DESIGN, ACCESS & PLANNING STATEMENT

Ian Pick Associates Ltd

2016



DESIGN, ACCESS & PLANNING STATEMENT

Erection of 6 No. Additional Broiler Rearing Units and associated infrastructure at Deeping Poultry Farm, Deeping St Nicholas, Spalding, Lincolnshire

Report Prepared By:

Ian Pick BSc (Hons) MRICS
Ian Pick Associates Ltd
Station Farm Offices
Wansford Road
Nafferton
East Yorkshire
Tel: 01377 253363
ian@ianpick.co.uk

Client: Smite Farms Ltd

Mount Farm
Shirley
Ashbourne
Derbyshire
DE6 3AR

1. Introduction

1.1 This report has been commissioned by D V Ventures Ltd of Mount Farm, Shirley, Ashbourne, Derbyshire, DE6 3AR.

1.2 Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

1.3 This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

1.4 This report has been prepared by Ian Pick. Ian Pick is a specialist agricultural and rural planning consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

1.5 Ian Pick has 18 years experience, specialising in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

2. Background Information

2.1 D V Ventures Ltd own an established poultry unit at Deeping Poultry Farm, Deeping St Nicholas. The existing poultry unit extends to 10 No. poultry buildings, together with associated infrastructure, including access, hardstandings, feed bins, boilers and site office. The existing poultry unit houses at total of 399,000 birds.

2.2 The applicants propose to expand the existing business at Deeping Poultry Farm through the erection of 6 No. additional poultry buildings. The additional buildings will each house up to 56,833 birds and will increase the capacity of the site to 740,000 birds. The site operates under the Environment Agency's IPPC permitting regime.

3. Project Description

3.1 The proposal seeks full planning consent for the erection of 6 No. additional broiler rearing units and associated bulk bins. The proposed poultry buildings are all identical and extend to 109.729m x 24.389m with an eaves height of 2.9m and a ridge height of 6.147m. The proposal includes 9 No. additional bulk bins.

3.2 The proposed buildings will house up to 56,833 broilers per building with 341,000 additional birds proposed. The development will increase the capacity of the site to 740,000 birds.

4. Use

4.1 The proposed buildings are purpose built poultry units. Each building is of a steel portal frame construction, with the walls being concrete to 600mm with polyester coated profile sheeting above in juniper green. The roof cladding will also be polyester coated profile sheeting in natural grey.

4.2 The proposed buildings will be fitted with high velocity ridge mounted ventilation fans and side inlet vents. Internal equipment includes hot water heating from the existing biomass boilers and gas backup system, pan feeders and non-drip nipple drinkers.

4.3 The control room includes a specialist computer system which is thermostatically controlled to maintain the desired temperature within the bird housing area, using the heating and ventilation systems. Feeding and lighting is also controlled by the computer system.

4.4 The use of the proposed buildings is for the rearing of broilers from day old chicks through to finished table weight. The broiler rearing cycle operates on an all in all out system, and each cycle takes 48 days. The broilers are reared for approximately 38 days following which the building is cleaned out in preparation for the next batch of birds. The buildings are empty for cleaning and preparation for 10 days at the end of the growing cycle. The proposed unit will operate with 7.5 flocks per birds per annum.

4.5 At the end of each flock cycle, the poultry manure is removed from the buildings with the process taking approximately 2 hours per building.

4.6 The manure removal process is undertaken with a mechanical loader. All manure will be loaded from the sheds into trailers which will be sheeted and transported off site for disposal through biomass power stations.

4.7 Following the removal of the manure, the building is washed with high pressure hoses. The inside of the proposed building will be drained into a sealed underground dirty water containment tank. All washout water from the site is contained within the dirty water system.

4.8 At the end of each cleanout period, the tank is emptied by vacuum tanker for appropriate disposal. The dirty water management system is an absolute requirement for the Environmental Permit and ensures that the proposal does not have the potential for contaminated runoff.

4.9 Clean roof water and yard water will be discharged to the proposed attenuation pond with a restricted discharge into the drainage ditch system.

5. Environmental Management

5.1 In order to operate, the proposed poultry unit requires an IPPC permit which is administered by the Environment Agency. The permit must take into account the whole environmental performance of the plant, covering e.g. emissions to air, water and land, generation of waste, use of raw materials, energy efficiency, noise, prevention of accidents, and restoration of the site upon closure. The purpose of the Directive is to ensure a high level of protection of the environment taken as a whole.

5.2 The requirements of the IPPC permit must be based on operating best available techniques. In terms of atmospheric emissions from the proposed poultry installation, the proposal is to utilise a high velocity ridge mounted ventilation system. This type of ventilation system is deemed to be best available technology for the dispersal of odour and other atmospheric emissions. The site operates with an IPPC permit, issued by the Environment Agency.

