

Officers Report

Planning Application No: 143510

PROPOSAL: Planning application for erection of poultry farm for chicken production, including 6no. poultry houses, 1no. agricultural workers dwelling and associated infrastructure.

LOCATION: Johnnies Farm Land East of Plum Products Ltd The Cliff Ingham LN1 2YQ

WARD: Scampton

WARD MEMBER(S): Cllr R Patterson

APPLICANT NAME: Mr Alfred Rose

TARGET DECISION DATE: 08/12/2021

DEVELOPMENT TYPE: Major - Other

CASE OFFICER: Ian Elliott

RECOMMENDED DECISION: Grant permission subject to conditions and a Legal Section 106 Unilateral Undertaking to:

- Not commence construction of or allow occupation of the Agricultural Workers Dwelling until the poultry buildings are operational
-

Planning Committee:

This application has been referred to the Planning Committee due to issues raised by a third party, that are considered to be balanced.

Description:

The application site is part of a larger agricultural field set in the open countryside. The closest built form is Plum Products to the west. The agricultural field gently slopes downwards from the west and up from the track which runs adjacent to the north. The field is currently used for arable crop growing. The site is accessible down a track from the access to Plum Products off Cliff Road or an access with a locked off the A15. The site is currently screened to the north by materials covered by sheeting. The site is open to the north, east and west with screening provided nearby by boundary trees, hedging the built form of Plum Products. Agricultural fields are adjacent or opposite each boundary of the site. Plum products is nearby to the west and residential dwelling nearby to the south west and north west. The track from Cliff Road runs past Plum Products.

The site is in a Limestone Minerals Safeguarding area and is potentially contaminated land due to the former military use. Public rights of way Ingh/16/1 runs adjacent the north boundary of the site. Areas of Great Landscape Value are nearby to the north and west

The application seeks permission for erection of poultry farm for chicken production, including 6no. poultry houses, 1no. agricultural workers dwelling

and associated infrastructure.. The poultry units will accommodate a maximum of 300,000 birds (chicks) which after 38 days will be transported away from the site. Each flock cycle would last 48 days with 10 days cleaning meaning 7.5 cycles a year (2,250,00 chicks).

Town and Country Planning (Environmental Impact Assessment)

Regulations 2017:

The development has been assessed as exceeding criteria 17a) of Schedule 1 (see below).

*“17. Installations for the intensive rearing of poultry or pigs with more than—
(a) 85,000 places for broilers or 60,000 places for hens”.*

Therefore an Environmental Impact Statement is required and has been submitted with the application.

Relevant history:

None

Representations

Chairman/Ward member(s): No representations received to date

Ingham Parish Council: Objections

The Parish Council are concerned about the smell that could spread to the main village with an easterly wind. Please investigate the measures in place to ensure that this is controlled.

Whilst we recognise that the proposal includes a dwelling for agricultural workers, we feel that it should be noted that the Parish have already met the allocation for new dwellings as detailed in the Local Plan and the draft revised Local Plan.

The Parish Council are currently looking to refresh the play park equipment in the village. We would invite the applicant to make a gesture to the community and donate/ contribute toward the cost of this.

The Parish Council strongly suggest that Ingham Lane is significantly improved in terms of size and quality of surface to account for the inevitable increase in HGV use from the A15.

The Parish Council wish to ensure that the public footpath that runs adjacent to the applicant's site remains intact and in use.

Spridlington Parish Council: No objections

Fillingham Parish Council: No representations received to date

Cammeringham Parish Council: No representations received to date

West Firsby Parish Meeting: No representations received to date

Local residents: No representations received to date

Plum Products Ltd: Objections

We are a toy business, established over 30 years ago. We are located at The Cliff, Ingham, Lincoln, LN1 2YQ which we purchased in 2005. From these premises we sell children's toys for active play to retailers, distributors and consumers in over 50 countries around the world. Our retailers include some of the largest in the world in many countries.

The proposed development of a chicken farm under application no 143510 is barely 500 feet from our premises. All the traffic in and out of this proposed chicken farm is directly alongside our site and building and would pass our two entrances.

We employ over 50 staff. There is in addition and of utmost importance, the safety regime and sensitivity surrounding the nature of our products we are selling. Every aspect of our products gets tested and has to meet the highest standards of safety in every country.

Some of our products are stored outside on our 6.5 acre site. Furthermore we have a 65,000 sq foot facility incorporating storage, offices, product development and testing of our products. Currently we enjoy fresh clean air which is essential to us. This proposed development gives us serious concerns for the health not only of our staff, but also that any airborne contamination might adversely affect our products.

Such a development would never be allowed or approved alongside a children's playground. Plum supplies literally hundreds of thousands of homes with children with their own playground at home every single year. We have sold over 2 million trampolines alone. We provide millions of playgrounds.

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We object to this development in the strongest possible terms.

LCC Highways/Lead Local Flood Authority: No objection with advisory notes following submission of access widening plan.

Representation received 15th September 2021:

The existing access will require widening to accommodate two HGV's using the access simultaneously. It is recommended that this width is maintained up to the point where the existing access track widens. It is requested the applicant submits a revised access plan, in line with the above, for consideration at this stage.

WLDC Environmental Protection: No objections with comment and subject to a contamination conditions due to former military use of the site.

I understand that this site is subject to an Environmental Permit that will be regulated by the Environment Agency. Therefore all emissions to air, water and land and any noise impacts will be covered by this permit. I therefore have no comments to make on these aspects of the application.

Natural England: No objections with advice

Environment Agency: No objections

LCC Minerals and Waste: No objections

LCC Archaeology: No objections with comments

This office agrees with results of the archaeological desk-based assessment submitted which concludes that this site is of relatively low archaeological potential. We would also support proposals to preserve the surviving concrete taxiway from the former RAF Ingham Second World War airfield as part of the plans. We would therefore recommend that no further archaeological input be required in association with the proposed development.

