

# Officers Report

## Planning Application No: 142026

**PROPOSAL:** Planning application to erect 1no. free range poultry unit with ancillary feed silos, generator, hardstanding and access.

**LOCATION:** Land at Naylors Hill Newark Road Laughterton Lincoln LN1 2JT

**WARD:** Torksey

**WARD MEMBER:** Cllr Jane Ellis

**APPLICANT NAME:** Mr Andrew Arden

**TARGET DECISION DATE:** Extension of Time to 01/04/2021

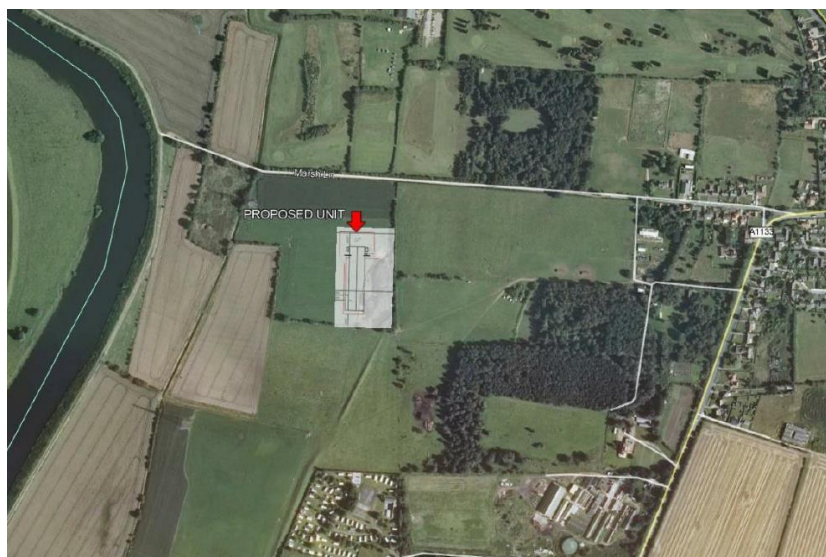
**DEVELOPMENT TYPE:** Major - Other

**CASE OFFICER:** George Backovic

**RECOMMENDED DECISION:** Grant subject to conditions

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**Description:** The site is located within a predominantly rural area on locally elevated land comprising a mix of arable and grazing land with copse and woodland to the immediate east and larger areas of woodland to east and south east between the site and Newark Road in the village of Laughterton approximately 630 metres to the east of the site. A caravan park is located approximately 300 metres to the south. The current access is via Marsh Lane which runs east to west and is predominantly single width and unsurfaced.



Aerial photograph with layout plan overlay depicting proposed unit amidst surrounding landscape.

It is proposed to erect a poultry unit running north to south measuring 27m in width and 111m in length. Eaves height is 4m rising to a ridge of 7.35m. Running along the base will be a series of “popholes” that allow poultry to exit the building. There will be a 25m long concrete apron at the northern end of the unit with 4 feed silos in total located in pairs close to the eastern and

western ends of the building. A new agricultural access was approved in 2019 (see relevant history) and it is intended to utilise this to access the new unit. It is intended that 32,000 birds are housed in the unit for the purposes of egg production. There will be a poultry roaming area of 16 hectares. The planting of 1000 trees of native species including Oak is proposed.

An odour and ammonia report was submitted with the application and during the course of assessing the application, a revised Flood Risk Assessment (FRA) was submitted as the site falls within Flood Zones 2 (medium probability) and 3 (high probability).

### **Town and Country Planning (Environmental Impact Assessment) Regulations 2017:**

The application is Schedule 2 Development' under the 2017 Regulations. It is concluded that the development as indicated is unlikely to have significant effects on the environment by virtue of such factors as its nature, size or location. The Local Planning Authority has therefore adopted the opinion that the development would not be EIA Development, for the purposes of the regulations

### **Relevant history:**

139624: Planning application for engineering operation to create an Agricultural access road onto land west of A1133 Newark Road. Conditional Permission was granted on 03.09.19.

### **Representations:**

**Chairman/Ward member(s):** No comments received.

**Kettlethorpe Parish Council** (Summary):

My Parish Council **strongly objects to this application** as we feel the landowner has many other suitable locations that would not create such an environmental impact on others as this. Nor would it result in the potential devaluation of other people's properties.

- Whole village will suffer from odours and would also be detrimental to the Scout campsite on Marsh Lane which has been there since the 1940s. A number of holes on Millfield Golf Course border Marsh Lane and players could possibly find the situation objectionable and choose to play elsewhere
- Discrepancies in the submitted reports including distances to dwellings
- The site is at 5 metres datum. Environment Agency maps indicate the flood banks are at 7 metres datum. The site location is below maximum river level at the time of flooding.
- 'Climate control system ventilation will be achieved via side inlets with roof ridge mounted high velocity extraction fans. Putting them in the ridge is more likely to get any odours into the wind stream, and to houses in the village. A similar building under the same ownership has extraction fans at one end of the building, so much lower down than the roof ridge. Any emissions from the end of the building will surely be dispersed gradually by the wind. We prefer this system from the point of view of not getting odours into the wind-stream so readily.

- Transportation - will this be carried out in daytime hours? No evening/ night-time activity should be permitted.
- The access road to the site is within the village 30mph speed limit, is it possible that traffic speed control measures for the village could be funded and provided by the developer?
- 5.37 Statement - The litter is not stored on site once removed from the unit. It will either be sold as fertiliser or spread upon P. A. Arden & Son's outlying farmland as manure. Where will it be stored? Is it close to other residential properties? Similar litter problems have already been experienced within the Parish boundaries created by the farmer making this application. Will this be stored within Kettlethorpe Parish?
- Evacuation and finding other facilities for relocation of 30,000 hens would be extremely difficult in such an emergency. The most likely outcome is either total slaughter or drowning.
- 6.15 The proposed development will utilise an existing private carriageway that extends approximately 0.45 kilometres westward from the public highway (A1133). The access, which was constructed following the grant of planning permission No 139624 in September 2019, terminates at the north-western edge of a block of woodland located centrally within the farm holding. The carriageway will therefore need to be extended a further 260 metres westwards in order to juncture with the proposed unit hard standing. The trees have been cut down and a route cleared but no carriageway construction has apparently yet taken place.
- Has any statement been given as to whether the generator is diesel or wind powered? Does the ancillary equipment include a wind turbine?
- The proposed unit would predominantly occupy land within Flood Zone 3.

