
Green Infrastructure Statement

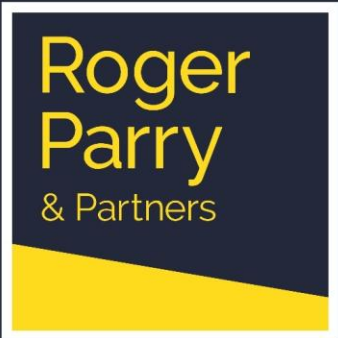
**Fferm Wern Fawr
Llangynhafal
Ruthin
Denbigshire
LL15 1RT**

**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**

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September 2026

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1. POLICY BACKGROUND

1.1 This Green Infrastructure Statement (GIS) supports a full planning application submitted 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 This GIS aims to respond to the requirements of Chapter 6 of Planning Policy Wales (Edition 12, 2024). This states:

"6.2.11 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

6.2.12 A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied.

6.2.13 There are multiple ways of incorporating green infrastructure, depending on the needs and opportunities a site presents, and the green infrastructure assessment should be referred to, as appropriate, in order to ascertain local priorities. Landscaping, green roofs, grass verges, sustainable drainage and gardens are examples of individual design measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places. Wider landscape measures, such as the creation of species rich meadows, woodlands and the improvement of linkages between areas of biodiversity value should be considered for larger scale development. In most cases the green infrastructure statement should highlight any baseline data considered and surveys and assessments undertaken, including but not limited to, habitats and species surveys, arboricultural surveys and assessments, sustainable drainage statements, landscape and ecological management plans, open space assessments and green space provision and active travel links".

1.3 The 'step-wise approach', as outlined below, demonstrates the sequential approach that has been adopted as part of the proposed development to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. In addition, enhancement has been secured by delivering a net biodiversity benefit on-site, over and above that required to mitigate or compensate for any negative impact.

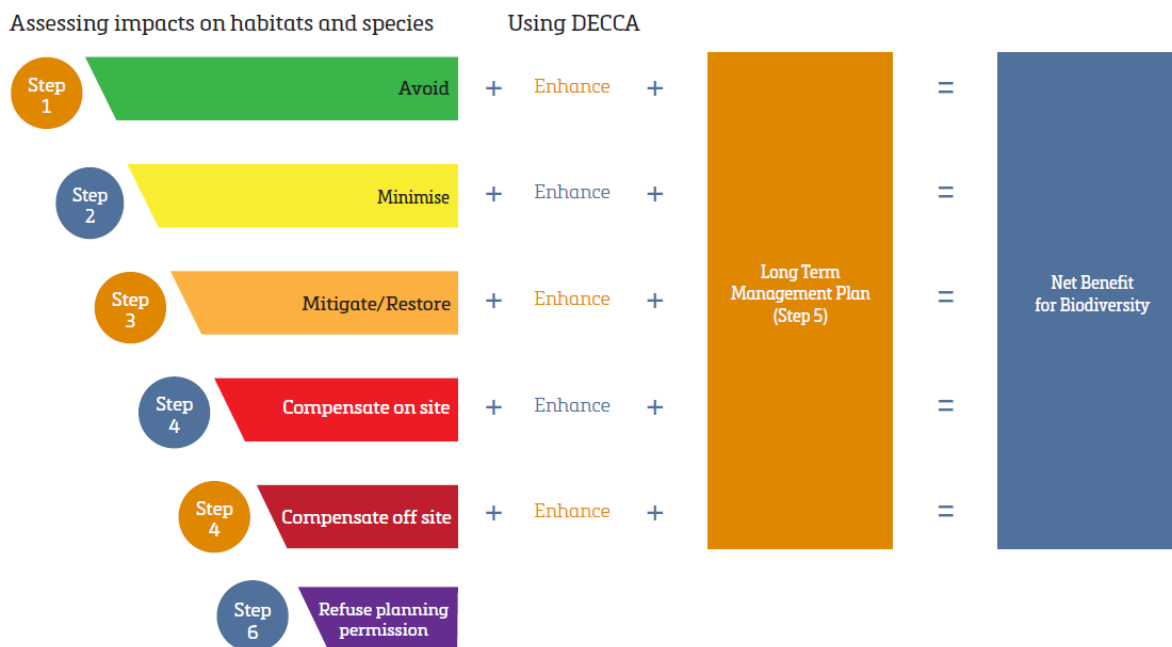


Figure 1: A summary of the step-wise approach taken from Chapter 6 of PPW (Ed. 12, 2024)

2. THE PROPOSED DEVELOPMENT

- 2.1 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.
- 2.2 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.
- 2.3 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.
- 2.4 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.

- 2.5 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.
- 2.6 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.
- 2.7 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.
- 2.8 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.
- 2.9 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.
- 2.10 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.
- 2.11 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.
- 2.12 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.
- 2.13 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.

- 2.14 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.
- 2.15 The proposed access works are detailed within the submitted Access Plan (Drawing No: 82719 / GH / 006).
- 2.16 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.
- 2.17 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.
- 2.18 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.
- 2.19 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.
- 2.20 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.
- 2.21 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).
- 2.22 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.

2.23 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.

2.24 Given the above, manure and waste arising from the development will be dealt with appropriately, as is detailed within the submitted MMP and NMP.