WLDC Tree and Landscape Officer: Comments

- Some further information is required to clarify spacing between the three rows of hedge planting. See para 3 of my comments.
- Some adjustments to hedgerow plant percentages and species is required, as detailed in para 4 of my comments.
- Additional details should be required for aftercare of the landscaping to minimise risk of it dying or becoming unsuitable for its planning purpose, as detailed in para 5 of my comments.
- A minor adjustment to tree positioning along the westerly boundary is required, as detailed in para 6 of my comments.

Lincolnshire Wildlife Trust: No representations received to date

Ramblers Association: No representations received to date

IDOX checked: 15th November 2021

Relevant Planning Policies:

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Central Lincolnshire Local Plan (adopted in April 2017) and the Lincolnshire Minerals and Waste Local Plan (adopted June 2016).

Development Plan

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

Relevant policies of the CLLP include:

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

LP16 Development on Land Affected by Contamination

LP17 Landscape, Townscape and Views

LP21 Biodiversity and Geodiversity

LP25 The Historic Environment

LP26 Design and Amenity

LP55 Developments in the Countryside

<https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/central-lincolnshire-local-plan/>

- **Neighbourhood Plan**

There is currently no neighbourhood plan to consider.

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

The site is within a Limestone Minerals Safeguarding Area therefore policy M11 applies.

<https://www.lincolnshire.gov.uk/planning/minerals-waste>

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 81 of the NPPF states:

“Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”

Paragraph 84 of the NPPF states:

“planning policies and decision should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings”*

Paragraph 111 state 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.”

Paragraph 219 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)**
- **National Design Model Code (2021)**

<https://www.gov.uk/government/collections/planning-practice-guidance>

<https://www.gov.uk/government/publications/national-design-guide>

<https://www.gov.uk/government/publications/national-model-design-code>

Draft Local Plan/Neighbourhood Plan (Material Consideration)

NPPF paragraph 48 states that Local planning authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

- **Consultation Draft Central Lincolnshire Local Plan Review June 2021 (DCLLPR)**

The consultation on the Draft Central Lincolnshire Local Plan which ran for 8 weeks from **30 June to 24 August 2021** has now closed. In regards to paragraph (b) consultation responses to the first (regulation 18) draft have now been published. The Summary document sets out the extent to which there were any Objections/Support/General Comment in regards to each policy. The Key Issues Report sets out a summary of the issues being raised, per policy.

Relevant Policies:

S1 The Spatial Strategy and Settlement Hierarchy

S5 Development in the Countryside

S7 Reducing Energy Consumption – Non-Residential Buildings

S20 Flood Risk and Water Resources

S46 Accessibility and Transport
S48 Parking Provision
S52 Design and Amenity
S55 Development on Land Affected by Contamination
S56 The Historic Environment
S59 Protecting Biodiversity and Geodiversity
S60 Biodiversity Opportunity and Delivering Measurable Net Gains
S66 Best and Most Versatile Agricultural Land

The draft plan review is at its first stage (Regulation 18) of preparation and is open to alterations so may only be attached **limited weight** in the consideration of this application.

<https://central-lincs.inconsult.uk/connect.ti/CLLP.Draft.Local.Plan/consultationHome>

Other:

Natural England's Agricultural Land Classification Map 2010

<http://publications.naturalengland.org.uk/publication/143027?category=5954148537204736>

Main issues:

- Principle of the Development
Central Lincolnshire Local Plan 2012-2036
Concluding Statement
- Assessment of local policy LP55 (Part E) of the CLLP
- Assessment of local policy LP55 (Part D) of the CLLP
- Minerals Resource
- Agricultural Benefit
- Biodiversity
- Waste Management
- Drainage
- Public Rights of Way
- Contamination

Assessment:

Principle of the Development

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Central Lincolnshire Local Plan 2012-2036:

The application site is located within the open countryside therefore Tier 8 (countryside) of local policy LP2 applies which allows development demonstrably essential to the effective operation of agriculture.

Local policy LP55 Part D of the CLLP sets out the criteria for new dwellings in the Countryside

Local policy LP55 Part E of the CLLP sets out the criteria for Non-residential Development in the Countryside.

Concluding Statement:

The application site is part of a larger arable field therefore the agricultural use of the land will be maintained. The use of the site as a chicken rearing unit is a use which only lends itself to be sited in an isolated open countryside locations an appropriate distance away from people and buildings, particularly residential dwellings.

The principle of the development is therefore acceptable subject to satisfying all other material considerations including the criteria listed in local policy LP55 Part D and E of the CLLP.

Assessment of local policy LP55 (Part E) of the CLLP

Local policy LP55 Part E of the CLLP states that “proposals for non-residential developments will be supported provided that:

- a) The rural location of the enterprise is justifiable to maintain or enhance the rural economy **or** the location is justified by means of proximity to existing established businesses or natural features;
- b) The location of the enterprise is suitable in terms of accessibility;
- c) The location of the enterprise would not result in conflict with neighbouring uses; and
- d) The development is of a size and scale commensurate with the proposed use and with the rural character of the location”.

The Ingham Parish Council has commented that Ingham has met its housing growth level as set out in the Central Lincolnshire Local Plan. The bungalow applied for would be in the open countryside therefore if permitted would not in any case count towards the Ingham housing growth as it is clearly outside of the settlement’s developed footprint.

*The rural location of the enterprise is justifiable to maintain or enhance the rural economy **or** the location is justified by means of proximity to existing established businesses or natural features:*

The proposed rearing units will be a standalone development but would not be completely isolated due to the position of Plum Products to the west and residential dwellings to the south west and north west.

Agricultural developments of this nature require an open countryside location sufficient distance away from people therefore the proposed open countryside location is justified and would provide three full time employment opportunities. The development would be expected to generate some off site employment as well such as jobs associated with haulage, construction/manufacturing, food processing, administration etc. Therefore the proposed rearing unit will enhance the local rural economy of the local area and the West Lindsey District.

The location of the enterprise is suitable in terms of accessibility;

The Ingham Parish Council have not objected on highway safety grounds but have requested significant improvements to the size and quality of Ingham Lane.

The proposed poultry buildings, bungalow and accompanying structures would be accessed via an existing vehicular access off Middle Street and a long track measuring approximately 850 metres. To accommodate the type of vehicles that would be visiting the site the site includes a concrete apron to the north of the rearing unit to allow for parking and turning.