**Newton on Trent Parish Council:** No comments.

### **Representations:**

Representations against and some in support of the proposals have been received from outside the District and in some cases outside the Country to the application together with a petition (with no address for the signatories) organized by PETA (People for the Ethical Treatment of Animals).

The text is reproduced in full below

**PETA:** We object to this proposal for the following reasons:

Operations on the farm – as well as the chickens' waste and the bodies of dead chickens – would likely produce strong odours which could potentially disturb local residents and have a negative impact on their quality of life.

Ammonia from the chickens' waste would be emitted from the farm into the surrounding area, likely having a negative impact on air quality and potentially having a detrimental effect on human health, wildlife, and the environment.

The site's close proximity to the River Trent and the possibility of overwhelming the local land-draining system mean that some areas within the site are located in flood zones two and three (medium and high risk). This could result in the chickens' waste being carried into public areas and potentially have a negative impact on the surrounding environment.

The farm would produce large amounts of poultry litter, which would be exported off-site. There could be a risk that this would leak or spill and contaminate the surrounding area.

It has been demonstrated that the proposed development has the capacity to generate approximately 460 vehicle trips per annum – excluding trips made by staff members. The increased number of vehicles accessing the farm would likely worsen traffic on the A1133, which adjoins the public highway used to access the farm.

There is insufficient woodland surrounding the area to prevent a farm from likely diminishing the character of the rural landscape and spoiling natural vistas.

A small collection of archaeological artefacts were found 70 metres from the proposed development, and it could therefore interfere with future archaeological finds.

The farm would cause immense suffering to the chickens confined there. Chickens are intelligent and social animals who can feel pain and distress. As many as 32,000 birds at a time would be crammed into the unit, each having just slightly more than an A4 sheet of paper's worth of space. They would be denied the chance to do anything that comes naturally to them, such as roaming, pecking for food, scratching, and building nests for their offspring. As a result of living in these stressful conditions, chickens often fight each other, and to prevent this, they are commonly de-beaked with an infra-red laser at a day old, which can cause them immense pain.

Chickens naturally live for up to 12 years, but those held at this facility would likely be sent to an abattoir after just 56 weeks on the farm. There, they would face a throat-cutting machine before being plunged into scalding-hot water.

Finally, taking into account the negative impact the coronavirus pandemic has had on our society, it is imperative that farms such as this one no longer be built in the UK. The proposed facility would potentially be a breeding ground for bird flu and could pose an immense risk to public health. Around 1.3 million chickens are now set to be killed after avian influenza broke out on Sweden's largest egg farm. Some strains of bird flu can be transmitted from birds to humans, and the most deadly of these, H5N1 and H7N9, have killed hundreds of people around the globe. Right now, as the UK is battling yet another bird flu outbreak, the last thing the country needs is another chicken farm.

**Representations:**

Representations **objecting** to the proposal have been received from

Home Farm Main Road, 16 Dunham Road, 2 Home Farm Close, 4 Home Farm Close, 6 Home Farm Close, 16 Home Farm Close, 18 Home Farm Close, 22 Home Farm Close, 24 Home Farm Close, 26 Home Farm Close, 28 Home Farm Close, 32 Home Farm Close, 34 Home Farm Close; Bell Lodge, Main Road, Sandilands Newark Road, Woodland View Newark Road, West View Newark Road, Bungalow Newark Road, Katrina Newark Road, Stoneleigh Newark Road, Gladischoyce Newark Road, The Meadows Newark Road, Kenvia Newark Road, Brooklands Newark Road, Winder House Newark Road, The Pantiles Newark Road, The Mill Marsh Lane, The Willows Marsh Lane, Auchtermuchty Marsh Lane, The Cedars Marsh Lane, Lodge Pines Marsh Lane, 1 Swynford Close, 2 Swynford Close, 5 Swynford Close, 6 Swynford Close, 10 Swynford Close, 2 Aspen Close, 4 Aspen Close, 6 Aspen Close, Pezzoe House Friendship Close,

Broomhills Caravan Park Main Road:

11 The Brambles, Newton on Trent, 37 Littleborough Lane Marton, 99, Victoria Road Barnetby-le-Wold, 55 West Street Hibaldstow (North Lincolnshire Green Party)

74 Chelsea Court Sloane Walk Croydon, Patission 59 Attika Athens. Bluegate Tindale Fell Brampton Cumbria, 11 Walker Mead Bedfordshire, 8A, Salisbury Road Edinburgh, 321 Hatherley Rd Cheltenham, 37 Lea vale road Stourbridge, 85 Cotswold Road, Malvern Worcestershire

**Grounds of objection (summary)**

- Despite the contents of the Modelling reports concerning odour and ammonia Emissions, which are merely computer models and therefore not reality, I believe that odours from this project will severely impact our quality of life especially in the summer. The prevailing wind being from the South West will result in the village experiencing frequent obnoxious Odours from this development. The report which is based on computer modelling agrees with this. However the various attached reports tend to present differing proximities for 'nearest properties'. Ranging from 390m to 500m. The odour report states that there are no commercial properties in the vicinity. It mentions the Naylor hills caravan site to the south. However, it omits to recognise the Scout Camp site.
- Furthermore these emissions are based on the output from the fans and do not properly address the droppings of 32000 birds on the free range area outside. That's going to be wonderful in the summer with a south westerly breeze. Also missing from this report is the noise generated by these 32000 ladies pecking away merrily.
- Unpleasant odours from the site will prevent residents having reasonable enjoyment of outdoor activities.
- The Village already has too many Lorries and farm traffic passing through it, this project would increase heavy vehicles which the roads approaching the farm proposal are not suited too. Although just within

the 30mph speed limit, this section of road leading up to the village from Newton on Trent has seen several accidents, including fatal ones. It is a long straight road. Vehicles have been hit while waiting to turn into properties to the west of the A1133. With numerous farm and HGV vehicles using this access on a daily basis, and there being no path or pedestrian access to it, I feel it is only going to create further risks to all.

