be a smooth, easily washable concrete floor on a damp proof membrane. The walls will be on a poured concrete foundation.

2.4 The roof construction typically consists of an internal steel box profile 'ceiling' with a minimum of 140mm but potentially up to 280mm fibreglass insulation between timber purlins with steel box profile sheeting external roof covering. Walls will be timber framed panels/battens with 100mm fibreglass insulation with external steel box profile sheeting.

2.5 The buildings will be insulated with fibre glass insulation to the walls and roofs to a U value of <0.4 W/m²°C. This will eliminate condensation on the inner lining of the buildings and minimise any solar heat gain. The buildings will be ventilated by a computer controlled mechanical system.

2.6 Ventilation will be provided by roof mounted variable speed fans which will operate at a variable rate dependent upon the age of the birds. There will also be 14 emergency fans built into an end wall of the buildings. Most of the year the roof fans will provide adequate ventilation and the gable fans will only be needed in very hot weather.

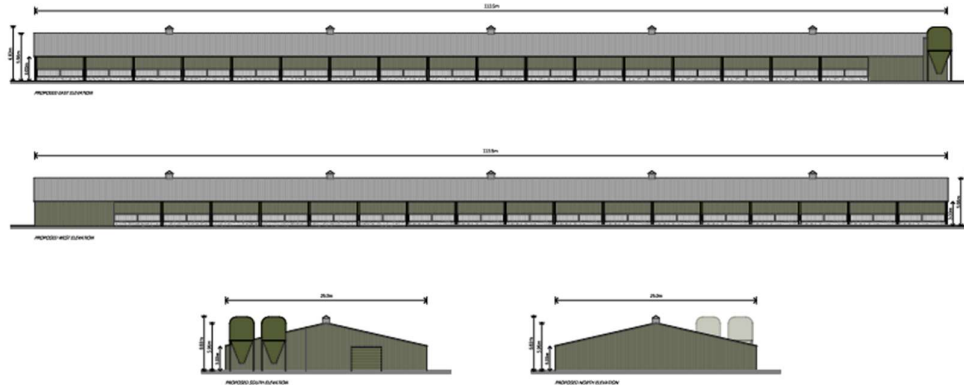
2.7 There will be four feed bins which have the capacity of 30 tonnes and will measure 6.68 metres in height and 2.8 metres in diameter.

2.8 A hardstanding area for maintenance access will be situated around the building. Access will be via the existing farm track which currently serves the existing poultry site which has links to the A539. A yard area will be to the front of the building to allow vehicle access and turning.

2.9 Lighting on the site will be kept to a minimum to ensure the safe operation of the site but to reduce any light spill outside the unit. The shed will have low-wattage, low intensity light above the openings to allow safe working during normal working hours during the winter. Additional lighting may be required during the removal of birds but this will be carried out in low light levels to avoid causing unnecessary stress to the birds. There will be no use of high intensity lighting.

2.10 During hours of darkness the buildings will be lit internally to around 0.4 lux for bird welfare. As the building will be clad with high density metal profile sheeting there will be no light spill outside the building. The doors will be shut and windows shuttered at night to stop light escape.

2.11 A landscaping scheme will be implemented to help mitigate any adverse visual impact from the proposed development. This will also provide biodiversity benefits.



2.12 The following sections include a description of the production cycle followed by a description of the main building and ancillary works, operational arrangements and environmental controls.

Best Available Techniques

The term “Best Available Techniques” is defined in Article 2(11) of the European Directive as “the most effective and advanced stage in the development of activities and their methods of operation which indicate the practical suitability of particular techniques for providing the basis for emission limit values designed to prevent and, where that is not practicable, generally reduce emissions and the impact on the environment as a whole.”

The best available techniques to be applied to the poultry installation at Cinders Farm are those set out in the European Commission’s Reference Document on Best Available Techniques for Intensive Rearing of Poultry and Pigs known as the BREF document. The following systems within the BREF Document are applicable to the proposed poultry installation at Cinders Farm:

- Good agricultural practice for environmental management
- Best Available Techniques for nutritional management
- Best Available Techniques for efficient use of water
- Best Available Techniques for efficient use of energy
- Best Available Techniques for the reduction of emissions from poultry housing
- Best Available Techniques for housing of broilers
- Best Available Techniques for the reduction of odour
- Best Available Techniques for the reduction of emissions from storage

- Best Available Techniques for the reduction of emissions from application of manure to land
- Best Available Techniques to reduce noise emissions
- Best Available Techniques for the treatment and disposal of residues other than manure and carcasses.