6. Layout

6.1 The layout of the proposed development is shown on site plan (IP/NT/02). The proposal includes the 6 additional poultry buildings, control rooms and bulk bins.

7. Scale

7.1 The proposed broiler units are of dimensions 109.729m x 24.389m with an eaves height of 2.9m and a ridge height of 6.147m; together with additional bulk bins. The proposed buildings will house 56833 broiler chickens each with 341,000 additional broilers in total.

8. Landscaping

9.1 The proposal is for the expansion of an existing agricultural use on an established poultry farm. As an agricultural development, the proposal is appropriate development within a countryside location. The proposed broiler rearing unit has been sited to immediately adjacent to the existing buildings for screening purposes. A full Landscape and Visual Impact Assessment has been prepared as part of the Environmental Impact Assessment and is shown as Appendix 7 to the Environmental Statement.

9. Appearance

9.1 The buildings proposed are purpose built livestock buildings, designed with functionality in mind. The buildings will be constructed from an internal steel frame, with polyester coated profile sheeting for the walls in juniper green and roof in natural grey. The bulk bins will be coloured juniper Green.

10. Access

10.1 Access to the proposed development will be via the existing site entrance from the A1175, Littleworth Drove. The existing highway access provides safe access to the highway network. The access point is located on a straight section of the A1175, providing in excess of 2.4m x 215m visibility in both directions.

10.2 The farm currently creates commercial traffic in the form of chick delivery, feed delivery, fuel delivery, bedding delivery, bird removal, manure removal, dirty water removal and carcass collection. The existing and proposed traffic generation per flock cycle is shown in the table below.

Activity	**Vehicle Type**	**Existing Frequency**	**Proposed Frequency**
Bedding Delivery	16.5m HGV	2	4
Chick Delivery (1)	16.5m HGV	6	10
Feed Delivery	16.5m HGV	43	79
Bird Removal	16.5m HGV	53	99
Manure Removal	16.5m HGV	15	27
Dirty Water Removal	HGV Tanker	10	18
Fuel Delivery	16.5m HGV	7	12
Carcass Collection	7.5 tonne rigid Lorry	5	5
Total Per Flock		**141 (282 movements)**	**254 (508 movements)**

Total Per Annum (7.5 flocks)		**1058 (2116 movements)**	**1905 (3810 movements)**

10.3 The above table demonstrates that the proposed development will involve an increase in commercial traffic associated with the site from 2116 movements per annum up to 3810 movements per annum.

10.4 During the normal operations of the site, traffic generation is limited to 4 – 6 HGV movements per day for feed / fuel deliveries / carcass collections. Over the 48 day cycle, peak movements are created on the following days.

Day 1 = 10 No. HGV' s (20 movements for chick delivery)
Day 30 & Day 31 = 17 - 18 No. HGV's per day (34 - 36 movements for removal of thinning birds).
Day 36, 37 & 38 = 21 – 22 No. HGV's per day (42 – 44 movements for final clearance of birds).
Day 39 & 40 = 13 – 14 No. HGV's per day (26 – 28 movements for manure removal).
Day 41 & 42 = 9 No. tankers per day (18 movements for dirty water removal)

10.5 The routing of traffic associated with development is detailed below:
Chick Delivery – Origin – Ashbourne – Route A52, A1, A151, A15, A1175
Feed Delivery – Origin Billinghay Feed Mill – Route A153, A17, A16, A1175.
Bird Removal – Destination Anwick, Sleaford – Route A1175, A16, A17, A153.
Manure Removal – Destination – Thetford – Route A1175, A16, A151, A17, A134.

10.6 In addition to the commercial traffic generated by the development, the proposal will involve the employment of 3 additional full time workers, creating to 6 movements per day by private car.

11. Planning Policy

11.1 Planning Policy is contained within the National Planning Policy Framework and South Holland Local Plan.

11.2 This section looks at the relevant planning policies within the three core documents, together with an assessment of the proposed development in the light of the core planning policies.

National Planning Policy Framework

11.3 The National Planning Policy Framework confirms that the purpose of the planning system is to contribute towards the achievement of sustainable development. Paragraph 7 of the NPPF states that there are three dimensions to sustainable development, being economic, social and environmental.

Economic Role

11.4 The development proposal has strong economic benefits both within the construction and operational phases. The proposal is for the sustainable growth and expansion of an existing agricultural business. The proposal will support existing employment and create three additional full time jobs on the site.

11.5 The proposed development involves an investment in buildings and infrastructure by the applicants of approximately £3.5 million. This includes groundworks and concrete, buildings, and internal equipment fitting. The

proposed development will offer a substantial initial cash injection into the rural economy through the construction phase.

11.6 Once operational, the development will require three additional full time workers on the site. The proposed development will also provide an additional income stream for the existing business and will therefore help to secure the existing employment within the business.

