

DESIGN, ACCESS & PLANNING STATEMENT

**Erection of 6 No. Broiler Rearing Units and associated
infrastructure including two agricultural workers dwellings at OS
Grid Reference: 519005, 335956, Land at Gibbet Fen, Fen Road,
Donington, Spalding, Lincolnshire, PE11 4XE**

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Report Prepared By:

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Client: Wray Trading Ltd

**Northorpe Farm
Northorpe
Donington
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PE11 4XY**

1. Introduction

- 1.1 This report has been commissioned by Wray Trading Ltd of Northorpe Farm, Northorpe, Donington, Spalding, Lincolnshire, PE11 4XY.
- 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 24 years' experience, specialising in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

2. Background Information

- 2.1 The applicants, Wray Trading Ltd operate an established farming business from Northorpe Farm, Northorpe, Donington. The farming business is currently based on arable cropping.

- 2.2 The applicants propose to diversify their agricultural business through the development of a poultry unit which will be used for the production of broiler chickens.
- 2.3 A feasibility study regarding this project was commenced in June 2021, with the site assessed for its suitability for the development of a poultry unit.

3. **Feasibility Study**

- 3.1 Following the decision seek to develop the proposed poultry unit, the applicants commenced with consultation with Lincolnshire County Council Highways, South Holland District Council Planning Department and the Environment Agency with regard to the suitability of the site for poultry production from a planning permission, and Environmental Permitting prospective.
- 3.2 The initial pre-application consultations did not present any objection in principle to the proposed development.
- 3.3 The proposed development of the poultry unit requires an Environmental Permit from the Environment Agency in order to operate. As part of the initial feasibility study, the applicants also commenced pre application discussions with the Environment Agency to ensure that the proposed location of the development is capable of meeting the standards for the protection of the environment and residential amenity as set out within the Environmental Permitting Regulations.
- 3.4 The applicants submitted a pre application enquiry to the Environment Agency with regard to the Environmental Permit. The response to the initial IPPC pre application enquiry was positive in terms of the proposed

use. The applicants are twin tracking an application for an Environmental Permit for the proposed development alongside this planning application.

- 3.5 On completion of the initial feasibility study, indications from the research and the consultation process provided a degree of confidence that the proposed development would comply with the relevant planning and environmental policies and this planning application has been prepared for submission.

4. Project Description

- 4.1 The proposal seeks full planning consent for the erection of 6 No. poultry rearing units and associated infrastructure. The description of the whole development is shown in the table below.

Table 1.

Element	Description
Poultry Houses	6 No. Poultry Buildings, each measuring 109.722m x 24.384m with an eaves height of 2.5m and ridge height of 5.785m. The poultry buildings are connected by 3 No. link control rooms which each extend to 45 sq m.
Feed Bins	9 No. Feed Bins with a diameter of 3.5m and a height of 8.6m.
Concrete Apron	A 3750 sq m external concrete apron.
Dirty Water Tanks	2 No. underground SSAFO certified dirty water tanks.
Gas Tanks	1 No. blocks of 5 No. gas tanks.
Backup Generator	1 No. backup generator measuring 4m x 2m with a height 1.5m.
Plant Room	1 No. plant room measuring 7m x 3.5m with an eaves height of 2.4m and ridge height of 2.872m.
Water Tank	1 No. Water Tank with a diameter of 4.672m and a height of 3.6m.
Amenity Building	1 No. amenity building measuring 12m x 6m with an eaves height of 2.7m and a ridge height of 3.97m.
Car Parking	4 No. car parking spaces
Dead Bird Shed	1 No. dead bird shed measuring 6m x 3m with an eaves height of 2.4m and ridge height of 2.792m.

Attenuation Pond	1 No. drainage attenuation pond.
Agricultural Workers Dwelling	2 No. 3 Bedroomed agricultural workers bungalows, each extending to 130 sq m.

- 4.2 The 6 No. poultry buildings each have a capacity of 55,000 birds, with the total capacity of the site extending to 330,000 birds.

5. **Amount of Development**

- 5.1 The development proposal seeks consent for the erection of 6 No poultry buildings and associated infrastructure as detailed in Table 1 above.

6. **Use**

- 6.1 The proposed buildings are purpose built poultry units. The use of the site will be for the rearing of broiler chickens from day old chicks to finished table weight. The individual elements of the scheme have the following uses.

Table 2

Element	Description
Poultry Houses	To be used for rearing of day-old chicks through to finished table weight.
Feed Bins	The provide feed storage for poultry feed.
Concrete Apron	To provide for access and loading / unloading of HGVs.
Dirty Water Tanks	Underground dirty water tanks conforming to SSAFO regulations are proposed to contain washing out water.
Gas Tanks	To provide storage of LPG for the poultry unit heating systems.
Backup Generator	To provide a backup power supplier in the event of mains electric failure.
Plant Room	To house the electric supply.