The Highways Authority (HA) have recommended that the existing access needs to be widened to accommodate two HGV's using the access simultaneously. The HA have not requested any improvements to the local highway network. In response to this a site access widening plan (19188-02) and site access widening tracking plan (19188-02-1) were submitted and accepted by the HA. Subsequently the HA has no objections to the access to the site.

The site is a short journey from the A15 which provides excellent network routes to the north and south. The application has included a Transport Statement (TS) by David Tucker Associates dated 28th June 2021 providing details on Heavy Goods Vehicle (HGV) traffic generation and HGV routing. Table 4 of the TS provides a flock cycle breakdown of traffic generated identifying the busiest periods when the birds are being caught and removed from the site. The breakdown also identifies the type of vehicles used with the largest being a 16.5 HGV. Employee movements would modestly add to this traffic generation particularly if one employee is already living on site.

Paragraph 3.14 and 3.15 of the Environmental Statement (ES) states that the construction phase would last 30 weeks and *“the construction materials will be delivered into the site using HGV vehicles. Stone will be delivered using 8-wheel rigid quarry lorries; Concrete using 6-wheel rigid ready mix concrete lorries; and steel framework and sheeting using articulated lorries with flatbed trailers”*. The traffic generated by the construction phase is a temporary process.

The TA in paragraph 3.4.1 and 3.4.2 routes traffic left along Middle Street then left again onto the A15.

The HA have not objected to the detail in the Transport Statement or the highway impact at the times when traffic is generated the most.

The submitted site plan demonstrates sufficient standalone car parking for the proposed bungalow and 6 car parking spaces for visitors/employees.

The location of the enterprise would not result in conflict with neighbouring uses:

No objections have been received in relation to residential amenity but objections have been received from Plum Products which is a commercial business.

Local policy LP26 of the CLLP protects the surrounding area from unacceptable harm on the amenity of all existing and future occupants of neighbouring land and buildings. This includes noise, air quality and odour.

The nearest residential dwellings are (approximate measurement):

- Cliff Farm – 420 metres to the south west
- Park Farm – 470 metres to the north west

Plum Products is approximately 285 metres to the west.

The proposed building and structures due to the separation distance would not have an overlooking impact, overbearing impact or cause any loss of light on any of the above dwellings or business.

Following the assessment in the location of the enterprise is suitable in terms of accessibility section above the amount of vehicle movements generated will not have cause a harmful noise or head light disturbance on the residents of the village or the residents/employees in the dwellings/business listed above.

The main consideration is the impact of the development on air quality and odour. The application has included the submission of:

Objections in relation to odour and smell have been received from the Parish Council and Plum Products.

- A Report on the Modelling of the Dispersion and Deposition of Ammonia by AS Modelling & Data Ltd dated 10th July 2021 (DDA)
- A Dispersion Modelling Study of the Impact of Odour by AS Modelling & Data Ltd dated 9th June 2021 (DMSO)
- Noise Impact Assessment (NIA) by Matrix Acoustic Design Consultants dated 28th June 2021.

The DDA concludes on page 17 that “Ammonia emission rates from the proposed poultry houses have been assessed and quantified based upon the Environment Agencies standard ammonia emission factors. The ammonia emission rates have then been used as inputs to an atmospheric dispersion and deposition model which calculates ammonia exposure levels and nitrogen deposition rates in the surrounding area. The preliminary modelling predicts that at Normanby Meadows SSSI, which lies approximately 7.6 km to the north-east of the proposed poultry unit, the process contribution to annual ammonia concentrations would be well below the Environment Agencies lower threshold percentage of 20% of the Critical Level of 3.0 µg-NH₃/m³ and the Critical Load of 20.0 kg/ha/y and below 1% of the Critical Level of 3.0 µg-NH₃/m³ and the Critical Load of 20.0 kg/ha/y.”

The agent in response to the objection from Plum Products has stated that:

“The closest proposed poultry house to the Plum Products site boundary is 310m. In terms of air quality and human health issues, I would refer you to DEFRA LAQM TG16 which provides screening criteria as to when a health impact assessment is required for a poultry unit. The screening criteria are - “that the site is greater than 400,000 birds, and there is a sensitive receptor within 100m”. The scale and location of the proposed development screens out for impact assessment under the statutory criteria.”

Chapter 7 of The DEFRA Local Air Quality Management (LAQM) Technical Guidance (TG) 16¹ sets out the screening tools and methodology. Poultry farms are considered in paragraph 7.38, 7.39, 7.40, Box 7.2 and Table 7.3.

Table 7.3 states that PM₁₀ (Particulate Matter) is the pollutant of concern and lists the criteria for poultry farms:

“Poultry farms housing in excess of 400,000 birds (if mechanically ventilated) / 200,000 birds (if naturally ventilated) / 100,000 birds (if turkey unit) - Exposure within 100m from the poultry units”

The development would accommodate a maximum of 300,000 birds and the nearest receptor is well over 100 metres away therefore the agents statement in relation to an impact assessment is accepted.

To back up the comments the agent has submitted appeal decision APP/C3105/W/17/3166498 (Land East of College Farm, Pinchgate, Bletchingdon, Oxford OX5 3DY) from 25th July 2017. Paragraph 10 and 11 of the appeal decision state:

“Visitors to the commercial premises at Weston on the Green Service Station would be the closest receptors at around 110 m. Impacts at this position are predicted to fall marginally outside of the EA’s benchmark. Given that any odour events are predicted to be very isolated and that visits to the commercial premises would likely be only for short periods, the probability of experiencing an odour episode would be considerably reduced.”

“It is significant that the operation of the enterprise and any emissions would be tightly controlled by an Environmental Permit that has been issued by the EA. This enforces the implementation of an odour management plan to operate the poultry unit in accordance with best practice methods and the use of the best available technologies. There would be routine monitoring and reporting overseen by the EA. I am mindful that the advice at paragraph 122 of the Framework is for the planning system not to seek to control processes or emissions where these are subject to approval under pollution control regimes.”