11.7 The proposed development will also provide a significant contribution to the associated services industries within the poultry sector. These industries include haulage contractors, chick suppliers, poultry feed suppliers, veterinary and medicine, fuel suppliers, bedding suppliers, catching contractors, cleaning contractors, electricians, plumbers, pest control contractors etc. The added value to the local economy through direct and indirect employment for the development is substantial.

Social Role

11.8 The proposed development is a modern and efficient, livestock production unit that is designed to fulfill a modern demand for cheap and environmentally efficiently produced food. It therefore contributes to food production and national food security in a sustainable way. It represents an effective increase in UK food production in a way that makes optimum use of increasingly scarce resources and without causing harm to the environment. The Poultry Council have presented evidence to the Environmental Audit Select Committee that poultry meat is the most sustainable form of meat production. The reality of feeding the population of the UK in a sustainable way means that it is necessary for there to be construction of more modern, increasingly efficient buildings. The Government has highlighted the need to promote home food production and there is pressure to produce more food at a price the consumer can afford to pay.

11.9 Another social benefit of the appeal scheme it that it provides employment security local people who live in the countryside and in doing so helping to retain the vibrancy of the community.

11.10 The success of rural farming businesses provides increased employment opportunities within the countryside, providing additional social benefits to other rural businesses including local shops and public houses.

Environmental Role

11.11 The development includes renewable heating in the form of a biomass heating system to minimize its carbon footprint.

11.12 The proposal will increase the supply of poultry meat, reducing the need for imports and so reduce food miles. The proposed development is within easy reach of local poultry processors, and well within the 50 mile limit for transport of live birds set by major food retailers. The site is located 30 miles from the processing plant at Anwick, Sleaford.

11.13 The proposed development has been screened by the Environment Agency for ammonia and nitrogen deposition impacts on off site biodiversity including SAC's, SSSI's, Ancient Woodlands and Local Wildlife Sites. The proposed development has screened out and is acceptable in term of aerial emission impacts to sites of biodiversity importance.

11.14 The proposed development includes an attenuation pond together with new hedgerow planting. These features will create new habitats and wildlife corridors. The landscape is currently arable land and lacking in diversity of habitat and hence the scheme will be an enhancement to the natural environment.

11.15 The proposed development requires an IPPC permit from the Environment Agency in order to operate. The IPPC permitting regime places the highest levels of protection on the operation of the proposed poultry unit in order to protect residential neighbours and the environment as a whole.

11.16 Paragraph 18 and 19 of the NPPF set the Governments position on economic growth, and provide evidence of the Governments commitment securing economic growth in order to create jobs and prosperity. The proposed development will create additional employment on the site of three full time jobs, and also provide security for the existing jobs within the business.

11.17 Paragraph 28 provides support for economic growth in rural areas, providing clear support for the proposed development as farm diversification and sustainable growth and expansion of businesses in rural areas. The proposal is clearly supported by paragraph 28.

11.18 Paragraph 122 refers to developments where a separate Environmental Permit is required in terms of the operation of the site. Essentially, paragraph 122 confirms that if an Environmental Permit is required, the planning system should not focus on issues which are controlled by the permitting process. In this instance, the permit controls all emissions from the site – odour, noise, dust, ammonia, waste disposal, dirty water management etc.

Local Planning Policy – South Holland Local Plan 2006

11.19 Local Planning Policy is contained within the South Holland Local Plan 2006. The following policies are considered relevant to the proposed development.

SG4 – Development in the Countryside

SG11 – Sustainable Urban Drainage Systems (SuDS)

SG13 – Pollution and Contamination
SG18 – Landscaping of New Development

11.20 Policy SG4 states that planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits. This proposal is for the expansion on an existing agricultural business and hence the development is acceptable in principle in the open countryside.

11.21 Policy SG11 relates to sustainable drainage systems. This proposal is located within the indicative flood plain on the Environment Agency mapping systems. A flood risk assessment accompanies the application and a sustainable drainage scheme has been incorporated into the layout of the proposed development.

11.22 Policy SG13 relates to pollution and contamination and confirms that planning permission will only be granted for development proposals which do not cause unacceptable levels of pollution of the surrounding area by noise, light, toxic or offensive odours, airbourne pollutants or by the release of waste products. This site is controlled by the Environment Agency's IPPC permitting regime, and as such, is required to operate to best available techniques for the prevention of pollution.

11.23 Policy SG13 relates to landscaping of new development. This proposal is accompanied by a Landscape and Visual Impact Assessment which confirms that the impacts of the development are not significant in landscape terms. The proposal includes new hedgerow planting for screening purposes and will in turn provide new wildlife habitats and corridors.

11.24 The proposed development represents sustainable development and is generally compliant with National and Local Planning Policy requirements.

Ian Pick

December 2016.