- The vehicle access is new, contrary to the documentation submitted for Planning Permission. A large area of land has been cleared and opened up for access since the land was purchased
- Having a business such as this so close to residential properties is counter intuitive to the belief that living in a rural area is a healthy and quiet place to live. Too many times, nowadays, commerce comes before quality of life. We are all proud of our Village and community and feel that a project such as this would damage our way of life inexorably.
- This will bring nothing to the village apart from smell from ammonia, noise from further traffic (lorries), further decay to roads and disruption as a whole, this is totally unfair to the residents of marsh lane (single track road) and the village as a whole, it will also decrease the value of properties in the village - as has happened elsewhere when similar "hatcheries" have been constructed.
- The applicant is a large farmer with many alternative locations away from flood risk areas and away from populated areas, which would not affect the reasonable enjoyment of life by residents of the village. (Please note the Applicant does not live in this village).
- Why did I move? Because a farmer who lived 150 yards from our cottage decided to install two large industrial cooking units to process chicken offal from nearby intensive chicken rearing units. For the 10 years that this operation was in action our house was unsellable. All windows and doors (apart from the front door) were sealed up due to the unremitting stench from the cooking process. We couldn't invite friends or family to visit due to the disgusting, vomit inducing stink from the farm.
- The Birds are to be kept in 8 units of 4000 birds but all in one shed of 32,000 birds. Currently due to the risk of Avian flu, all birds must be kept inside. This 'lockdown' situation occurs fairly frequently so, is such intensive housing in-line with the 'high welfare standards' being portrayed in the report?
- I would also like to draw attention to the fact that there has not been a site-specific flood risk assessment. I would have thought this was mandatory for such a proposed development, being so close to the River Trent, and the flooding possibilities of the location. The land where the proposed unit would occupy is within Flood Zone 3, the designation with the highest possible risk of flooding.
- I have lived in Laughterton for the past 15 years. During that time the River Trent has overtopped the embankment along the stretch from Torksey to Newton once in the first 14 years but 3 times last winter. The effects of climate change will ensure that this will happen more often and more severely and I believe that the area of the proposed

development will flood at some time in the near future and 32,000 chickens will drown.

- One of our biggest concerns is that this proposed development is on a flood plain designated area. We would like to understand how large areas of concrete on a flood plain will work?
- Will disrupt local businesses (pub, golf course) and put people off moving to what is currently a lovely village due to the constant foul smell produced by these facilities. This odour will impact on the village pub being it has a beer garden serving food and is regularly used all year round
- The Jim Page Camp site normally receives several hundred visitors over a year. This facility has been there since the 1940's and if affected by unpleasant odours will likely result in people not using the site, ultimately rendering the resource for the youth of Lincolnshire and surrounding Counties un-viable.
- The riverside walk and fishing pegs along the riverbank are well used by the residents of Laughterton and nearby villages as well as visitors from further afield. This is currently, the only safe and easily accessed, walk which is very important in the current climate. This development will be a detriment to both walkers and fishermen who have enjoyed this area for many years.
- It is alleged that the applicant has been disposing of chicken waste in the village for 3 years
- Currently we have to endure the smell of chicken waste from other units that gets dumped on an open pile at the end of Hatchery Lane. I can only guess that would get worse.
- We already suffer from obnoxious odours from a chicken waste dump owned by the applicant situated approx. 100metres from the back of our house. When waste is being dumped by the lorry load, turned by mechanical equipment and after a period of time reloaded back onto Lorries the smells are particularly obnoxious and windows have to be kept closed.
- Since coming to the village my wife and I have endured four years of the frequent sickly stench of chicken manure, black dust coating window sills from the early morning to dusk tipping, not to mention the continual dense swarm of flies attracted to the area; there also appears to be a significant increase in the rat population. Spontaneous ignition of the chicken waste occurs frequently during loading of vehicles accompanied by dense acrid smoke with face blackened drivers running around in an attempt to contain the fire. My sympathies go out to the unfortunate elderly gentleman who lives on the lane providing vehicle access to the site.
- It should be noted that a proposed housing development just a few hundred yards south of this proposal and to the north of Newton was rejected recently on the grounds of the land being flood plain.
- We are also worried about declining air quality, a large proportion of residents are elderly in the village and many have underlying health problems which could be exacerbated by noxious odours

- Laughterton is only a small village with no facilities. The road is not built for big Lorries, it has bad bends with roads turning off on the bends. The smell is not pleasant and it will devalue the homes around the village. I am asthmatic and the smell would mean having to keep my windows and doors closed and not be able to spend time outside in my garden or walk the footpaths locally. I have lived in Laughterton for over 48 years.
- The emergency generator is proposed to be situated on the north east corner of the building. It is admitted to be noisy - it should be situated on the south west corner of the building
- This would bring nothing but discord and a diminished level of pleasure to many villagers and visiting golfers to the village.
- We should be avoiding crowding any animals together due to disease (there is currently yet another bird flu outbreak which is resulting in the confinement of all poultry in sheds) H5N1 And H7N9 bird flus are transmissible to humans. Who knows what else can be produced by farms such as this. Is cheap meat worth this risk? Given that we are currently undergoing a huge negative impact from Covid 19 it makes sense that farms such as this are no longer permitted
- People who feel this is a good thing for the village don't live in the village.
- Would transport be restricted to daytime access only or would we have to suffer it moving in and out during the evenings and night?
- Please reject plans for a poultry unit for 32,000 chickens in your district. There is no way it will be 'free range'. The cruelty of factory farms has to stop. It has no place in a civilised society. Chickens are the most abused animals on the planet. To authorise another battery facility would bring shame to our country. It has to be about more than just making money.
- To grant planning permission is totally irresponsible, welfare issues for thousands of overcrowding chickens, and as a consumer, this is not organic
- A factory farm will have a negative impact on the landscape

Representations in **support** of the proposal have been received from:

Bredon Sallie Bank Lane, 2 "The Rowans" Sallie Bank Lane, Naylors Hills  
Newark Road, 1 Marsh Lane, Blossom Farm Main Road,

33 High Street, Newton on Trent; Drinsey Nook Farm Bungalow Drinsey Nook  
16 Glentworth Road Kexby Gainsborough,

Anglia Free Range Eggs Ltd. Attleborough, Norfolk, The House Aubourn  
Farm Spalford Road North Scarle, Lincoln, Gibbetwood Farm Drinsey Nook  
Lane, Thorney Newark, Highwood Farm Eagle Barnsdale Lincoln, Eastview  
Brown wood Lane Thorney Newark, 77 Greenfield Close Edwinstowe  
Mansfield, LLancayo Farm Gwelhelog Usk Monmouthshire