3.0 Site

3.1 The site is situated to the North of the existing Cinders Farm and to the west of Cinder Farm Poultry Units, being accessible from the existing farm entrance track connecting to the A539 to the south of the farmstead. The proposed site is currently agricultural land used with the existing poultry enterprise.

3.2 The location of the building has been carefully considered, as near as possible to the existing poultry buildings, and within the current farmstead.

3.3 There are no public footpaths running through the site.

3.4 The feed hoppers would be located adjacent to the building.

4.0 Landscaping

4.1 The proposed development would not cause any unacceptable adverse effects on Wrexham's landscape: the visual impact of proposals shall be reduced as follows:

- Buildings shall be carefully sited and designed to minimise their impact on the landscape and, wherever possible, grouped with existing buildings.
- Buildings shall be designed and constructed of materials to take account of their surroundings. Reflective external surfaces should be avoided and roofs should be dark coloured.
- Roadways and other engineering operations shall be integrated with the existing topography and landscape features and shall be designed to minimise any unacceptable adverse visual impact.

4.2 Proposals should take account of existing landscape features such as hedgerows and trees, which should be retained wherever possible. Additional landscaping measures will be required such as tree and shrub planting or earth mounding in particularly sensitive situations.

4.3 The site is located within close proximity to the farmyard, with the benefit of land undulating around the site. Additionally to the west the existing buildings are dug into the land, with a bund providing screening to the west elevation.

4.4 The buildings are located in an exceptionally well screened location with existing mature tree belts and natural topography hiding the building from the local village of Cinders.

4.5 There are no public footpaths within the immediate locality of the development site.

4.6 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. However, the setting of the site in the context of the established agricultural development means that the overall effect on the perception of landscape character will change little.

4.7 Overall, the additional poultry rearing 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.

5.0 Building Design

5.1 The buildings are located in a screened location, within the existing farmstead, with existing mature trees and hedgerows hiding the building vantage points with additional landscaping proposed where required. The design will be low-profile, and the materials of the roof and sides will be clad with steel box profile sheeting coloured juniper green (or a colour to approved by the LPA) set above a low concrete base wall.

6.0 Broiler Growing

The production programme for Cinders Farm already operates in accordance to their processor's requirements as follows:

Day 1: Day old chicks arrive on farm as hatched so a mixture of Female and Males
Day 32: Thinning of the flock, where 30% are removed
Day 39: Depletion of the flock, where all birds are removed
Day 40-54: Clean out of the sheds, wash down, pre-heating and laying of sawdust and chick crumb.

The production cycle is on average a 49-day programme, although this can alter due to weekends, holidays etc.

There are approximately 7.5 flocks per annum.

6.1 Stocking Rates

It is proposed that the additional poultry unit will grow chickens for the retail trade. All retailers now require the supply of 'Higher Welfare Chicken' (HWC), which includes those endorsed by the RSPCA Freedom Foods Scheme, and these farms are stocked at a lower rate of 30kg/m². For the purpose of this report a stocking rate of 30kg/m² has been used for calculating the maximum number of birds stocked on site.

The implications of the change in welfare standards on the site is that the existing four sheds are being de-stocked so the bird numbers will be spread across the additional 2 sheds, with an increase of bird numbers to 54,750 from the existing 225,000.

6.2 Summary of Production Cycle

The production cycle will follow the same basic procedure as follows:

- Chicken placement on day one following pre-warming of the house and covering of the floor with wood shavings
- Feed arrives for birds during growing cycle. Volume of feed consumed increases during the growing period.
- Thinning of the flock, where 30% are removed
- Depletion of the flock, where all birds are removed
- Remove all manure from shed and move to existing manure store on farm to be stored prior to land spreading or to be taken by neighbouring farmers
- Sheds power washed, disinfected and dried out prior to chick placement on day 49

The turnaround period between crops will be 10 days on average; the length of time taken to clear the site will depend on many factors such as when the date on which the crop cycle ends, e.g. if the cycle completes before a bank holiday weekend the clear-out may take an additional day to avoid disturbance over the holiday. For the purpose of this report a 10-day turnaround period has been used. This would result in producing 7.5 crop cycles per year.