Following the publication of amended NPPF paragraph 122 of the NPPF is now paragraph 188

¹ <https://laqm.defra.gov.uk/documents/LAQM-TG16-February-18-v1.pdf>

“The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.”

The DMSO on page 19 concludes that *“at all residential receptors considered surrounding the site of the proposed poultry unit at land north-east of Ingham, the odour exposure would be below the Environment Agency’s benchmark for moderately offensive odours, which is a maximum annual 98th percentile hourly mean concentration of 3.0 ouE/m3.”*

The DMSO has considered Plum Product as a receptor (number 1) in its assessment. The agent has confirmed this by email stating that *“Plum Products Ltd is detailed as receptor 1 in the odour assessment, and we have positioned the receptor marker on the eastern boundary of the property. The odour modelling predicts 2.41 European Odour Units at the eastern boundary of the Plum Products site, which is well below the Environment Agency Benchmark of 3 European Odour Units, which is the level at which a loss of amenity could occur.”*

The NIA concludes that *“On the basis that the proposed development will not result in an adverse noise impact at the nearest dwellings, we conclude that on noise grounds it is acceptable.”*

The agent has additionally confirmed in an email that the *“matters of emissions and air quality in this site fall under the remit of the Environment Agency and Environmental Permitting. The Environment Agency have already granted an Environmental Permit for this development (Permit Number XP3130DC).”*

The potential impact of air quality will be greater as the rearing cycle of 16 weeks progresses and will heavily rely on the ventilation systems installed on the building. The full 48 day cycle includes a 10 day cleanout process at the end of the 38th day which will remove the waste which causes odour to be produced. The process of dealing with waste and its impact is dealt with later in this report.

The Environment Agency have no objections nor does the Authority’s Environmental Protection Officer who confirms that the *“Environmental Permit that will be regulated by the Environment Agency. Therefore all emissions to air, water and land and any noise impacts will be covered by this permit.”*

In line with paragraph 188 of the NPPF the granted Environmental Permit is a material consideration in the determination of this application as it would control processes and emissions which would be monitored by the Environment Agency.

The development is of a size and scale commensurate with the proposed use and with the rural character of the location:

In addition local policy LP17 states that ‘To protect and enhance the intrinsic value of our landscape and townscape, including the setting of settlements, proposals should have particular regard to maintaining and responding positively to any natural and man-made features within the landscape and townscape which positively contribute to the character of the area, such as (but not limited to) historic buildings and monuments, other landmark buildings, topography, trees and woodland, hedgerows, walls, water features, field patterns and intervisibility between rural historic settlements’.

Developments should also *‘be designed (through considerate development, layout and design) to preserve or enhance key local views and vistas’*

Local policy LP26(c) of the CLLP states that *All development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they:*

c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;

The application has included the submission of a Landscape and Visual Impact Assessment (LVIA) by Ian Pick Associates dated June 2021. The LVIA includes a photo montage of 5 viewpoints from the surrounding area and in summary concludes that:

- Negligible landscape effect.
- Minimal visual effects due to intervening vegetation, topography in the area and similar agricultural setting of the proposed scheme.
- The visual impact of the development on the open countryside has been assessed, at worst case scenario, as major/moderate (i.e. a material change) from viewpoint 3 that sits close to the site boundary.
- Mitigation measures such as tree/hedgerow planting, management of surrounding hedgerows/trees and use of materials for example green metal sheeting.

Paragraph 6.1.6 of the LVIA concludes that *“with suitable mitigation measures, the development will have a moderate visual impact and a negligible landscape impact (i.e. not a material change).”*

The proposed poultry buildings would have an agricultural appearance within its rural setting which is not completely isolated from residential, commercial and agricultural buildings. The site would additionally include a control room, feed bins, amenity block, gas tank with base, water tank with base, generator with base, plant room, dead bird store, lagoon, dirty water tank and a detached bungalow.

The highest structures on the site would be the feed bins at 8.6 metres high followed by the poultry house at 5.8 metres. The agent has submitted emails stating the buildings will be constructed from:

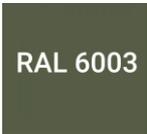
Poultry Buildings

- Steel portal frame construction.
- Walls are precast concrete to 450mm with polyester coated profile sheeting above in olive green above (RAL 6003).
- The roof covering will be polyester coated profile sheeting in olive green (RAL 6003).
- Roof mounted ventilation chimneys will be black plastic. Feed bins will be plastic and coloured olive green (RAL 6003)

Ancillary buildings (includes control rooms, plant room, amenity building and dead bird store)

- Constructed from a steel frame with profile sheet cladding for the walls and roof in olive green (RAL 6003)

Olive Green RAL 6003:

A dark olive green color swatch with the text "RAL 6003" written in white in the center.

Agricultural workers bungalow

- Brick; Shire Autumn Russet 65mm Facing Brick



- Redland Cambrian interlocking slate effect roof tile.



- Doors and Window; Colour White uPVC soft coat (Reflective Low) 1.4 u value.

As already stated the proposed bungalow, rearing units and associated infrastructure would be located in an open countryside location. Views of the site were observed from the different public vantage points in the immediate and wider setting. The proposed development would be set lower than Middle Street and slightly higher than the A15.

The development would be most notably viewed from Park Farm, Plum Products and Cliff Farm as well as the adjacent public rights of way (Ingh/16/1) and public rights of way (Ingh/17A/1) which is approximately 600 metres to the south.

² <http://planning.southkesteven.gov.uk/SKDC/S18-1461/1642773.pdf>

³ <https://redland.co.uk/products/slate-range/cambrian-slate>

Views of the site can additionally be seen through the highway boundary screening along the A15 but this is a national speed limit highway which runs north to south.

Wider views of the development would be screened by land levels and nearby boundary and tree screening.

It is acknowledged that the proposed development would introduce built structures into an open countryside location. However a development of this nature requires such a location and introduces the kind of buildings and structures which are regularly seen within a rural district such as West Lindsey. Paragraph 4.3 of the ES states that *“The application site was identified as a strong candidate at an early stage in the planning process, as the site is remote from neighbours, and has good transport links to the main road network. A feasibility study was undertaken on the proposed site”*.