**Grounds of support (summary)**



- My family and I have lived in the village for over 25 years and welcome more jobs which are few and far between.
- The previous owner at Naylor's Hill until recently ran a free range laying farm on the site and even though this is larger it will be set back a lot further and will be "state of art"
- The application is for an up to date, clean and efficient operation
- The occasional odour of chicken manure raised as an objection to this application by local residents is a result of the removal of organic chicken waste at Hatchery Lane in Laughterton.
- The land on which the proposed unit would be based is light sand which would require high inputs of both fertilizer and water if it was to be used for arable crops or commercial grazing. Presumably free-range poultry would require less grass thus minimising such inputs which would be good for the environment. Until recently we farmed the land to the south and east of the proposed unit and managed it on a low input system which increased species diversity in the grassland and allowed us to maintain much of the land in a semi-natural state. Many of the remaining trees are past maturity and each winter more succumb to the winter storms. The plan to plant a thousand new trees is very encouraging as this will redress the balance and, hopefully, enable the area to continue to be managed in a more traditional way.
- We live in a village already surrounded by many modern forms of farming and smells are part of living in a country location although modern farms produce so little in the way of smells and pollution compared to years gone by due to the strict standards modern farmers have to work to. Traffic through the village is less now than in years gone by as a resident of the village for 50 years the traffic is much less now than in previous decades. We have been surrounded by farms and farming all our lives historically poultry farming has created many jobs and opportunities in this local area and should be encouraged to do so again.
- Having read the proposal, supporting documents and comments in detail I took the time to visit the two sister sites in the local area. It becomes clear that the proposed site is a 'state of the art' installation and has no resemblance to the old fashioned chicken sites people are familiar with. They seem tidy and blend well into the countryside with trees and hedges planted to give a natural look to the site. The waste is automatically removed via hopper into enclosed storage and no 'heaps' of manure were to be seen anywhere and no smell was present.
- This is Lincolnshire a historic farming county producing high quality food products and support should be given for this. Eggs are one of the most healthy and essential foods for all ages
- Egg Consumption worldwide is growing especially in the UK. We must as a country keep developing our own standards of eggs as if we can't meet the demand then eggs will come into the UK from systems abroad which do not meet RSPCA -Freedom & Compassion in world farming standards and the birds will not be Free Range but from very large sheds with huge numbers of birds in them and were the birds have no access to the outside for carrying out natural behaviour etc.

- The customers present farms are of the highest quality in the UK and are kept extremely clean and tidy and something to be extremely proud of. The laying system going into the new proposed free range shed has been developed with the RSPCA and meets all the relevant standards required and for the future.
- The farm will have the latest technology for controlling the environment and at all times the customer will know exactly what's happening in the poultry sheds. This application will also create local employment which can only be a positive for the future
- Whilst we understand the concerns of other local residents, the majority of objections / complaints arise from increased traffic, the possibility of more road traffic accidents, offensive odour, loss to local businesses, and spoilt views for local walkers. Traffic & Accidents: The planning proposal deals with access issues, yet the position of the site entrance is at the very edge of the village, allowing easy access both in and out of the facility to the main access road, without having to traverse through the village. Accidents along this road are generally caused by speed, and the issue is that there is little to deter the speeding of any vehicle through this village. Better road calming is required which is not an issue that should be used to prevent the success of this planning application

#### **LCC Highways:**

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, **does not** wish to **object** to this planning application.

Requests that any permission given by the Local Planning Authority shall include the conditions below.

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to green field rates;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by

any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No building shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

**Reason:** To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development.

### Highways

There is no precise definition of "severe" with regards to NPPF Paragraph 109, which advises that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe." Planning Inspector's decisions regarding severity are specific to the locations of each proposal, but have common considerations:

- The highway network is over-capacity, usually for periods extending beyond the peak hours
- The level of provision of alternative transport modes
- Whether the level of queuing on the network causes safety issues.

In view of these criteria, the Highways and Lead Local Flood Authority does not consider that this proposal would result in a severe impact with regard to NPPF.

### **Environment Agency (Summary):**

05.03.21: We have reviewed the FRA (ref: 717 Naylors Hill FRA 02) dated 23 February 2021 and consider that it satisfactorily addresses our earlier concerns. Subject to the condition below, we therefore **withdraw our previous objection**, dated 05 January 2021.

The proposed development will only meet the National Planning Policy Framework's (NPPF) requirements in relation to flood risk if the following planning conditions are included.

1. The development shall be carried out in accordance with the approved flood risk assessment dated 23 February 2021 and the following mitigation measures it details:

- Finished floor levels shall be set between 8.15 and 7.85 metres above Ordnance Datum (AOD) as shown in the drawing on page 40 of the FRA (ref: 717-002, Rev A) dated February 2021.
- Offices and electrical equipment shall be located in the northern section of the building with a finished floor level of 8.15 metres AOD.
- Elevated laying platforms shall be provided for the birds as described in the FRA.

- An elevated safe refuge from flooding shall be provided for the staff as described in the FRA.

### **Reasons**

1. To reduce the risk of flooding to the proposed development and future occupants
2. To provide a safe refuge from flooding in the event of a severe flood.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

05.01.21: As the proposed number of birds is below 40,000, the poultry unit would not be regulated by the Environment Agency through an environmental permit.

In the absence of an acceptable flood risk assessment (FRA) we **object** to this application. The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the planning practice guidance. It does not therefore adequately assess the flood risks posed by the development.

### **Public Protection:**

The application site is well removed from existing residential dwellings with the odour and noise assessments both concluding that there will be no significant impact on either existing domestic or commercial premises. In view of this provided the unit is built and managed as per these reports I have **no** comments or **objections**.

### **Archaeology:**

The proposed development is located a short distance from the River Trent in an area that may be of archaeological interest. An Iron Age gold coin was found associated with early Roman pottery very close to the proposed development in 1982. Two further Iron Age coins have also been recorded during the 1980s in adjacent fields to the north and south. Such coins are not common and several from such a small area may indicate a focus high status Iron Age activity. A number of prehistoric flints have also been found nearby indicating earlier Neolithic and Bronze Age activity in the vicinity.

It is therefore recommended that the groundworks of the proposed development should be subject to a programme of archaeological monitoring and recording in order that a record can be made of any remains that are directly impacted by the development.

Recommendation: Prior to any groundworks the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook) in accordance with a written scheme of investigation submitted to and approved in writing by the local planning

authority. This should be secured by an appropriate condition to enable heritage assets within the site to be recorded prior to their destruction.

“[Local planning authorities] require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.” National Planning Policy Framework, section 16, paragraph 199.

Initially I envisage that this would involve monitoring of all groundworks, with the ability to stop and fully record archaeological features. A brief can be produced by this department which would lay out the details above. Please ask the developer to contact this office for further details.