7.0 Vehicle Movements

7.1 Construction Traffic

The following table summaries the estimated construction traffic:

Type	Estimated Movements
Stone	292
Concrete	80

Steel Sheeting	30
Employees	Approximately 8 per day for two-three months during weekdays

It is expected that the construction timescale will be approximately six months. It has been assumed that traffic levels during the decommissioning period would be similar to that during construction. No construction will take place on a Sunday or Bank Holiday unless absolutely necessary, and construction will be limited to the hours of 07.30-18.30 Monday to Friday and 08.00-13.00 on Saturday to avoid causing disruption to local residents.

7.2 Operation Traffic

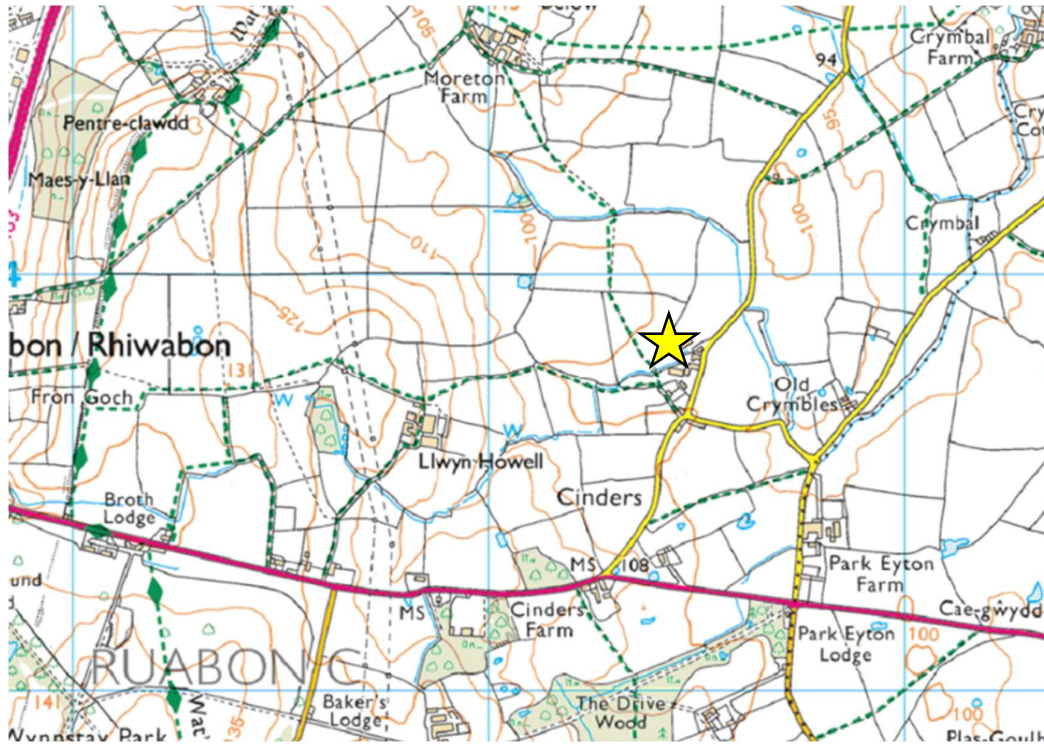
The following table summarises the traffic movements that will be generated by the proposed poultry development. These movements are a worse case scenario as the majority of movements will be combined with those for the existing site:

	Traffic Source	Vehicles per Crop	Total Movements per crop (2-way)	Peak Movements per Hour
HGVs	Bedding Delivery	1	2	2
	Chick Delivery	1	2	1
	Feed Delivery	10	19	1
	Mortality Collection	1	2	1
	Fuel Delivery	1	2	1
	Poultry Collection	11	22	1
Tractors & Trailers	Manure collection	8	15	1
Small Vehicles	Vets, Engineers, company inspection, cleaning, contractors, catchers	1	1	1
	Employees	0	0	0
Totals		34	65	9

The peak periods are during poultry removal and manure removal and amount to between 3 and 4 days during the cycle.

8.0 Vehicle Routing

8.1 The proposed extension to broiler enterprise unit would be accessed from the A539 and an unclassified road with an access directly to the proposed track leading to the site.