3. THE GREEN INFRASTRUCTURE BASELINE

3.1 The application is accompanied by a Preliminary Ecological Appraisal (PEA) conducted by Arbor Vitae on the 26th August 2026.

3.2 The application site lies within the Dee Valley National Landscape, on the lower western slopes of the Clwydian Range. The surrounding landscape is predominantly pastoral, comprising fields of grassland, mature native hedgerows, occasional mature trees and small woodland stands along stream valleys. There are two areas of (non-ammonia sensitive) ancient woodland located approximately 275-metres northeast and 415-metres southeast of the application site.

3.3 The PEA identifies the current siting land for the proposed poultry building and service yard as modified agricultural grassland dominated by perennial ryegrass. The adjoining range will extend across two further fields of modified grassland. These habitat areas are species-poor and considered to have little botanical or wider ecological interest. The principal green infrastructure feature found at the site is a two-metre-high native hedgerow which contains hawthorn, blackthorn and hazel, the hedgerow separates the site from the existing buildings. The hedgerow is said to provide potential nesting habitat for common farmland birds and may act as a flight line / foraging site for bats.

3.4 The wider network of hedgerows on the fringes of the site provide food, shelter, resources and possible hibernation sites for hedgehogs. The closely grazed fields provide limited foraging potential for hedgehogs.

3.5 The PEA also found no potential bat roosts within or close to the site, no evidence of badger activity and no habitats of ecological interest within the proposed development area. Two ponds were identified within 200m of the site. The nearest, approximately 98m to the east, was dry, heavily shaded and silted at the time of the survey and was assessed as having below-average suitability for great crested newts. The second pond, approximately 198 metres to the west, could not be accessed. However, given the distance from the development, the modified grassland between the pond and the site, and the absence of great crested newt records within three kilometres, the PEA considers the risk to this species to be negligible.

- 3.6 Overall, the site's green infrastructure value is provided by its boundary hedgerows and their connections with the wider agricultural landscape.
- 3.7 However, on the whole the site, owing to the fact it is all comprised of modified (improved) agricultural grassland, is considered to have a low green infrastructure baseline; especially considering that no existing trees or hedgerows are to be lost as part of the proposals.

4. THE GREEN INFRASTRUCTURE STRATEGY

- 4.1 No mitigation for loss of habitat has been deemed to be necessary as per the conclusions of the submitted PEA. Therefore, the green infrastructure strategy is focused on retaining and strengthening the existing hedgerow network which surrounds the site, whilst incorporating appropriate protective measures for protected species.
- 4.2 The native hedgerow adjoining the proposed poultry house will be retained, with a root protection zone of at least three metres maintained throughout construction. Wire mesh fencing around the ranging area will protect the wider boundary hedgerows from grazing and allow a narrow margin of taller grass to develop at their base, improving their function as wildlife corridors.
- 4.3 If external lighting is required, a nocturnal wildlife friendly lighting scheme will be adopted. Lighting will be kept to the absolute minimum necessary and will be directed away from hedgerows, mature trees and proposed bat boxes to retain dark corridors for foraging and commuting bats.
- 4.4 Construction will take place outside of the bird nesting season to avoid disturbance to birds in the adjoining hedgerows.
- 4.5 Hedgehog gates ("hedgehog highways") measuring 13cm by 13cm will be incorporated into the mesh fencing around the ranging area. Metal frames will be purchased for this purpose, these will allow access through the site for hedgehogs, while preventing the hens from leaving the range.
- 4.6 To provide shelter, breeding and hibernating opportunities for a variety of wildlife, a nest box scheme will be adopted. This will include two general purpose Woodcrete bat boxes that are installed on mature trees within the boundary hedgerows, at least three metres above ground, facing south or south-west and away from external lighting. And two Woodcrete cavity-nesting bird boxes with 28mm or 32mm entrance holes will be installed on mature boundary trees, facing away from the prevailing wind.
- 4.7 The PEA states that although the risk to great crested newts is negligible, the measures listed in section 6.2 *General Avoidance Matters* will be adopted during construction to decrease the likelihood of killing / injuring great crested newts and other small animals that are present locally.
- 4.8 Together, these enhancement measures will retain the site's green infrastructure features, protect existing wildlife corridors and provide additional nesting and roosting opportunities for birds and bats.

5. CONCLUSION

- 5.1 The planning application seeks full planning permission for the erection of a 16,000-bird free range egg unit, two feed bins and all associated works including landscaping and drainage at Fferm Wern Fawr, Llangynhafal, Ruthin, Denbighshire, LL15 1RT (“the Application Site”).
- 5.2 The development will consist of the erection of a poultry shed, of two feed bins, a concrete service area, new vehicular access, a new private stone access drive, ranging area for the hens, drainage works, landscaping and biodiversity enhancements.
- 5.3 The proposed development will occupy species-poor modified grassland of negligible ecological interest and will not result in the loss of any important habitats. The adjoining native hedgerows will be retained and protected, while grass margins, wildlife-sensitive lighting, hedgehog gates and reasonable avoidance measures will safeguard protected species and maintain wildlife movement through the site.
- 5.4 The installation of bat and bird boxes will provide additional ecological enhancement. Subject to these measures being implemented, the development will not result in any significant adverse ecological effects and will retain and strengthen the site’s existing green infrastructure network.