**Tree and Landscape Officer:** Having looked at the proposed landscape planting, the position of new planting is shown on the landscape plan and the basics of the scheme are provided. The intended new tree and large shrub planting is of native species which is best for biodiversity value and to help integrate the proposed development into the surrounding area. The new planting includes 10% evergreen in the form of Scots pine trees. This would be okay while the trees are young or semi-mature, but as the tree mature the characteristics of Scots pine are that lower branches will die off and snap away leaving a high crown with foliage offering little in terms of screening value. To ensure evergreen screening the percentage of evergreen should be increased to 15% by the introduction of 5% holly and a reduction by 5% of oak, which will provide evergreen screening at a lower level at maturity than just Scots pines. Oak trees are characteristic to the area and offer high biodiversity value, however, they are bare of foliage for almost 6 months of the year due to being late coming into leaf in spring, whereas holly will improve screening value. Further details to clarify spacing, form and size of the intended planting should be required, along with planting details and future management.

**Historic England:** On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

**Minerals (LCC):** It is considered that having regard to the scale, nature and location of the proposed development, the applicant has demonstrated that in accordance with the criteria set out in policy M11 prior extraction of the mineral would be impracticable and the site is of a minor nature which would have a negligible impact with respect to sterilising the mineral resource. Accordingly, the County Council has **no safeguarding objections**.

**Trent Valley Internal Drainage Board:**

The site is within the Trent Valley Internal Drainage Board district. The Board maintained Fenton Marsh Drain, an open watercourse, exists in close proximity of the site and to which Byelaws and the Land Drainage Act 1991 applies. The Board's consent is required to erect any building or structure (including walls and fences), whether temporary or permanent, or plant any

tree, shrub, willow or other similar growth within 9 metres of the top edge of any Board maintained watercourse or the edge of any Board maintained culvert. The erection or alteration of any mill dam, weir or other like obstruction to the flow, or erection or alteration of any culvert, whether temporary or permanent, within the channel of a riparian watercourse will require the Board's prior written consent. The Board's Planning and Byelaw Policy, Advice Notes and Application form is available on the website: [www.wmc-idbs.org.uk/TVIDB](http://www.wmc-idbs.org.uk/TVIDB)

The Board's consent is required for any works that increase the flow or volume of water to any watercourse or culvert within the Board's district (other than directly to a main river for which the consent of the Environment Agency will be required). Surface water run-off rates to receiving watercourses must not be increased as a result of the development. The design, operation and future maintenance of site drainage systems must be agreed with the Lead Local Flood Authority and Local Planning Authority.

### **Relevant Planning Policies:**

#### Local Policy

Planning law<sup>1</sup> requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Development Plan in this location comprises the Central Lincolnshire Local Plan (April 2017) and the Lincolnshire Minerals and Waste Local Plan (June 2016).

#### Central Lincolnshire Local Plan 2012-2036 (CLLP)

The policies considered most relevant are as follows:

LP1 A Presumption in Favour of Sustainable Development  
LP2 The Spatial Strategy and Settlement Hierarchy.  
LP5 Delivering Prosperity and Jobs  
LP13 Accessibility and Transport  
LP14 Managing Water Resources and Flood Risk  
LP17 Landscape, Townscape and Views  
LP21 Biodiversity and Geodiversity  
LP25 The Historic Environment  
LP26 Design and Amenity  
LP55 Development in the Countryside

#### Lincolnshire Minerals and Waste Local Plan (Core Strategy and Development Management Policies)

- ***Lincolnshire Minerals and Waste Local Plan (LMWLP)***

The site is in a Minerals Safeguarding Area and policy M11 of the Core Strategy applies.

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<sup>1</sup> [Section 38\(6\)](#) of the Planning and Compulsory Purchase Act 2004 and [section 70\(2\)](#) of the Town and Country Planning Act 1990

Kettlethorpe Neighbourhood Plan (KNP)  
Kettlethorpe is not a designated Neighbourhood Area

National policy & guidance (Material Consideration)

- **National Planning Policy Framework (NPPF)**

The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions. The most recent iteration of the NPPF was published in February 2019. Paragraph 213 states:

*"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."*

- **National Planning Practice Guidance**
- **National Design Guide (2019)**

**Main issues**

As an application for planning permission, the Local Planning Authority is only to consider the land use implications of the proposed development on the site.

Animal welfare matters are covered by legislation outside of the planning system, and are not therefore a material planning consideration, in the determination of this planning application.

- **Principle**
- **Manure and Odour Impacts**
- **Ammonia Impacts**
- **Highway Safety**
- **Noise and Disturbance**
- **Flood Risk**
- **Drainage**
- **Archaeology**
- **Visual Impact on existing character and appearance and consideration of proposed landscaping**
- **Impact on existing businesses**

**Assessment:**

**Principle.** As a point of clarification with reference to the objections received this is not a broiler operation where chickens are bred and raised specifically for meat production. It is focused on the production of eggs over a typical 59

week production cycle with activity focused within the first 56 weeks of each cycle. The poultry house is left empty for three weeks thereafter prior to commencement of restocking. On average, there are accordingly 0.9 production cycles per annum. The chickens will not be confined to the building for this period as the hens will leave the unit through 'pop holes' in the sides allowing them to range over the adjacent woodland and meadows.

Section 336 of the Town and Country Planning Act 1990 defines 'agriculture' as including: 'horticulture, fruit growing, seed growing, dairy farming; the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land). The proposed use would therefore fall within the definition of "agriculture" and as such the principle of this use on arable/grazing land is accepted. Whether to grant planning permission depends on a consideration of its detailed impacts which is discussed below.

### **Manure disposal and Odour Impacts:**

This is a significant concern of residents who have objected to the proposal.

(From the application submission):

"Poultry litter will be removed from within the proposed unit via conveyor belt systems (one for each side of the unit) and emptied into trailers outside the building twice per week. The litter comprises a valuable fertiliser and will therefore be marketed as manure for spreading upon farmland in accordance with the Code of Good Agricultural Practice (DEFRA, 2009). It will be transported from the site via tractor and covered trailer either directly to outlying farms or P A Arden & Son's arable holding (or remote manure storage compound if necessary)".