9.0 Drainage

- 9.1 After the litter is cleared the building and roof inside and the walls are pressure washed and disinfected. Washing water then passes via a pipe directly into a collection tank between the buildings. The dirty wash water produced will be collected in two underground storage tanks with 1,000 gallons capacity. The tanks will be constructed to meet the Water Resources (Control of Agricultural Pollution) (Wales) 2021 regulations. This will then be spread on the applicant's land. A drain is to be placed at the entrance of the building to direct dirty water directly into the dirty water storage tank.
- 9.2 With the polished floors following a brushing down there will be very little solid matter to be carried away with the washing water. Each shed will take approximately 6 hours to be fully washed down. With the drains in the lowest corner of the shed leading directly into the collection tanks and no water passing out on to the outside yard there can be no mistake over the position of the isolating valve when washing down is taking place. The

outside area can then be cleaned up when the litter has been taken away and also controlled in sections by the sloping concrete.

- 9.3 Clean surface water from the roof of the building will be collected in two 1,000 gallon underground storage tanks and used for washing down purposes. The underground tanks will be constructed in concrete to comply with The Water Resources (Control of Agricultural Pollution) (Wales) 2021 Regulations. Surplus clean water from the roof will be run by pipe, to existing ditches.
- 9.4 The clean & foul water systems will be kept separate in order to ensure that no pollution incident occurs to the environment.

10.0 Manure Storage & Disposal

- 10.1 Following the removal of the birds, the site is empty for 9-10 days for cleaning and preparation of the next batch of chicks. The cleaning process involves removal of the manure, followed by power washing of the buildings. Once washed, the buildings are dried using the heating system, and bedded with wood shavings in readiness for the next batch of birds. The site will operate with 7.5 flocks of birds per annum. All manure generated on the poultry unit will be exported off site.
- 10.2 All manure produced as a result of the proposed development will be spread on the applicants land.

11.0 Cleaning Out

- 11.1 With reference to the cleaning, this will take place once every cycle. The manure will be removed from the site using a sheeted tractor and trailer.

12.0 Emissions

- 12.1 The building design incorporates the use of ridge mounted high velocity fans and gable end fans, will thermostatically control the building. Therefore, they tend to operate more frequently during hot weather. 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, 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.
- 12.2 It is concluded that the nature of the development and environmental controls built into the proposed additional poultry unit mean that emissions to air will have no significant adverse effects on air quality or the

health of local people or designated wildlife sites. Therefore, no further mitigation measures are required.

13.0 Noise / Odour Management

- 13.1 The proposed poultry unit at Cinders Farm incorporates the use of mechanical ventilator extractor fans which will thermostatically control the building temperature. shall have 16 mechanical extractor fans in total which will be used during periods of hot weather only. Therefore, they tend to operate more frequently during hot weather. The industry standard noise level for fans operating at 100m from the nearest property would be in the region of 36dB (A) in rural areas, background levels may be between 38-42dB (A) adjacent to an existing farm. This figure is likely to be towards 42dB (A) is not in excess of this. We therefore feel that any increase in the noise levels at any neighbouring properties would be negligible.
- 13.2 The waste is removed once per cycle, therefore there will be minimal manure stored within the building which will result in reduced pest activity especially flies. Manure produced will be a relatively dry product of a friable nature. The potential build up of manure is mitigated by the age and size of the birds.
- 13.3 Decomposing waste products such as manure, dust and bedding causes odours in intensive meat chicken buildings. Ventilation rate and temperature significantly influence the concentration of odorous compounds; inadequate air movement in the houses, leading to high humidity and wet litter causes poor disposal of odours. The ventilation system is designed to efficiently move moisture from the house and to remove heat. The drinking system is also designed to eliminate spillage. The shed is also insulated to eliminate condensation. Other management controls include dietary manipulation; crude protein levels will be kept at a practical minimum keeping crude protein low. The feed will contain enzymes that enhance the digestion of the cereal components of the feed as a result of the improved digestion, the amount of water drunk by the birds is reduced, and this in turn leads to a lower moisture content of the litter. Consequently, the risks of odour are reduced by this drier litter.
- 13.4 The period during the bird production cycle at which odour and dust concentrations have the potential to cause nuisance is during the clearing of manure and spent floor litter from the sheds.

Mitigation:

The applicant is proposing the following mitigation as part of the proposal:

- 1) Movements of feed and birds to the site will be done so with full care and attention to all neighbours. All movements shall be restricted to daytime hours to respect neighbours thus meaning that movements shall only occur between 07:00 and 18:00.

