

Nantgwryd Uchaf
Llwynmawr
Llangollen
LL20 7BD

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Dear Sir or Madam,

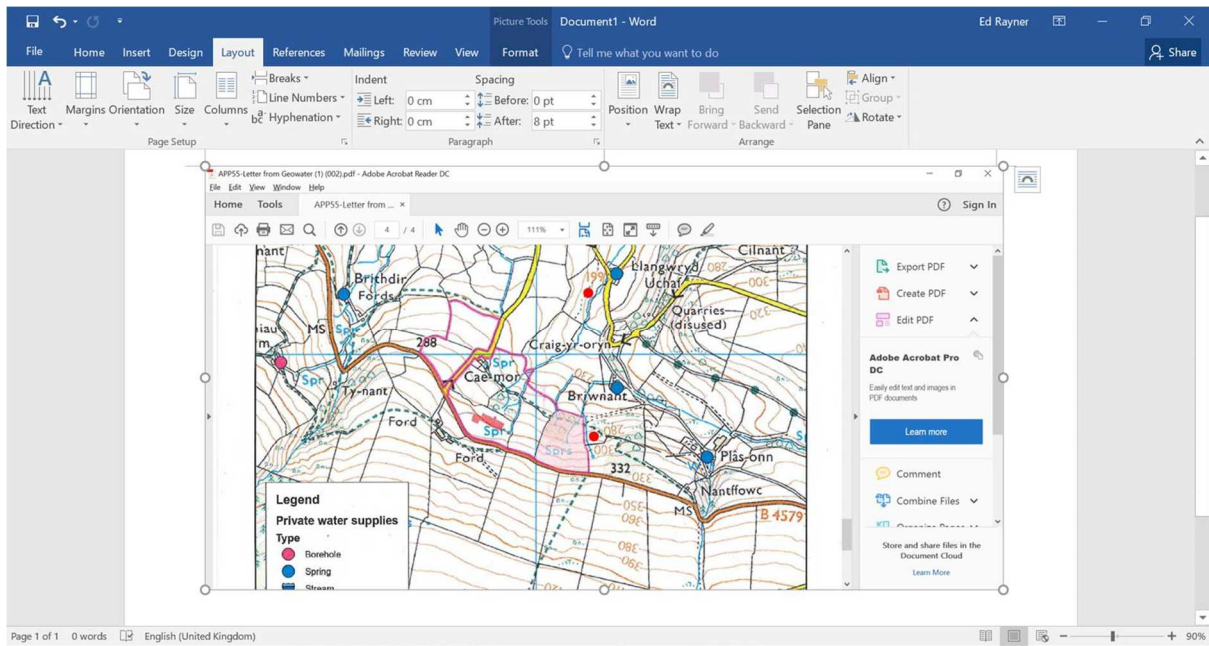
We write in reference to planning application appeal case Case APP/H6955/A/16/3154472 for a free-range egg production facility at CaeMor LL20 7BE.

We would like to make it clear that we:

- Do not object to local development in general.
- Would not object to such a development in the valley in an appropriate setting.
- Would not object to the development being so close to our property in an appropriate setting.
- Have tried to be constructive in our comments below to try and help suggest solutions.

We do however have some concerns with the application as it stands:

1. With respect to our private water supply, we remain worried about the possible negative effects that may exist: we have a one-year-old and a three-year-old at home. Our water supply is approximately 300m directly below the development and some of our water will come from this area. Our neighbour, Graig-yr-Oryn, has a water supply that collects water from very much closer to the site. The two water supplies concerned are designated with a red dot on the map below; the pink line is the boundary for the chicken roaming area:



The map is an excerpt from “APP55 – Letter from Geowater” which does not include these water supplies as part of the report. We do not feel that the current information supplied as part of the application adequately addresses our long-held, genuine concern with respect to the possible degradation to our water supplies.

- 1.1. If genuinely independent professional advice showed an unlikely or uncertain effect, we would be amenable to a planning condition relating to monitoring of local water supplies with short and medium term requirements to remedy moderate or high levels of degradation.
2. With the exception of Chirk Castle, the building will be the largest in the valley, by some way. It will be sited high up on the valley side in a Special Landscape Area. The site does not provide opportunity for natural screening using the natural landscape’s topographical features. APP48 LVIA indicates that there are significant effects within 500m of the site. Some of the screening depends on trees not controlled by the applicant.
 - 2.1. It seems to contravene Unitary Development Policy GDP1 *“Ensure that built development in its scale... accords with the character of the site and makes a positive contribution to the appearance of the nearby locality”*.
 - 2.2. It seems not to fulfil the requirements of Unitary Development Policy EC3 *“The construction of new agricultural buildings will be permitted unless the development is materially detrimental in terms of its impact on the environment or surrounding landscape.”*
 - 2.3. The proposal seems inconsistent with the guidance for Unitary Development Policy E5 *“New development in the countryside which would result in a loss of visual quality and landscape character and adversely affect agriculture will be resisted”*.
 - 2.4. Points 2.1 to 2.3 could be overcome by selecting a better site within the valley: we appreciate that the applicant may not currently own such a site.
3. The development is 120m away from existing buildings: it is an isolated building:
 - 3.1. It does not seem to fulfil the requirements of Unitary Development Policy EC3 *“The development should form part of an existing farm complex and take advantage of*

topography and other landscape 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.”

- 3.2. Site “E” could be used to solve this issue, using the same proposed access from the B4579, without the need to move an overhead cable. The setting of Cae-Mor as a listed building would have to be considered though.
4. The manure, noise and odour management plans show ways in which issues are planned to be minimised but do not quantify the expected levels of nuisance.
 - 4.1. A more thorough, independently objective, analysis of noise and odour would surely help allay local fears.
 - 4.2. Perhaps for noise, we’d be amenable to a planning condition such as *“The rating level of the noise emitted from the site shall [not exceed] [be lower than] the existing background noise level [determined to be [A] dB] by [more than] [at least] [B] dB between [T] and [T] Monday to Friday and [B] dB at any other time. The noise levels shall be determined at [the nearest noise-sensitive premises] [specified location(s)]. The measurements and assessment shall be made according to BS 4142: 1990.”*
5. We wonder how the footpath and ranging area will effectively interact if electric fencing is needed to keep foxes and badgers away from the chickens.
 - 5.1. Some extra information in the application will help be clear about this minor aspect.
6. Whilst it’s not part of planning considerations, the price of free range eggs is falling. Government statistics show by over 15% in the last year: ref Defra stats United Kingdom Egg Statistics – Quarter 2, 2016. There are currently a great number of applications for free-range egg production units in the UK. If the egg business proves not to be viable at this site, there may a need to change the use of the building in the future. There may be some concerns in this instance.
 - 6.1. This could be solved by ensuring that there was an appropriate planning condition relating to a limitation for agricultural use only or a return to farmland after chicken use.

We regret making so many objections but hope that it may help deliver appropriate good quality development in the event that it is approved.

Yours faithfully

Edward and Helen Rayner