In response to a query in relation to chicken droppings outside the unit the following response was provided by email:

"To prevent any manure build-up immediately around the perimeter of the poultry unit (where hens enter and exit the pop holes), cleaned/treated cockle shells are spread upon the ground. These 'catch' manure where hens congregate in the mornings and evenings, enabling it to be removed in a manner that prevents ground contamination/nitrogen deposition. The cockleshell/manure combination is also a valuable fertiliser and is thus periodically collected up and transported to outlying arable farms. A new layer of cockleshells is then applied adjacent to the unit pop holes. Though this process is not technically essential, the applicant very keenly manages his poultry farms to a high level of cleanliness. This ensures that the hens remain in good productive health (profitable) and offers the collateral benefit of further minimising odour emissions (area source emissions referred to in odour impact assessment)".

An odour report was submitted in support of the application which presents the result of a detailed dispersion modelling exercise aimed at predicting the



odour impact of the proposed facility. Table 1 below shows 27 “receptors” shaded in purple for which odour emissions were modelled.

Whilst noting the objections raised to this modelling by residents the public protection officer has confirmed there is no cause to dispute or object to the predicted level of impact. The unit of measurement is the European odour unit per cubic metre : ouE/m<sup>3</sup>. The guidance level is that 3 ouE/m<sup>3</sup> is indicative of having a negligible impact (‘negligible’ at, or below 3 ouE/m<sup>3</sup> as a 98th percentile of hourly means ;). The levels predicted range from 0.12 to 1.12 ouE/m<sup>3</sup>; with an average of 0.28 ouE/m<sup>3</sup> which all fall well below the guidance threshold.

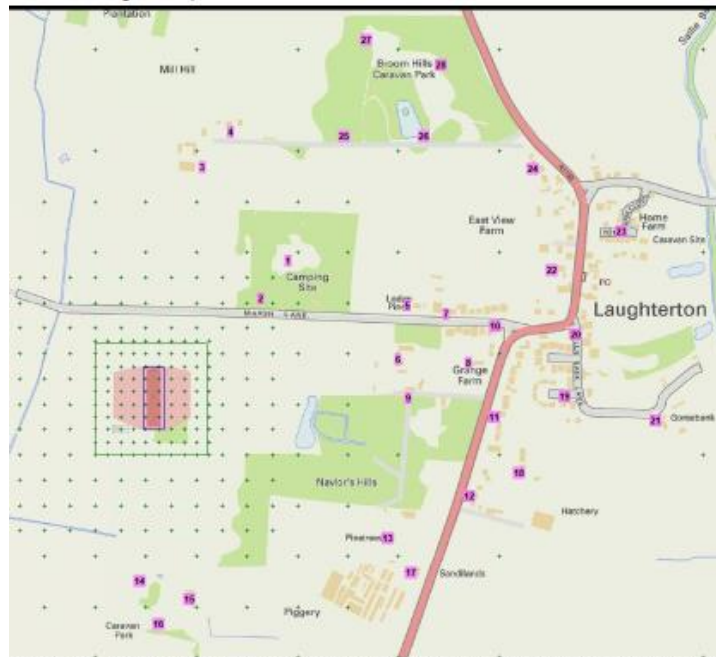
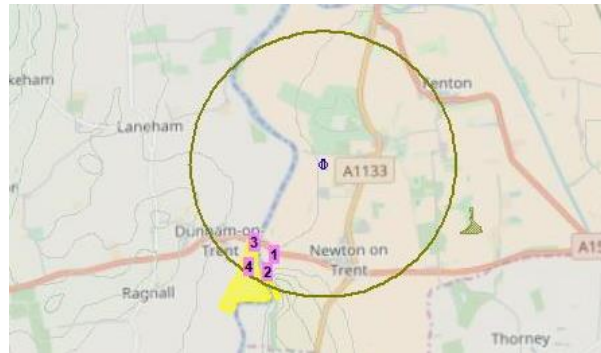


TABLE 1

On this basis odour impacts do not represent a reason to withhold permission and this would be in accordance with policy LP 26 and paragraph 180 of the NPPF.

### **Ammonia**

An ammonia report was submitted in support of the application which presents the result of a detailed dispersion modelling exercise aimed at predicting the ammonia impacts of the proposed facility. This is in relation to assessing impacts on ecology. The closest areas to the application site are reproduced below from the submitted report.



The modelling predicts that:

The process contribution of the proposed poultry unit to annual ammonia concentrations (or concentrations equivalent to deposition rates) would be below the Environment Agency's lower threshold percentages (4% for an internationally designated site, 20% for a SSSI and 100% for a non-statutory site) of the relevant Critical Level or Load at all of the wildlife sites considered.

The process contribution of the proposed poultry unit to annual ammonia concentrations (or concentrations equivalent to deposition rates) would be well below 1% of the relevant Critical Level or Load at all statutory wildlife sites considered. The modelled impacts on the interests of ecology fall within acceptable levels. This does not take into account the extensive tree planting proposed by the applicant which will also enhance the interests of biodiversity and will be secured by an appropriately worded condition.

### **Highway Safety:**

Access to the site will be from the A1133 Newark Road to the east via one previously approved. It is noted that there are uncertainties expressed as to whether this is already in place. A condition will be imposed requiring that this in place and certified as complete prior to the commencement of development. No objection on highway safety grounds is raised by Highways to the proposal and on this basis it is not considered reasonable to withhold permission on the grounds of highway safety.

### **Noise and Disturbance**

The applicants agents have confirmed by email that: "Unlike with broiler farms, all the key operations (egg collection, cleaning, feed deliveries etc.) have to take place when the hens are active during normal daylight hours. Apparently if they get disturbed at night, it can put them off laying the next day. As a rough idea of times, deliveries etc. will therefore usually occur somewhere between 6:30am and 6:30pm. This might vary slightly depending on the season." The table below sets out the vehicular movements over a 56 week cycle arising from the operation of the unit averaged down to an annual figure of 52 weeks.

| OPERATION                 | VEHICLE TYPE                | FREQUENCY OF ACTIVITY   | VEHICLE NUMBERS PER CROP CYCLE | VEHICLE TRIPS PER ANNUM (Access & Egress) |
|---------------------------|-----------------------------|-------------------------|--------------------------------|---|
| Delivery of birds         | Fixed wheel 10/15 tonne HGV | 2 vehicles in week 1    | 2                              | 1.8 (3.6)                                 |
| Removal of birds          | Fixed wheel 10/15 tonne HGV | 2 vehicles in week 56   | 2                              | 1.8 (3.6)                                 |
| Delivery of feed          | Artic, 25 tonne HGV         | 1 vehicle every 2 weeks | 28                             | 25.2 (50.4)                               |
| Egg Collection            | Fixed wheel 10/15 tonne HGV | 2 vehicles per week     | 112                            | 100.8 (201.6)                             |
| Removal of poultry litter | tractor and trailer         | 2 vehicles per week     | 112                            | 100.8 (201.6)                             |
| TOTAL                     | n/a                         | n/a                     | 256                            | 230.4 (460.8)                             |

Table detailing type and frequency of vehicular activity.