The LVIA makes reference to planting trees and hedging to soften the appearance of the site from viewpoint 3. It is considered that planting to the north, south and west boundaries would be considered necessary to reduce the built appearance of the site. A detailed landscaping plan has been submitted as informed by the LVIA. The site would be screened by 5 metre high hedging and trees along each boundary. The proposed screening would soften the appearance of the site from all directions. The Authority’s Tree and Landscape Officer verbally made recommendations on the original landscaping plan which were overall added to the amended landscaping plan. This included more trees to the south boundary, increased height and girth of planted trees and three staggered row planting to hedging.

It is therefore considered that the proposal will enhance the rural economy, is suitable in terms of accessibility and highway safety, would not conflict with neighbouring uses, is of a size and scale commensurate with the proposed use and would not have a significant harmful visual impact on the rural character and setting of the open countryside. The proposal will accord to local policy, LP13, LP17, LP26 and LP55 of the CLLP and the provisions of the NPPF.

It is considered that policy LP5, LP13, LP17, LP26 and LP55 are consistent with the highway safety, visual amenity, residential amenity and open countryside rural economy guidance of the NPPF and can be attached full weight.

Assessment of local policy LP55 (Part D) of the CLLP

Local policy LP55 Part D of the CLLP states:

“Applications for new dwellings will only be acceptable where they are essential to the effective operation of rural operations listed in policy LP2. Applications should be accompanied by evidence of:

- a) Details of the rural operation that will be supported by the dwelling;*
- b) The need for the dwelling;*

- c) *The number of workers (full and part time) that will occupy the dwelling;*
- d) *The length of time the enterprise the dwelling will support has been established;*
- e) *The ongoing concern of the associated rural enterprise through the submission of business accounts or a detailed business plan;*
- f) *The availability of other suitable accommodation on site or in the area; and*
- g) *Details of how the proposed size of the dwelling relates to the enterprise.”*

This development has included a detached bungalow on site to be occupied by a Site/Farm Manager. It is normal practice for an occupational residential dwelling to be applied for when a rural operation has been in operation and established for a length of time.

As previously stated the development would accommodate a maximum 300,000 birds when at full capacity. Paragraph 5.1 to 6.1 of the Planning Statement provides justification for the need of an on-site bungalow including:

- Welfare of the birds
- Monitoring of the systems to stop distress to birds
- Deal with emergencies immediately

It is widely established that intensive poultry farms of this scale require 24 hour 7 days a week on site presence to enable immediate responses to situations which would distress the welfare and health of the birds. The nature of the business and its scale means that the welfare of the future accommodating birds meets an essential need for a dwelling on site.

The application cannot include any business accounts as the business is not in operation. The nearest settlement to the site is Ingham which is no more than 5 minutes from the site. However an essential need has been recognised but only once the poultry sheds have become operational.

The application has provided elevation and floor plans for a three bedroom bungalow in the north west corner of the site. The submitted bungalow is of a suitable scale when compared to the development and is located appropriately at the entrance to the site.

As previously stated it is not wholly compliant with LP55D for an occupational residential dwelling to be applied for when a rural operation has not been in operation or established for a length of time. This concern was put to the agent who responded suggesting the applicant is willing to submit a Section 106 Unilateral Undertaking to set some legal obligations to demolish the bungalow if certain time constraints were or were not met. This included if there was a permanent cessation of the business for a period of 12 months.

The basis of these obligations around demolition of a constructed dwelling is not considered as acceptable as it would be more acceptable to include an obligation not allowing the construction of the bungalow until at least one of the poultry buildings was operational. Given that 6 poultry buildings are proposed it is unlikely that operation would occur until the poultry buildings

were fully constructed as the disturbance of the construction phase would be likely to cause distress to the birds.

It is therefore considered that the use and intensity of the site would meet an essential need but only when at least one of the poultry units became operational. Given the application has included a Managers bungalow as part of the development the applicant has submitted a Section 106 Unilateral Undertaking to provide a legal obligation to not commence construction of the bungalow until at least one or all of the poultry buildings are operational (50,000-300,000 birds).

The proposal would therefore with a signed Section 106 Unilateral Undertaking accord to local policy LP55 Part D of the CLLP and the provisions of the NPPF.

It is considered that policy LP55 is consistent with the open countryside guidance of the NPPF and can be attached full weight.

Minerals Resource

Guidance contained within paragraph 203-211 of the NPPF sets out the needs to safeguard mineral resources through local plan policies 'to support sustainable economic growth and our quality of life'. Policy M11 of the Lincolnshire Minerals and Waste Local Plan (Core Strategy and Development Management Policies) states that:

'Applications for non-minerals development in a minerals safeguarding area must be accompanied by a Minerals Assessment. Planning permission will be granted for development within a Minerals Safeguarding Area provided that it would not sterilise mineral resources within the Mineral Safeguarding Areas or prevent future minerals extraction on neighbouring land. Where this is not the case, planning permission will be granted when:

- *the applicant can demonstrate to the Mineral Planning Authority that prior extraction of the mineral would be impracticable, and that the development could not reasonably be sited elsewhere; or*
- *the incompatible development is of a temporary nature and can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or*
- *there is an overriding need for the development to meet local economic needs, and the development could not reasonably be sited elsewhere; or*
- *the development is of a minor nature which would have a negligible impact with respect to sterilising the mineral resource; or*
- *the development is, or forms part of, an allocation in the Development Plan.*

The site is in a Limestone Minerals Safeguarding Area and the application has included the submission of a Minerals Assessment. The Minerals and Waste team at Lincolnshire County Council have no objections to the development. Therefore the development accords to policy M11 of the Lincolnshire Minerals

and Waste Local Plan (Core Strategy and Development Management Policies) and the provision of the NPPF.

It is considered that policy M11 is consistent with the mineral guidance of the NPPF and can be attached full weight.

Agricultural Benefit

Local policy LP55 Part G protects the most fertile land unless it can be justified otherwise through the criteria listed. Guidance contained within Paragraph 174 (b) states that planning policies and decisions should recognise “*the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland*”. Annex 2 of the NPPF defines the best and most versatile agricultural land as “*land in grades 1, 2 and 3a of the Agricultural Land Classification*”.