- 2) Feed when transmitted to the feed bins is a normal occurrence on farm, however the applicant shall ensure that delivery is between 07:00 and 18:00.
- 3) All fans will be maintained by local electricians to ensure they are working properly and reducing any unplanned excessive noise.
- 4) All electrics within the poultry unit will be maintained so that they are fully operational and at no risk of failure within the unit – this is vital for Animal Welfare reasons and by law.

14.0 Quality Standards

- 14.1 The chickens are managed to comply with the stringent conditions that are imposed by the RSPCA Freedom Food specification, which sets out the standards of welfare at all stages of the chickens life as well as Red Tractor standards.

15.0 Dead Bird Management & Pest Control

- 15.1 There are several reasons why the careful disposal of dead birds is an important part of the health management of systems:
 -  Reduces the risk of disease spread back to the flock and other species.
 -  Reduces the likelihood of carcasses being removed by scavengers, which can transmit disease.
 -  Reduces the risk of blow flies (*Caliphora sp.*), which can also transmit disease.
 -  NFS company registered firm Pointins are utilised
- 15.2 The dead birds will be collected by an approved contractor of the National Fallen Stock Disposal Scheme prior to this they will be stored in a secure container in line with the animal by-products Regulations 2003. Pest control for rats will be carried out by an approved agency. Preventative measures will be used to control flies to include fly screens and flies controls replaced periodically to prevent the flies entering the building from the outside.

16.0 Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “where, in making any determination under planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise.”

 Planning Policy Wales Edition 12, February 2024

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. They should also adopt a positive approach to the conversion of rural buildings for business re-use.

Wrexham Unitary Development Plan 1996-2011

Policy EC3- Agricultural Buildings

Development proposals shall be permitted unless the development is materially detrimental in terms of its impact on the environment or surrounding landscape.

The development should form part of an existing farm complex and take advantage of topography and other landscapes features for screening.

Isolated buildings will only be permitted in exceptional circumstances where there is an essential agricultural need, and no reasonable alternative location for the development.

Policy PS2 is a strategic policy which aims to ensure the broad location of development

Policy GDP1 states that new development should:

“(a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the locality...

(b) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development...

(c) Secure the development of sustainable communities through the promotion of the economic, social and environmental well-being of the area...”

Paragraph 4.1 of the UDP states that The Council, will, from time to time issue supplementary planning guidance with the aim of encouraging high standards of development and design.

17.0 Access Statement

Explain the adopted policy or approach to inclusive design and how policies relating to inclusive design in development plans and relevant local design guidance have been taken into account.

Access to all users

The Disability Discrimination Act 1995 (DDA) seeks to avoid discrimination against people with impairments and disabilities and for instance ensures that work premises do not disadvantage someone with a disability.” All users will have equal and convenient access to the poultry unit using the mostly concrete access proposed on the site of the Poultry Unit. There will be no discrimination within the farming unit.

-  The car parking facilities and access ways to and from the poultry building will be flat and even and unobstructed allowing the building to be accessed by all people including disabled people or people with impairments.
-  Detail how features, which ensure people’s access to the development, will be maintained.
-  The car parking facilities and access ways to and from the building will be maintained in such a way as to allow all people access to the building.
-  All of the measures detailed above will be maintained in such a way that will allow all people access to / from and around the building. Also the facilities within the building will also be constructed and maintained in such a way to ensure people’s access within the development.

17.0 Community Safety

Site security is critical throughout day and night to prevent the theft of equipment and livestock, which may injure or adversely affect the welfare of animals. This is critical in this case given the secluded location and its proximity to the public highway.

18.0 Environmental Design Statement

An environmental design statement shall accompany all detailed applications and will describe the actions taken to design and adapt the development to fit its location. Wherever practicable, developments shall be designed to reduce energy consumption and maximise energy conservation and maximise energy conservation through the use of appropriate materials, design, layout and orientation.

The Wrexham UDP sets out the policy considerations for new development and changes of use in the County and has undergone both a Sustainability Appraisal and the Strategic Environmental Assessment process in its preparation.

The strategic aims supporting sustainable development in the UDP are as follows:-

- To promote energy conservation and efficiency
- To encourage appropriate energy generation from renewable energy sources

- To strengthen design standards and promote good design across the County.

The proposed use is for a broiler poultry unit, the building is a specialist agricultural building and is designed to meet the substantial welfare needs of the chickens, we feel that given the nature of the use of the building this won't be applicable.