Water Tank	To provide on-site storage for 24 hours of drinking water for the poultry.
Amenity Building	To provide storage, office and staff facilities.
Car Parking	To provide staff and visitor car parking.
Dead Bird Shed	To provide secure storage for casualty birds awaiting collection.
Attenuation Pond	To provide a sustainable drainage system for the proposed development.
Agricultural Workers Dwellings	To provide essential accommodation for poultry farm workers.

- 6.2 Each poultry building is of steel portal frame construction, with the walls being preformed concrete to 600mm with polyester coated profile sheeting above for the walls and roof which will be coloured olive green.
- 6.3 The proposed buildings will be fitted with high velocity ridge mounted ventilation fans and side inlet vents. Internal equipment includes pan feeders, nipple drinkers and indirect gas heating. Emergency fans for hot weather are located within the northern elevation of the proposed buildings.
- 6.4 Each poultry building is served by an attached control room which is located between each pair of poultry buildings at the southern end, as shown on the floor plan at Drawing 4. The control rooms will include 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.
- 6.5 The use of the proposed poultry 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 poultry

buildings are 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 up to 7.5 flocks per annum.

- 6.6 At the end of each flock cycle, the poultry manure is removed from the buildings with the process taking approximately 2 hours per building.
- 6.7 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 via biomass power stations.
- 6.8 Following the removal of the manure, the buildings will be washed with high pressure hoses. The inside of the proposed buildings will be drained into sealed underground dirty water containment tanks. All washout water from the site is contained within the dirty water system.
- 6.9 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.
- 6.10 Clean roof water and yard water will be discharged to the proposed attenuation pond with a restricted discharge to the drainage ditch system.

7. Environmental Management

- 7.1 In order to operate, the proposed poultry unit requires an Environmental 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.

- 7.2 The requirements of the Environmental 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.

8. Layout

- 8.1 The layout of the proposed development is shown on site plan (IP/CGC/02) and includes the elements described in the project description above in table 1.
- 8.2 The site will be accessed using the field entrance to the A52 Fen Road which will be upgraded as part of the proposals.

9. Scale

- 9.1 The scale of the development is shown in Table 1 on pages 4 and 5 of this statement. Each separate poultry building will house 55,000 birds, with 330,000 birds proposed on the site in total.

10. Landscaping

- 10.1 As an agricultural development, the proposal is appropriate development within an Open Countryside location. The proposed broiler rearing unit has been sited to minimise impact on the landscape.

- 10.2 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. The LVIA concludes as follows:

“With the implementation of a successful mitigation strategy, the proposal is considered to have a minor/negligible overall effect on the surrounding landscape character and a moderate effect on the visual baseline (i.e. not a material change). It should be considered that this type of development is not out of character within the receiving landscape”

11. Appearance

- 11.1 The buildings proposed are purpose built livestock buildings, designed with functionality in mind.
- Poultry Buildings – steel portal frame construction. Walls are precast concrete to 450mm with polyester coated profile sheeting above in olive green. The roof covering will be polyester coated profile sheeting in olive green. Roof mounted ventilation chimneys will be black plastic. Feed bins will be plastic and coloured olive green.
 - Ancillary buildings, including the control rooms, plant room, amenity building and dead bird store will be constructed from a steel frame with profile sheet cladding for the walls and roof in olive green.
 - The agricultural workers bungalow will be constructed from red brick with a pantile roof.

12. Access

- 12.1 The location of the access point to the proposed development will be via the existing field access to the A52, Fen Road which is currently unmade.
- 12.2 The existing access point is on a straight section of the A52, within the national speed limit area. Visibility splays of 2.4m x 215m can be achieved to the east and west. Forward visibility of in excess of 215m is available for a right turning vehicle at the access point.
- 12.3 As part of the development proposals, it is proposed to upgrade the access point to an industrial farm entrance specification, with 15m radii and 7.3m width, with a bound surface for the first 20m from the A52 carriageway edge, as shown on Drawing IP/CGC/04.
- 12.4 The proposed development includes 6 No. Poultry sheds, and associated infrastructure, including 2 No workers houses. Table 3 below shows the estimated commercial traffic for each flock cycle.

Table 3.

Activity	Vehicle Size	Proposed Frequency per Flock Cycle
Shavings Delivery	16.5m Articulated HGV	2
Chick Delivery (1)	16.5m Articulated HGV	4
Feed Delivery (2)	16.5m Articulated HGV	32
Bird Removal (3)	16.5m Articulated HGV	37
Manure Removal (4)	16.5m Articulated HGV	16
Dirty Water Removal	Tanker	4
Dead Bird Collection	7.5 tonne lorry	5
Fuel Delivery	Tanker	4
Total Per Flock		104

Total Per Annum (7.5 flocks)		780 (1560 movements)
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- 12.5 The proposed development will generate 780 commercial vehicle visits (1560 movements) per annum.
- 12.6 In terms of the pattern of vehicle movements, during the normal operation of the flock, there will be between 1 and 2 visits (2 - 4 movements) per day for feed deliveries, dead bird collections and fuel deliveries.
- 12.7 Peak traffic will be generated on day 1 of each flock for chick delivery with 4 lorries (8 movements). Further peaks are generated on day 29 and 30 of the flock for removal of thinning birds with 6 lorries per day (12 movements), and then on day 37 and 38 for final clearance of the birds with 12-13 lorries per day (24-26 movement's).
- 12.8 Following the removal of the birds, a further peak is generated for manure removal which requires 16 lorries over a 2-day period (8 lorries / 16 movements per day).
- 12.9 In addition to the commercial traffic generation, the development will require 2 full time workers who will live on the site. The site will also be subject to monthly visits from vets and farm assurance inspectors.