Natural England’s East Midlands Agricultural Land Classification Map classifies the land as grade 2 (very good) agricultural land. The site is therefore productive for agricultural crop growing. The development would mean the loss of 5.5 hectares agricultural land.

The application has included the submission of an Agricultural Land Quality Assessment which concludes that “*The application site is Grade 2 agricultural land and extends to 5.5 hectares. The site is not being taken out of agriculture, but is subject to a proposal for the development of an agricultural enterprise. The proposed agricultural enterprise has an essential requirement to be located in the Countryside, and the site has exceptional characteristics which make it suitable for the proposed development.*”

Guidance from Natural England⁴ is only to take account of smaller losses (under 20ha) if they’re significant when making the [planning] decision. The loss of 5.5 hectares of agricultural land is a harm caused by the development but given the site would remain in an agricultural use for food production it is not considered to amount to a significant harm or a significant loss.

It is therefore considered that in this case the potential loss of agricultural land is considered acceptable and accords with local policy LP55 part G of the CLLP and the provisions of the NPPF.

It is considered that policy LP55 is consistent with the agricultural land guidance of the NPPF and can be attached full weight.

Biodiversity

Guidance contained within paragraph 180 of the NPPF states that ‘*When determining planning applications, local planning authorities should apply the following principles*’. The applicable ones to the development are:

⁴ <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land#use-alc-to-support-your-planning-decisions>

a) *'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*

c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*

d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity'.*

Local Policy LP21 of the CLLP states that *'All development should:*

- *protect, manage and enhance the network of habitats, species and sites of international, national and local importance (statutory and non-statutory), including sites that meet the criteria for selection as a Local Site;*
- *minimise impacts on biodiversity and geodiversity; and*
- *seek to deliver a net gain in biodiversity and geodiversity.*

Protected Species:

The application has included a Preliminary Ecological Appraisal (PEA) dated July 2021. Page 21-23 of the PEA makes the following recommendations (summarised):

- Common reptile precautionary working practices for common reptiles to be implemented.
- Fingertip search of the development site by a suitably qualified person prior to site stripping.
- If great crested newts are discovered during site preparation, clearance, enabling or construction phases, then all works must stop until the advice of a professional/suitably qualified ecologist and Natural England is obtained, including the need for a licence.
- As a precaution, appropriate and pragmatic measures should be taken to avoid committing the offence of killing or injuring a wild bird or damaging or destroying an active nest.
- Any operations that may disturb nesting habitat should be conducted outside the main bird nesting season (March to end of August). If this is unavoidable, a pre-clearance inspection by a suitably experienced ornithologist will be required immediately prior to construction works.
- Four hedgehog nesting boxes placed in the base of the hedgerows.
- Eight bird nesting boxes of mixed design should be erected on suitable trees within the curtilage of the farm.
- Eight bat roost boxes should be erected on suitable trees within the curtilage of the farm

- No further surveys required.

Planting:

The LVIA has recommended tree/hedgerow planting to provide mitigation to soften the appearance of the site. An acceptable landscaping plan for hedging and trees has been submitted as recommended and would provide some biodiversity net gain to the site and the area.

The proposal would therefore not have a harmful impact on biodiversity and the recommended landscaping would provide a positive biodiversity net gain. Therefore subject to conditions the development accords to local policy LP21 of the CLLP and the provisions of the National Planning Policy Framework.

It is considered that policy LP21 is consistent with the biodiversity guidance of the NPPF and can be attached full weight.

Waste Management

Paragraph 3.6 of the submitted ES states that *“At the end of each flock cycle, the buildings are cleaned out and the manure removed using agricultural loaders and removed from the site for disposal via biomass power stations. Following manure removal, the buildings will be washed out with high pressure hoses and prepared for the incoming flock. The inside of the poultry buildings is drained to sealed dirty water tanks which will be emptied following each cleanout of the building by vacuum tanker.”*

The poultry litter and dirty water would therefore be removed from the site during or at the end of the 10 day cleanout period. The poultry litter would be used as biomass boiler feed. The process of managing the waste within the poultry unit and its disposal is considered acceptable.

Drainage

Foul Water:

The development includes a bungalow and an amenity block which require a suitable method to deal with foul water. Paragraph 20⁵ of the water supply, wastewater and water quality section (Reference ID: 34-020-20140306) of the NPPG states that *“Where a connection to a public sewage treatment plant is not feasible (in terms of cost and/or practicality) a package sewage treatment plant can be considered”*.

Section 4.3 of the Flood Risk and Drainage Assessment (FRDA) dated 25th August 2021 (issue A) in summary states that there are no public sewers in the vicinity of the development consequently a foul waste water treatment plant is required. The position of the treatment plant and the connections to the bungalow/amenity block are identified in appendix E on drainage plan WAC-AWP-ZZ-XX-DR-C-3300 Revision P2 dated 25th August 2021.

Surface Water:

⁵ <https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality>

Paragraph 80⁶ (Reference ID: 7-080-20150323) of the Flood risk and coastal change section of the NPPG states that “*Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:*

1. *into the ground (infiltration);*
2. *to a surface water body;*
3. *to a surface water sewer, highway drain, or another drainage system;*
4. *to a combined sewer.”*

The FRDA has included percolation tests which demonstrate that the land is suitable for infiltration and informed the proposed dimensions of the soakaway.

Section 4.0 of the FRDA in summary states that surface water run-off from the poultry units would initially discharge into a rainwater harvester lagoon for re-use on the site. The soakaway would deal with any overflow from the rainwater harvester lagoon. The bungalow and other ancillary buildings on the site would discharge to a separate soakaway. These methods are acceptable as sustainable urban drainage systems.

Paragraph 4.2.6.9 of the FDRA states that “*As the surface water run-off is being discharged to soakaways, peak flow control is governed by the soil infiltration rate and consequently no additional measures are necessary*”.

The position of the rainwater harvester lagoon/soakaways and the connections to all the built structures are identified in appendix E on drainage plan WAC-AWP-ZZ-XX-DR-C-3300 Revision P2 dated 25th August 2021. No objections have been received from the Lead Local Flood Authority.

