

# Design & Access Statement

PREPARED FOR

**Land at Pear Tree Hill Road**

**532615,317390**

**Grid Ref TF32611738**

**Whaplode Drove**

**Spalding**

**PE12 0SL**

**26<sup>th</sup> March 2025**



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## **1 INTRODUCTION**

This report has been produced by James Whilding of Acorus and is based on the guidelines as set out in the CABE publication: 'Design and Access Statements: How to write, read and use them' 2006. This report is designed to be read in conjunction with the planning report and other supporting statements accompanying this planning application.

## **2 CONTEXT**

### **2.1 Physical**

This proposal relates to the provision of 12 poultry houses and associated infrastructure on land at 532615,317390, Grid Ref TF32611738, Pear Tree Hill Road, Whaplode Drove, Spalding.

Each building measures 80ft x 360ft (28,800sqft or 2,675sqm). The total footprint of the buildings extends to 345,600sqft (32,100sqm). Built to Best Available Technique, the new structures will be fit for purpose and provide 50 years+ of production space.

In addition to the growing area, the following will also be provided as part of the planning application:

- New field access
- Vehicle parking and turning
- Hardstanding for generator
- Substation
- Gas tanks
- Dead bird building
- Attenuation basin as part of SuDS scheme

### **2.2 Social**

This proposal is considered to result in limited social impact.

The proposed new poultry unit will seek to minimise any impact through modern design principles.

It is the overall conclusion of this landscape and visual impact assessment that the proposed development is anticipated to result in no significant adverse impacts to the landscape baseline at a residual stage.

## **2.3 Economic**

To meet supermarket requirements, the business will move adopt a higher welfare regime and a stocking rate of 30kg/m<sup>2</sup>. This is instead of standard cropping at 38kg/m<sup>2</sup>, the impact of which is that stocking is reduced to approximately 552,000 bird places instead of 690,000 bird places (a change of more than 20%).

## **3 PLANNING CONSULTATION AND COMMUNITY INVOLVEMENT**

### **3.1 Planning Policy**

NPPF

South East Lincolnshire Local Plan - Adopted: March 2019.

### **3.2 Consultation**

Pre-application consultation was undertaken with the LPA with the written response received on 14th November 2024 (reference PE-00393-24). This application was not a request under Regulation 15 for the Council's view on what matters should be scoped in with regard to EIA legislation. As the Council's pre-application process does not seek consultation responses, the extent of the officer response is limited to matters of basic principle and relevant policies.

### **3.3 Community Involvement**

Notification of the proposed application will be submitted to the Ward Member for the area and the Parish Council.

## **4 ACCESS**

Access to the site will be gained off Pear Tree Hill Road Lane which runs to the east of the site. Exiting the site in a northerly direction, this leads on to Jekils Bank to Moulton Chapel and onto the A16 with Spalding to the north and Peterborough to the south.

There is a bridleway to the south of the site, however this route will be unaffected by the development.

As the buildings will be used for agriculture, no specific provisions have been made for disabled access.

## **5 DESIGN**

### **5.1 Use**

The proposed use of the site is to provide modern poultry housing facilities.

### **5.2 Amount**

The proposal relates to the provision of a 12no poultry buildings and associated ancillary infrastructure.

### **5.3 Layout**

The site layout is detailed on the submitted planning drawings and has been designed to meet modern standards and Best Available Techniques.

### **5.4 Scale**

Each building measures 80ft x 360ft (28,800sqft or 2,675sqm). The total footprint of the buildings extends to 345,600sqft (32,100sqm).

## **6 Landscaping**

The visual effects at the operational stage have been assessed as being subject to a major adverse change (i.e. a significant change) as a result of the proposed development.

Mitigation is based on the following:

- protection of existing boundary vegetation
- Heights of the built form is to be kept to the minimal possible height.
- The proposals will be situated close to the location of existing agricultural related elements
- Allow sufficient space is reserved for compensatory planting and other landscape works.

Secondary mitigation includes the planting of additional trees and native hedgerow species along the field boundary to strengthen the existing vegetation and create additional green infrastructure features.

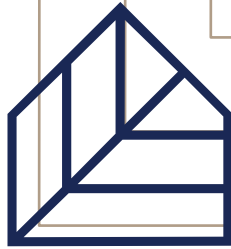
As part of BNG requirements, the scheme will compensate for the loss by providing habitat replacement plus 10% as a minimum.

## **7 Appearance**

The appearance of the proposed buildings are similar to others in the area. The proposal is considered in keeping with other farm building developments over the past 30 years, since the advent of the wide span portal framed structure.

#### **DISCLAIMER**

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