This shows that the total number of separate vehicles utilising the previously approved access would be 230 annually with a total of 460 movements in and out over a 365 day period. In a typical week the site would receive 4 to 5 vehicle movements (2 x egg collection; 2 x litter removal; and every other week, 1 feed delivery). This is not considered unacceptable in highway safety terms and with the movements taking place during normal daylight hours in addition to existing traffic on the roads it is not considered to give rise to significant noise disturbance sufficient to withhold permission. A condition restricting arrivals and departures from the site to between 0600 and 1900 is proposed in the interests of amenities of residents on the opposite side of the road to the access.

Concerns have been expressed about potential noise created by a generator although this is not considered to be a significant issue given distance separation and lack of concern from public protection on such matters. The application submission also sets out that the emergency back-up generator will be a small diesel electric unit.

It is concluded that noise and disturbance would not be a reason to withhold permission. It would be in accordance with LP26.

### **Flood Risk:**

The site is located within Flood Zone 2 (Medium Probability Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding) and Flood Zone 3 (High Probability Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding). The Flood risk vulnerability classification for the development ("land and buildings used for agriculture and forestry") is "Less Vulnerable" which is considered "appropriate" on land falling within these Flood Zones. Nevertheless in accordance with guidance a sequential test would be required to demonstrate why the development could not be located on land at lower risk of flooding.

The applicants have responded by email detailing 3 alternative sites within the ownership of the applicant (as opposed to land under agricultural tenancy) within the surrounding farm holding. They have also set out the criteria against which the suitability for a free range operation is assessed which are:

- The proposed unit must be sited in a location that avoids adverse impacts upon outlying receptors arising from ammonia emissions;
- The proposed unit must be sited in a location that avoids adverse impacts upon outlying receptors arising from odour emissions;
- The proposed site must afford suitable access to the public highway;
- The land must comprise a single continuous unit exceeding 16.2 hectares (minimum poultry ranging area for 32,000 bird unit);
- The positioning of the proposed unit must allow the formation of eight operationally viable ranging area paddocks;
- The ground must be free draining in order to be suitable for poultry ranging;
- The site must be suitably remote from sensitive noise receptors;
- The site must avoid significant landscape and visual impacts;
- For reasons of biosecurity, the poultry unit cannot be sited adjacent to land already used for free range poultry farming operations;
- The development must safeguard existing habitat (e.g. woodland, ponds, and mature hedgerows);
- The vulnerability of the site to flooding; and
- The site must be under ownership of the applicant (as opposed to agricultural tenancy).

Site 1 is sequentially in an area of lower flood risk (flood zone 2) than (part) of the application site. However, the land adjoins Laughterton and does not include suitable available poultry ranging space. The environmental impact of siting the proposed unit in this location would be unacceptable (exceeding EA odour emission thresholds at most proximate dwellings, giving rise to noise disturbance ) The site was therefore discounted.

Site 2 Site two is already associated with an established 32,000 bird free range poultry farm and is not therefore viable in terms of biosecurity. Furthermore, the existing and proposed units would not be accompanied by enough combined ranging area. The established 'Furrowland' agricultural storage complex occupies land within the western confines of this parcel. Sequentially, the entire area is in Flood Zone 3

Site 3 is predominantly in Flood Zone 2 and thus sequentially preferable for the proposed development in this regard. However, the site is already host to an organic free range poultry farming operation and is not therefore available

This is considered a reasonable approach and is accepted in the absence of any evidence of reasonably available and suitable alternative land at a lower risk of flooding.

The Environment Agency (EA) originally objected to the application as the original Flood Risk Assessment (FRA) did not adequately address flood risk. A new one was prepared and submitted which outlined measures to address flood risk including specification of finished floor levels above ordnance datum (AOD); location of offices and electrical equipment within the northern section

of the building (which falls within Flood Zone 2); provision of elevated laying platforms that would function as a refuge for the birds from flooding below and an elevated safe refuge for staff. The EA have withdrawn their objection subject to the imposition of a recommended condition securing implementation of all specified measures. This will be imposed. Flood risk is now not a reason to withhold the grant of planning permission.

### **Drainage**

The strategy for the disposal of surface water from the development is also set out in the revised FRA. The access from the A1133 running through the site will be permeable and have falls to the sides so that any excess run off will flow to the side of the track and discharge via infiltration.

The majority of the surface water generated will be from the poultry shed roof. It is proposed to install pipes along the eastern side of the building and an infiltration trench along the southern and western sides which will be constructed in cellular crates to give the required volume. The crates would be nominally 800mm deep covered with 200mm of topsoil which would support a grassed surface. The southern hardstanding area and western access track would have cross falls to the infiltration trench and surface water run-off would percolate through the topsoil to the infiltration trench. On the western side of the building the rainwater pipes would connect directly into the cellular crates forming the infiltration trench.

Calculations submitted have determined that an infiltration trench 1.5m wide x 0.8m deep of cellular crate construction and 160m long would provide more than sufficient attenuation. For the concrete hardstanding area at the northern end of the building, there will be no access for the birds so an open infiltration basin can be provided. The concrete surface will fall away from the building and a grassed swale/ infiltration trench will be provided around the perimeter. Calculations submitted show that a swale of depth of 600mm with a 1.0m wide base and 1 in 3 side slopes has more than 4 times the storage volume required. An outline design illustration of this was submitted with the application. The strategy outlined shows a satisfactory drainage scheme can be provided for the development. A detailed scheme will be secured via the drainage condition recommended by the Lead Local Flood Authority which will be conditioned.

**Foul water:** A sealed 12,000 litre tank located beneath hardstanding to the immediately north of the poultry unit northern elevation is proposed. The foul water will be collected and removed from the farm via a specialist contractor then disposed of by the contractor or alternatively sold as manure for spreading upon farmland in accordance with the Code of Good Agricultural Practice (DEFRA, 2009). The sealed tank will also prevent contamination of groundwater.

### **Archaeology**

The proposed development is located a short distance from the River Trent in an area that may be of archaeological interest. This can be satisfactorily

resolved by imposition of conditions suggested by Historic Services. On this basis it would accord with LP25.

