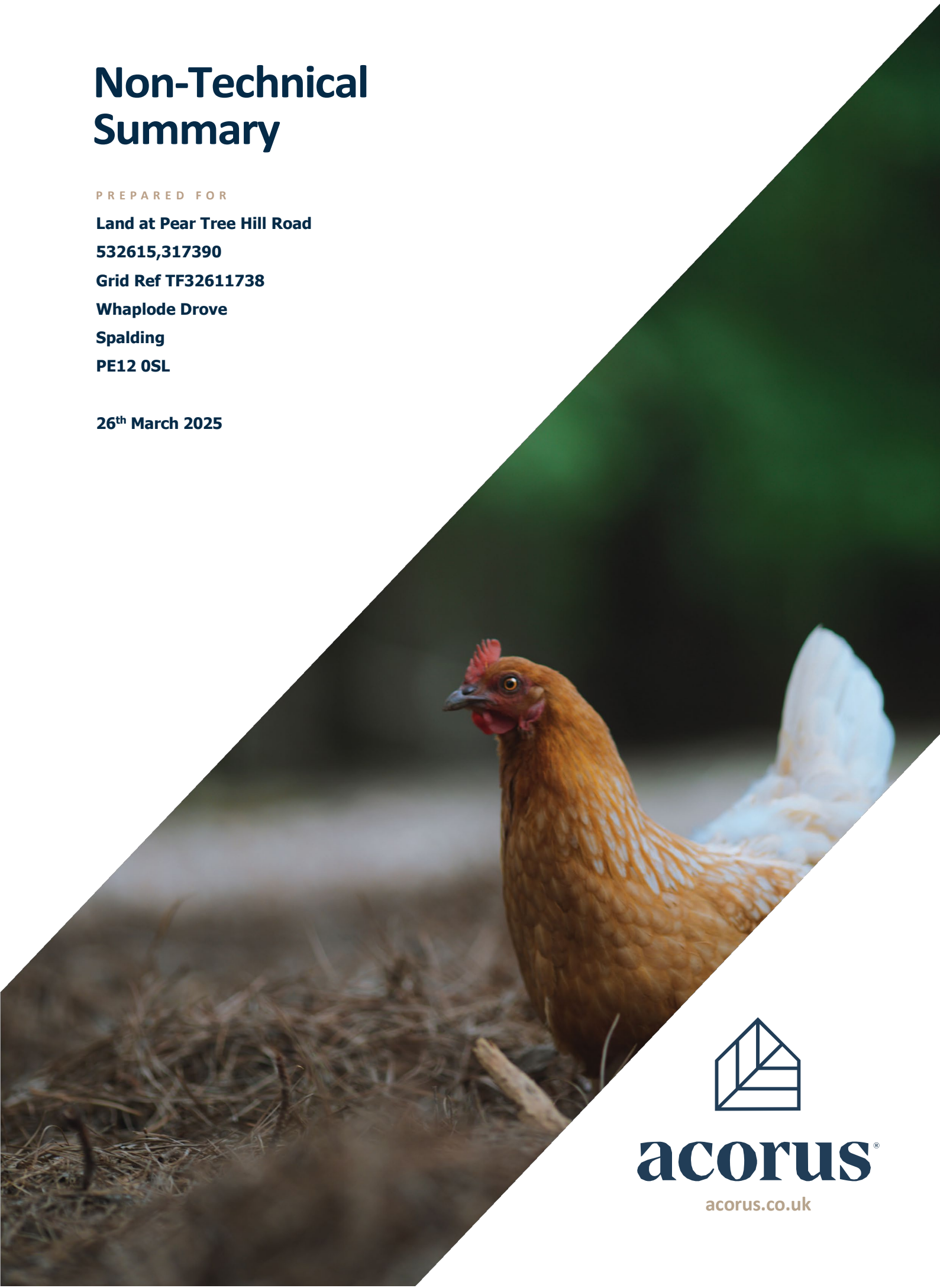
Non-Technical Summary

PREPARED FOR

Land at Pear Tree Hill Road
532615,317390
Grid Ref TF32611738
Whaplode Drove
Spalding
PE12 0SL