Our planning application has taken into consideration the following energy efficiency measures and technologies that can be incorporated alongside wider energy efficient design principles to ensure high energy performance.

The proposed buildings has been positioned and orientated (as far as possible) in order to maximise the use of natural daylight and solar energy. This is achieved where possible by orientating the building in such a way to maximise the potential for solar gain and reducing the need for energy consumption.

The building will be insulated (roof, walls and floors) according to the most recent building regulation standards in order to reduce heat loss in winter and excess solar gains in summer.

Wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development. The scheme will avoid the use of tropical hardwood and look for timber which is certified as coming from sustainable sources. The materials used in this development to include the steel, box profile sheeting and fibre cement roof sheets, will come from a local source, using local steel fabricators and all from sources that can be renewed without harm to the environment.

It is intended that the building will include for a high efficiency condensing boiler (more than 90% efficient) which will reduce CO² emissions and also reduce energy consumption

The site is serviced by private water and mains electricity.

Surface water will discharge into the soak-away system.

Sustainable Urban Drainage Solutions (SUDS) will also be used within the development, by incorporating permeable materials for parking and other hard surfaced areas within the curtilage of the dwelling and soakaways would be used for surface water drainage.

The development of this land will contribute to the aim of sustainability through the productive use of the above-mentioned features.

The above points will ensure that the properties are ‘sustainable’ in terms of its building design and the supply and use of energy in accordance with the Council’s recommendations.

Other complimentary measures:-

We have considered that energy efficient design principles are also key to the success of schemes including if electricity is required to be supplied to the building that energy efficient light bulbs are used.

We also aim to:-

- Design out waste from the outset
- Minimise the energy used during the construction phase of the development through careful project planning
- Use reusable and recycled materials

We have also considered waste management control during the construction phase, and as far as possible all waste will be utilised on site, including all the topsoil excavated from the building site which will be used to form the bund on the northern side of the building where a landscaping scheme is planned.

19.0 Physical Context of the Development

The location of the building has been carefully considered, as near as possible to the existing poultry buildings, and within the current farmstead. The site is located in close proximity to the existing poultry buildings and have the benefit of a bund to the west, forming a natural screen.

The proposed building would be located on the owner-occupied land.

The proposed site is surrounded by agricultural land; agricultural land to the north, south, east and west of the site is within the control of the Applicant.

20.0 Social Context of the Development

The proposals concern applying the new, higher-welfare poultry standard across the entire site. In response to public demand, UK supermarkets have pledged to adopt improved animal welfare practices on poultry farms. This change involves providing chickens with 21% more space inside the barns. As a result, maintaining current production levels under the new standard requires 21% more poultry housing, without increasing the overall scale of the industry. Expanding poultry housing has now become strategically important for the UK’s food security, to ensure that the transition to higher welfare does not lead to a significant shortage of chicken — a gap that would otherwise be filled by imports from countries with lower animal welfare standards.

21.0 Economic Context of the Development

Additional employment opportunities will be created during the construction phase of the development as well as the lifetime. Whilst the jobs within the construction phase will only be temporary, it contributes towards supporting full-time employment within the construction industry within the area. Further, at varying points of the works, additional jobs will be created such as day-to-day running and management, cleaning and preparation of the site for the next crop cycle.

Farm businesses need to change and grow in response to market forces and legislation if they are to survive.

Planning Policy Wales is supportive of diversification of agricultural enterprises. The current market dictates that agriculture must adapt to meet consumer demands, the applicant has chosen to diversify to respond to the demand for poultry meat.

22.0 Conclusion

-  The proposal is an economic development that is supported by both local and national policy; it amounts to sustainable development that will improve the agricultural business located on site.
-  The building is sited within a natural hollow of the landscape and does not affect long distance views from amenity areas therefore minimising the impact of the building on the landscape, in addition to this there is a proposed landscaping planting scheme.
-  The building is intelligently and sympathetically designed and strikes a balance between practical and economic efficiency and minimal landscape impact.
-  Adequate provision is made for the disposal of foul and surface water drainage and animal wastes without risk to watercourses through a sustainable drainage technique.
-  Adequate provision is made for access and movement of machinery to avert the perpetuation, intensification or creation of traffic hazard.
-  The proposal is of an appropriate location, scale and type so as not to be detrimental to the amenities of any nearby existing residential properties.
-  This proposal has significant merit, fits within the policies of the development plan and national planning guidance, and it is respectfully requested that the submitted planning application be approved.