### **Visual Impact on existing character and appearance including consideration of proposed landscaping**

As the site does not contain any buildings any form of physical development will lead to a change in the character of the site. It is however located within an agricultural context comprising arable land and land used for grazing purposes. What is proposed is a large building on a north to south axis with the walls and roof clad in profiled steel sheeting coloured Juniper Green. It is a utilitarian agriculture building that will be separated by a distance of approximately 640 metres and topography included wooded areas from the main body of the village of Laughterton to the east. The gable end of the building is approximately 280 metres from the private caravan park to the south which is not readily visible from within the site. Marsh Lane as it passes to the north of the site at this point is simply a single width access track at a distance of approximately 90 metres from the northern gable end of the poultry unit with views filtered by distance and existing vegetation. The north to south positioning of the unit also helps to reduce visual prominence. In addition the proposed landscaping consists of over 1000 deciduous trees of native species planted to form new rectilinear copse areas to the north, south and west of the proposed unit in addition to the existing copse east of the unit and a final section to the north east south of Marsh Lane. This will help to assimilate it within the wider landscape. The landscape proposals are generally acceptable however changes will be required to introduce more evergreen planting and additional details are required in terms of sizes; spacing and mix. This will be conditioned. Given the current agricultural context of grazing and arable land together with the existing land form including wooded areas together with its location to the east away from the village and the additional landscaping proposed it is considered that its impact on the character and appearance of the site and wider area falls within acceptable limits and does not represent a reason to withhold consent. It would be in accordance with LP26.

### **Impacts on existing businesses and the scout camp**

The odour modelling previously referred to above included the scout camp which showed levels well below the guidance threshold. It is therefore concluded that an unacceptable impact upon this neighbouring land use is unlikely to arise.

### **Reference to past occurrence of odours within the village**

These are noted however they appear to relate to organic material and are not a material consideration in the determination of the current application for a free range poultry unit.

### **Animal Welfare /Disease Transmission**

This is not a matter that is relevant for consideration under planning legislation with other regulatory mechanisms in place to deal with such issues.

### **Planning balance and conclusion**

This is a proposal that subject to the imposition of the conditions discussed above is not considered to cause significant harm to: the interests of highway safety; the living conditions of nearby dwellings; biodiversity; the character and or appearance of the open countryside. It will also support the development of an existing established rural enterprise. Therefore having considered the proposal against the provisions of the development plan and specifically policies LP1 A presumption in Favour of Sustainable Development; LP2 The Spatial Strategy and Settlement Hierarchy; LP13 Accessibility and Transport; LP14 Managing Water Resources and Flood Risk; LP17 Landscape, Townscape and Views; LP21 Biodiversity and Geodiversity; LP26 Design and Amenity and LP55 Developments in the Countryside of the Central Lincolnshire Local Plan (2017) ; as well as against all other material considerations including the revised National Planning Policy Framework (2019) it is considered that the proposal is acceptable and a grant of conditional planning permission is considered appropriate.

### **Recommendation: Grant consent subject to the following conditions:**

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

### **Conditions which apply or require matters to be agreed before the development commenced:**

2. No development shall commence, including vegetation clearance, soil stripping, earth moving or site preparation, shall take place until a Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. The WSI shall set out a strategy for archaeological investigation and shall include:

- i. The programme and method of site investigation and recording.
- ii. The requirement to seek preservation in situ of identified features of importance.
- iii. The programme for post-investigation assessment.
- iv. The provision to be made for analysis and reporting,
- v. The provision to be made for publication and dissemination of the results.
- vi. The provision to be made for deposition of the archive created.
- vii. Nomination of a competent person/persons or organization to undertake the works.
- viii. The timetable for completion of all site investigation and post investigation works. Development shall only take place in accordance with the approved WSI, and the development shall not be occupied until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled.

**Reason:** The site is located in an area that may be of archaeological interest with a number of historical finds in proximity of the site and in accordance with policy LP 25 of the Central Lincolnshire Local Plan

**3.** No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;

Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;

Provide attenuation details and discharge rates which shall be restricted to greenfield rates;

Provide details of the timetable for and any phasing of implementation for the drainage scheme; and provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No building shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

**Reason:** To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development and in accordance with policy LP 14 of the Central Lincolnshire Local Plan.

**4.** The access improvements shown on “Drawing No.482-A-002 Rev B” must be in place prior to commencement of development and **certified as complete** in writing by the local planning authority.

**Reason:** In the interests of Highway Safety in accordance with Policy LP 13 of the Central Lincolnshire Local Plan

**5.** Notwithstanding the submitted information no development shall take place until a detailed landscaping scheme has been submitted to and approved in writing by the local planning authority. The details submitted must include the position, size, species and density of all trees to be planted together with details for future maintenance.



**Reason:** To help assimilate the proposed development within its rural setting and in the interests of biodiversity in accordance with policies LP21 and LP26.

**Conditions which apply or are to be observed during the course of the development:**

6. The development hereby approved shall be carried out in accordance with the following drawings:

- Floor Plans and Elevations F2988-01 Date October 2020
- Site Layout (including location of additional tree planting) F2988-02 Date October 2020

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

**Reason:** To ensure the development proceeds in accordance with the approved plans in the interests of proper planning.

7. The development shall be carried out in accordance with the approved flood risk assessment dated 23 February 2021 and the following mitigation measures it details:

- Finished floor levels shall be set between 8.15 and 7.85 metres above Ordnance Datum (AOD) as shown in the drawing on page 40 of the FRA (ref: 717-002, Rev A) dated February 2021.
- Offices and electrical equipment shall be located in the northern section of the building with a finished floor level of 8.15 metres AOD.
- Elevated laying platforms shall be provided for the birds as described in the FRA.
- An elevated safe refuge from flooding shall be provided for the staff as described in the FRA.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

**Reasons:** To reduce the risk of flooding to the proposed development and future occupants and providing a safe refuge from flooding in the event of a severe flood and in accordance with Policy LP14 of the Central Lincolnshire Local Plan

**Conditions which apply or relate to matters which are to be observed following completion of the development:**

**8.** There shall be no departures or arrivals to the site outside the hours of 06.00 to 19.00 at any time.

**Reason:** To limit noise and disturbance to dwellings in proximity of the proposed access on Newark Road in accordance with Policy LP 26 of the Central Lincolnshire Local Plan.

**9.** All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reason:** To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and in accordance with Central Lincolnshire Local Plan Policy LP17 and Policy LP26.