13. Planning Policy

- 13.1 Planning Policy is contained within the National Planning Policy Framework 2021, and the South East Lincolnshire Local Plan.
- 13.2 This section looks at the relevant planning policies within the two core documents, together with an assessment of the proposed development in the light of the core planning policies.

National Planning Policy Framework

- 13.3 The National Planning Policy Framework confirms that the purpose of the planning system is to contribute towards the achievement of sustainable development. Paragraph 8 of the NPPF states that there are three dimensions to sustainable development, being economic, social and environmental.

Economic Role

- 13.4 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.
- 13.5 The proposed development involves an investment in buildings and infrastructure by the applicants of approximately £6 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.
- 13.6 Once operational, the development will require two full time workers on the site.

- 13.7 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

- 13.8 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.
- 13.9 Another social benefit of the scheme is that it provides employment security for local people who live in the countryside and in doing so helping to retain the vibrancy of the community.
- 13.10 The success of rural farming businesses provides increased employment opportunities within the countryside, providing additional social benefits to other rural businesses and services.

Environmental Role

- 13.11 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 bird set by major food retailers.
- 13.12 The proposed development has been assessed 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.
- 13.13 The proposed development will include new landscape planting areas. These features will create new habitats and corridors for wildlife. The landscape is currently arable land and lacking in diversity of habitat and hence the scheme will be an enhancement to the natural environment.
- 13.14 The proposed development requires an Environmental Permit from the Environment Agency in order to operate. The Environmental 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.
- 13.15 Paragraph 84 of the NPPF set the Governments position on supporting a prosperous rural economy. The proposed development involves investment of around £6 million on construction will create additional employment on the site of two full time jobs. The development will further support employment in the service sector.

Environmental Permitting

- 13.16 Paragraph 188 refers to developments where a separate Environmental Permit is required in terms of the operation of the site. Essentially, paragraph 188 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.
- 13.17 Paragraph 80 of the NPPF relates to the development of isolated homes in the countryside and confirms that isolated housing in the countryside is acceptable if there is an essential need for a worker to live at their place of work in the Countryside. This development requires an on-site presence of agricultural workers in order to monitor automated systems and maintain animal welfare, and hence fits with the requirements of paragraph 80.

Local Planning Policy – South East Lincolnshire Local Plan Adopted March 2019.

- 13.18 Local Planning Policy is contained within the South East Lincolnshire Local Plan 2019.
- 13.19 Policy 1 Spatial Strategy relates to development in the countryside, as follows “In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits”.
- 13.20 The proposal is for the development of a new agricultural enterprise, and as such an open countryside location is necessary. The reasoned justification to policy 1 states “Agriculture and forestry are clearly uses which must function in the Countryside”.

13.21 Policy 2 relates to Development Management, and provides the following criterion.

Policy 2: Development Management

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
9. impact on the potential loss of sand and gravel mineral resources.

13.22 Policy 2 provides the specific criterion which development proposals are assessed against. The proposed development is agricultural, designed for the specific purpose of rearing chicken for the food chain. The scale and layout of the development is appropriate for the proposed use.

13.23 The application is accompanied by an Environmental Statement which addresses in detail, matters of amenity, including odour and noise impact assessments which confirm compliance with UK benchmarks for the protection of neighbour amenity. The siting of the development is as far as practical for neighbouring properties in order to protect amenity. Furthermore, the development also falls under the control of the Environment Agency, through the Environmental Permitting regime, which provides a high degree of protection for neighbour amenity, and the environment as a whole.

- 13.24 The proposals are accompanied by a landscape and visual impact assessment, which confirms that the “With the implementation of a successful mitigation strategy, the proposal is considered to have a minor/negligible overall effect on the surrounding landscape character and a moderate effect on the visual baseline (i.e. not a material change). It should be considered that this type of development is not out of character within the receiving landscape”
- 13.25 The proposals have been discussed at pre application stage with the local highway authority. Subject to the improvements proposed to the site entrance with the A52, the proposals provide for safe access to the highway network.
- 13.26 The application site is located within Flood Zone 3 and the application is accompanied by a site-specific flood risk assessment, and a sustainable drainage strategy utilising an attenuation pond system. The flood risk assessment confirms that flood risk to the site is reasonable and acceptable.
- 13.27 The proposed development is generally compliant with both National and Local Planning Policy requirements.

Ian Pick

February 2022.