26th March 2025



acorus®
acorus.co.uk

PREPARED BY:

James Whilding

MRICS FBIAC

Managing Director

ADDRESS:

Acorus

Addlepool Business Centre

Woodbury Road

Clyst St George

Exeter

Devon

EX3 0NR

DIRECT LINE:

01392 873900

EMAIL:

planning@acorus.co.uk

1 Introduction

This non-technical summary document has been produced to summarise the issues, mitigation measures and effects relating to the provision of 12no. poultry buildings and associated infrastructure on land at 532615,317390, Grid Ref TF32611738, Pear Tree Hill Road, Whaplode Drove, Spalding.

In terms of effects, these have been graded as follows:

None	The development will not produce any effects beyond those which may be experienced within the current farming regime.
Low	There will be an effect, this will be localised and will not impact on the environment and other features to their detriment when relating to existing uses (e.g. distance too far).
Medium	There will be an effect which will impact on the environmental features, but not significantly.
High	A significant effect.

2 Brief Description of Unit

The application site is located north of Pear Tree Cottage and south of Jekils Bank and is located within the open countryside but outside of any landscape designation. The site is approximately 2.4 km to the east-south-east of the village of Moulton Chapel in Lincolnshire, at an altitude of around 3 m on level drained fenland.

The site comprises agricultural land extending to an area of 9.2 hectares (circa 23 acres) and is surrounded by other agricultural land.

Planning permission is sought for provision of 12 poultry houses each measuring 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 a future 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

The proposed housing will comply with Best Available Technique (BAT) as defined in the Intensive Farming BAT conclusion document dated 20/02/2017.

An application for an Environmental Permit is currently with the Environment Agency for consideration.

3 Environmental Impact

The main impacts of the development are as summarised as follows:-

3.1 Farm waste and Clean/Dirty Water

Issue	Mitigation Measures	Effect Assuming Mitigation
Farm waste	Spread on third party land or to AD for green energy.	None – All spent litter will be taken from site by sheeted trailers and is transported and spread to third party land/AD. Material spread in accordance with the NVZ legislation (where applicable) and the Code of Good Agricultural Practice (COGAP). Further mitigation measures not required.
Pollution from dirty water run off	Captured and directed into new compliant dirty water tank then removed by registered contractor for water treatment.	Low – To be applied on third party land - not classified as a waste so no spreading restrictions. Further mitigation measures not required.
Clean water disposal	Clean runoff from roof and yard discharged to a new filtration basin.	Low - An effective method for clean water disposal is proposed. Further mitigation measures are not required.

3.2 Odours, Dust and Noise

Issue	Mitigation Measures	Effect Assuming Mitigation
Odour	Proposed buildings constructed to highest modern standards and Best Available Techniques (BAT). Good management practices and modern building design (efficient ventilation and insulation) will reduce odour generation.	Low - odour exposure would be below the Environment Agency's benchmark for moderately offensive odours at non-farm related receptors.
Noise	Use of modern ventilation fans which are quiet and offer increased efficiency.	Low - Noise impact of the modern extractor fans is much improved.

	No other specific noise reduction measures except to keep usage to minimum without compromising bird welfare.	Low - Electric forklift to be used on the concrete apron for the movement of stock and the loading/unloading of HGVs. 2m high noise barrier between 5 – 15m south of the poultry units (close-boarded timber fence, masonry wall or earth bund) to block the noise path between the gable end fans and the receptor. Note only seasonal high temperature use of gable fans.
Dust	Use of suitable litter materials and feed delivered in sealed systems, litter will be tipped into trailers from minimal height and trailers will be covered when full. Ventilation systems will ensure good dispersal of air from the houses. Cyclone dust equipment fitted to bin exhaust pipe to collect dust during filling. Minimal dust through high speed ventilation ensures effective dispersal. No other specific dust reduction measures other than observance of BAT.	Low – Dust levels low given BAT and scale of operation. Further mitigation measures are not required.