It is therefore considered that the proposed foul and surface water drainage scheme is acceptable and will be conditioned to be fully completed prior to the operation of the site. The development therefore accords with local policy LP14 of the CLLP and the provisions of the NPPF.

It is considered that policy LP14 is consistent with the drainage guidance of the NPPF and can be attached full weight.

Public Rights of Way

Public rights of way Ingh/16/1 runs adjacent the north boundary of the site running in a west to east direction towards the A15. Ingh/16/1 is a short public right way which starts off Middle Street and terminates at the A15 with no connection to any other public rights of way to the east.

The development would not stop or obstruct the use of the public rights of way but would alter its setting which is currently open agricultural fields, farm building and a commercial building (Plum Products Ltd). Whilst the positioning of a poultry farm in this location would have some harmful impact on the enjoyment of the user it would not be significant. The use would have

⁶ <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

to walk adjacent the site but these are agricultural buildings found in an agricultural landscape.

Contamination

The Authority's Environmental Protection Officer has no objections to the development subject to a contamination condition due to the lands former military use.

The need for an initial desktop study contamination report is therefore relevant and necessary and will be conditioned on the permission. Therefore subject to a condition and future details the development would accord with local policy LP16 of the CLLP and the provisions of the NPPF.

It is considered that policy LP16 is consistent with the contamination guidance of the NPPF and can be attached full weight.

Other Consideration:

Community Infrastructure Levy (CIL)

The development is not liable to a CIL payment.

Ingham Parish Council have stated that *"The Parish Council are currently looking to refresh the play park equipment in the village. We would invite the applicant to make a gesture to the community and donate/contribute toward the cost of this."*

However, this isn't relevant to the development being proposed, or necessary to make it acceptable in planning terms. It is not therefore a material planning consideration in the determination of this application, nor would it be appropriate to be secured through a planning condition or S106 agreement.

Pre-commencement conditions

The agent has agreed in writing to the proposed pre-commencement conditions

Conclusion and reasons for decision:

The decision has been considered against local policy 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, LP16 Development on Land Affected by Contamination, LP17 Landscape, Townscape and Views, LP21 Biodiversity and Geodiversity, LP25 The Historic Environment, LP26 Design and Amenity and LP55 Development in the Countryside of the Central Lincolnshire Local plan 2012-2036 and S1 The Spatial Strategy and Settlement Hierarchy, S5 Development in the Countryside, S7 Reducing Energy Consumption – Non-Residential Buildings, S20 Flood Risk and Water Resources, S46 Accessibility and Transport, S48 Parking Provision, S52 Design and Amenity S55 Development on Land Affected by Contamination, S56 The Historic Environment, S59 Protecting Biodiversity and Geodiversity, S60 Biodiversity Opportunity and Delivering Measurable Net Gains and S66 Best and Most

Versatile Agricultural Land of the Draft Central Lincolnshire Local Plan Review. Furthermore consideration is given to guidance contained within the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide and the National Design Model Code.

In light of this assessment it is considered that the principle of the proposal is acceptable in an open countryside location and would benefit the rural economy. The proposed Manager's bungalow is considered acceptable in this case due to the S106 legal agreement which controls the timing of its construction around the operation of the site. The development will provide a modest amount of employment opportunities.

The development would introduce an agricultural land use and buildings into an open countryside location with appropriate landscaping to soften its presence within the landscape. The development would be close to another commercial building so would not be completely isolated and with the submitted landscaping would not have a harmful visual impact on the close and wider landscape.

The Environmental Impact Assessment confirms that emissions from the proposed development, including ammonia exposure levels and nitrogen deposition rates in the surrounding area, as well as odour and noise nuisance, would be at acceptable levels and would not result in a significant environmental effect.

The impact of the processes and emissions from the development on neighbouring uses would be controlled by an Environmental Permit which has already been granted. The Environment Agency would monitor the development to ensure that standards were maintained to ensure no impact on the neighbouring and nearby land uses.

The volume of traffic generated by the development would be modest for a large proportion of each cycle and would be at its highest during the delivery and removal of birds. The traffic would arrive and leave the site via the existing access and track to be improved by a widening scheme. Most traffic would travel directly to or from the A15 which is very short journey away.

The site is not within a high or medium flood risk zone and an ecology survey by a professionally qualified person has been completed with all recommendations to be adhered to during the construction and operational phases.

The public rights of way to the north would not be harmed in terms of access to its use but the position of the proposal could be likely to impact on the enjoyment of the use.

The development would not have a harmful impact on archaeology, a minerals resource, contamination or drainage.

Having considered the Environmental Information submitted with this application it is the reasoned conclusion of the Local Planning authority that significant environmental effects would not occur.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report

Representors to be notified -

(highlight requirements):

Standard Letter **Special Letter** **Draft enclosed**

Recommended Conditions:

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

1. The development hereby permitted must 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 must take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan and Method Statement shall include:
 - a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) wheel washing facilities;
 - e) the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
 - f) noise and dust mitigation measures
 - g) measures to maintain unrestricted access to public right of way

Ingh/16/1

The approved Construction Management Plan and Method Statement must be strictly adhered to throughout the construction period.

Reason: To ensure that the public highway is not impeded during the construction phase or affect the amenity of nearby uses to accord with the National Planning Policy Framework, local policy LP13 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

3. No development shall take place until, suitably qualified contaminated land assessments and associated remedial strategy with none technical summaries, conclusions and recommendations, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority (LPA) and the measures approved in that scheme shall be fully implemented. [Outcomes shall appropriately reflect end use and when combining another investigative purpose have a dedicated contaminative summary with justifications cross referenced]. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically in writing
 - a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.
 - b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
 - c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.
 - d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.
 - e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the

closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: In order to safeguard human health and the water environment and identify potential contamination on-site and the potential for off-site migration as recommended by the Environmental Protection Officer to accord with the National Planning Policy Framework and local policy LP16 of the Central Lincolnshire Local Plan.

4. No development must take place until the type and position (including a plan) of the following protected species measures have been submitted to and approved in writing by the Local Planning Authority.