3.3 **Ecology**

Issue	**Mitigation Measures**	**Effect Assuming Mitigation**
Land use/ecology	Observance of recommendations made by specialist wildlife consultants. Mitigation measures to be implemented before, during and after construction.	Low - only minor adverse impact on ecology and biodiversity given arable use of land. Some precautionary mitigation only recommended.
Ammonia	Observance of Best Available Techniques and implementation and monitoring of management practices.	Low/Medium - Based on predicted modelling.

		The process contributions will result in a small exceedance of 1% of the lower bound of the Critical Load over a small part of Winmarleigh Moss SSSI, but otherwise impacts are below necessary thresholds.

3.4 **Landscape**

Issue	Mitigation Measures	Effect Assuming Mitigation
Visual impact of buildings	Boundary planting and visual barrier elements to minimise the potential impact of the built form once established. Additional trees and native hedgerow species will be planted along the field boundary to strengthen the existing vegetation and create additional green infrastructure features.	Medium – A change from green field site to buildings will create a degree of harm however the site and its character ids agricultural, as is the proposal. The visual effects are assessed as being subject to a major adverse change (i.e. a significant change. With mitigation, the impact will be reduced from all viewpoints.

3.5 Historic Environment

Issue	Mitigation Measures	Effect Assuming Mitigation
Impact of new buildings and infrastructure	No listed buildings or heritage interests in the immediate vicinity of the site.	– Overall, the site is considered to be of low historic and archaeological importance. Further mitigation measures are not required.

3.6 Highways

Issue	Mitigation Measures	Effect Assuming Mitigation
Volume of traffic in relation to road network	Traffic generated as a result of the new development.	Low – HGV movements are very low on a daily/weekly basis and depends on the crop stage as to intensity. Further mitigation measures are not required.

Access point	New access onto public highway which is suitable to meet the type and number of vehicles.	None – New access provides 215m visibility in either direction to meet Manual for Streets, therefore no detrimental impact on the operation or safety of the highway network. Further mitigation measures are not required.

3.7 **Other Potential Impacts**

Issue	Mitigation Measures	Effect Assuming Mitigation
Flooding	Runoff from the development will be attenuated within an attenuation channel and discharged at greenfield runoff rates to the watercourse to the north of the site.	Low - development is located within Flood Zones 1-3 however the South East Lincolnshire Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) demonstrates the site is not at risk during the 1% fluvial or 0.5% tidal event. The site therefore has a low probability of flooding and is considered to pass the Sequential Test.
Flies and Vermin	Manure removed at the end of each crop. Pest control measures to be implemented using an approved specialist contractor with weekly inspections to meet farm assurance.	Low- Flies are not a problem on a well-managed site and where manure is regularly removed. Low - Pests create problems to farming operations and therefore it is in the interest of the unit operator to control vermin. Further mitigation measures are not required.
External lighting	Use of switched low energy lighting.	Low – Switched on as appropriate during the normal operation to provide low output light sufficient to allow for safe access around the vicinity during times of poor natural light. Further mitigation measures are not required.

The term 'environmental impact assessment' (EIA) describes a procedure that must be followed for certain types of project before they can be given 'development consent'. The procedure is a means of drawing together, in a systematic way, an assessment of a project's likely significant environmental effects. This helps to ensure that the importance of the predicted effects, and the scope for reducing them, are properly understood by the public and the relevant competent authority before it makes its decision.

From the information appraised through the Environmental Statement and, taking into account the mitigation measures proposed, it is clear from this non-technical summary that the proposed development will have a ***LOW/MEDIUM*** impact on the environmental features identified. Noting an element of medium impact, there will be an effect to some extent which will impact on the environmental features, however such an impact will not be significant.

DISCLAIMER

This report is for the sole use of the named client. While it may be shown to other professionals acting for them, the contents are not to be disclosed to nor made use of by any third party without our express prior written consent. Without such consent we can accept no responsibility to any third party.

acorus®

acorus.co.uk