- Four hedgehog nesting boxes (placed in the base of hedgerows within the curtilage of the farm).
- Eight bird nesting boxes (mixed design to be erected on suitable trees within the curtilage of the farm).
- Eight bat roost boxes (erected on suitable trees within the curtilage of the farm)

The nesting and roost boxes must be installed prior to any operation or occupation of the site and retained as such thereafter.

Reason: To respond to the recommendations of the Preliminary Ecological Appraisal (PEA) dated July 2021 to accord with the National Planning Policy Framework and local policy LP21 of the Central Lincolnshire Local Plan 2012-2036.

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

5. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings:

- IP/WACR/04 dated April 2021 – Site Plan
- IP/WACR/03 dated April 2021 – Poultry Houses and Control Room Elevations and Floor plans
- IP/WACR/04 dated April 2021 – Occupational Dwelling Elevation, Floor and Roof Plans
- IP/WACR/05 dated April 2021 – Amenity Block Elevation, Floor and Roof Plans
- IP/WACR/06 dated April 2021 – Ancillary Structures Elevation and Floor Plans
- IP/WACR/07 dated August 2021 – Rainwater Harvester Pond Section and Floor Plan

The works must 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 and to accord with the National Planning Policy Framework and local policy LP17, LP26 and LP55 of the Central Lincolnshire Local Plan 2012-2036.

6. The development hereby permitted must be construction from the following materials:

Poultry Buildings:

- Precast concrete walls to 450mm height with polyester coated profile sheeting elevations above in olive green above (RAL 6003).
- Polyester coated profile sheeting roof in olive green (RAL 6003).
- Black plastic roof mounted ventilation chimneys

Feed bins:

- Plastic and coloured olive green (RAL 6003)

Ancillary buildings:(control rooms, plant room, amenity building and dead bird store)

- Profile sheet clad walls and roof in olive green (RAL 6003)

Agricultural workers bungalow:

- Shire Autumn Russet 65mm Facing Brick
- Redland Cambrian interlocking slate effect roof tile
- White uPVC soft coat (Reflective Low) 1.4 u value doors and windows.

Reason: To ensure the use of materials which are appropriate to the agricultural use of the site and the open countryside to accord with the National Planning Policy Framework and local policy LP17, LP26 and LP55 of the Central Lincolnshire Local Plan 2012-2036.

7. Excluding the occupational dwelling no operation of the poultry units must take place until the surface water drainage scheme identified on drainage plan WAC-AWP-ZZ-XX-DR-C-3300 Revision P2 dated 25th August 2021 in appendix E of the Flood Risk and Drainage Assessment dated 25th August 2021 (issue A) has been fully completed. The approved surface water drainage scheme must be maintained and retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve the built structures and hardstanding on the site to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy LP14 of the Central Lincolnshire Local Plan 2012-2036.

8. No occupation of the dwelling must take place its surface water drainage scheme identified on drainage plan WAC-AWP-ZZ-XX-DR-C-3300 Revision P2 dated 25th August 2021 in appendix E of the Flood Risk and Drainage Assessment dated 25th August 2021 (issue A) has been fully

completed. The approved surface water drainage scheme must be maintained and retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve the built structures and hardstanding on the site to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy LP14 of the Central Lincolnshire Local Plan 2012-2036.

9. No operation of the amenity block or occupation of the dwelling must take place until it individual foul water drainage scheme identified on drainage plan WAC-AWP-ZZ-XX-DR-C-3300 Revision P2 dated 25th August 2021 in appendix E of the Flood Risk and Drainage Assessment dated 25th August 2021 (issue A) has been fully completed. The approved foul drainage scheme must be maintained and retained as such thereafter.

Reason: To ensure adequate drainage facilities are provided to serve the built structures and hardstanding on the site to reduce the risk of flooding and to prevent the pollution of the water environment to accord with the National Planning Policy Framework and local policy LP14 of the Central Lincolnshire Local Plan 2012-2036.

10. The development must be completed in strict accordance with landscaping plan IPA1197-11 Revision B dated 11th November 2021. All planting or turfing comprised in the landscaping plan must be carried out in the first planting and seeding season following 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 must 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. The landscaping must be retained as such thereafter.

Reason: To ensure that additional trees and hedging are provided on the boundaries of the site to soften its appearance to accord with the National Planning Policy Framework and local policies LP17, LP26 and LP55 of the Central Lincolnshire Local Plan 2012-2036.

11. No operation of the development must take place until the access widening scheme identified on plan 19188-02 dated September 2021 has been fully completed. The approved access widening scheme must be maintained and retained as such thereafter.

Reason: To ensure safe access to and exit from the site by heavy good vehicles in the interests of highway safety to accord with the National Planning Policy Framework and local policy LP13 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

12. Apart from the bat roosts, bird boxes and hedgehog boxes described in condition 4 of this permission the development hereby approved must only

be carried out in accordance with the recommendations set out on page 21-23 of the Preliminary Ecological Appraisal (PEA) dated July 2021.

Reason: To respond to the recommendations of the Preliminary Ecological Appraisal (PEA) dated July 2021 to accord with the National Planning Policy Framework and local policy LP21 of the Central Lincolnshire Local Plan 2012-2036.

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

13. All animal waste and dirty water from the operation of the development must be removed from the site in accordance with paragraph 3.6 of the Environmental Statement dated July 2021.

Reason: To ensure that all manure and dirty water from the site is removed in an appropriate manner to accord with the National Planning Policy Framework and local policies LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

14. The bungalow hereby approved must not be occupied by any person other than the Farm/Site Manager responsible for the management of the hereby approved poultry site as outlined in red on location plan IP/WACR/01A dated September 2021 and any of their resident dependants.

Reason: The creation of permanent residential accommodation in this unsustainable location would not normally be permitted and could also undermine achievement of the Local Planning Authority's policy objectives on the management of housing supply. Residential occupation can only be supported in this instance in conjunction with an essential need for a rural operation to accord with the National Planning Policy Framework and local policy LP26 and LP55 of the Central Lincolnshire Local Plan 2012-2036