

Proposed poultry unit at Glentham
Additional items/Clarifications for the Environmental Statement –

Contributors to the Statement and their experience.

Brian Barrow BSc(Hons) MRICS – Acorus Rural Property Services Ltd

Brian is a Chartered Surveyor and member of the Rural and Planning/Development sections of the Royal Institution of Chartered Surveyors. He has been involved with poultry and pig planning applications for approximately 25 years including undertaking applications, appeals and collating Environmental Statements. In total he has been involved in over 100 large scale proposals in all parts of the UK.

Steve Smith – A.S Modelling & Data Ltd (Odour Modelling)

Steve is Director of A S Modelling an Data Ltd and has been since 2012. Prior to this he worked for the Met Office and was on secondment to ADAS from 2007 – 2012. He has extensive experience with modelling ammonia and odour for agricultural sources including pig, poultry and cattle farms, but also other industrial processes such as sewerage treatments, anaerobic digester and composting plants.

Graham Hinton – Landscape and Environmental Consultant

Graham has undertaken in excess of 70 Landscape and Visual Impact Assessments for agricultural developments, typically related to poultry buildings and associated developments, which form part of the Environmental Statement submitted to local planning authorities throughout England.

He is a land manager responsible for the formation and implementation of landscape management plans developed in conjunction with landscape architects, ecologists and planners relating to agricultural and non-agricultural developments. Graham is also responsible for the land management of the Sizewell Estate on behalf of EDF Energy.

He has also been responsible for the formation of landscape schemes associated with developments which would typically include the management of rural landscape features such as woodland, hedges, ponds, grassland, heathland and marshes and is experienced in expert witness work at public inquiries and in litigation.

James Hodson BSc MIEEM – Ecocheck Ltd.

James is the director and principal ecologist at Eco-Check Ltd an environmental and wildlife consultancy business established in 2007 and based in Norfolk. He holds a degree of Master of Sciences in Environmental Impact Assessment and the Honours Degree of Bachelor of Sciences from the University of East Anglia. He also has a Class 2 Natural England bat license and accredited to undertake great crested newt surveys.



He has 13 years professional experience as an ecologist, during which time he has undertaken numerous ecological assessments (including Habitats Regulations Assessment) on behalf of government, government agencies and private clients throughout the UK for major infrastructure and other projects including pipelines, renewable energy, highways, leisure and tourism facilities and other industrial, residential and commercial development. This work has included the development of ecological mitigation and enhancement measures at a site scale for development projects, as well as for strategic and landscape-scale projects covering more extensive areas of land and including environmental impact assessments (EIA). James has been involved in numerous poultry unit proposals.

John Bailey – Acorus Rural Property Services Ltd

John is a farm mechanisation specialist with a particular experience in farm waste and water disposal over 40 years. He has designed drainage strategies for numerous livestock units including poultry, pigs and cattle. He has worked on several projects through DEFRA and MAFF on farm waste handling.

John has also provided technical input into Flood Risk Assessments.

Nigel Mann – Director: Noise, Air Quality, Lighting & Odour at WYG

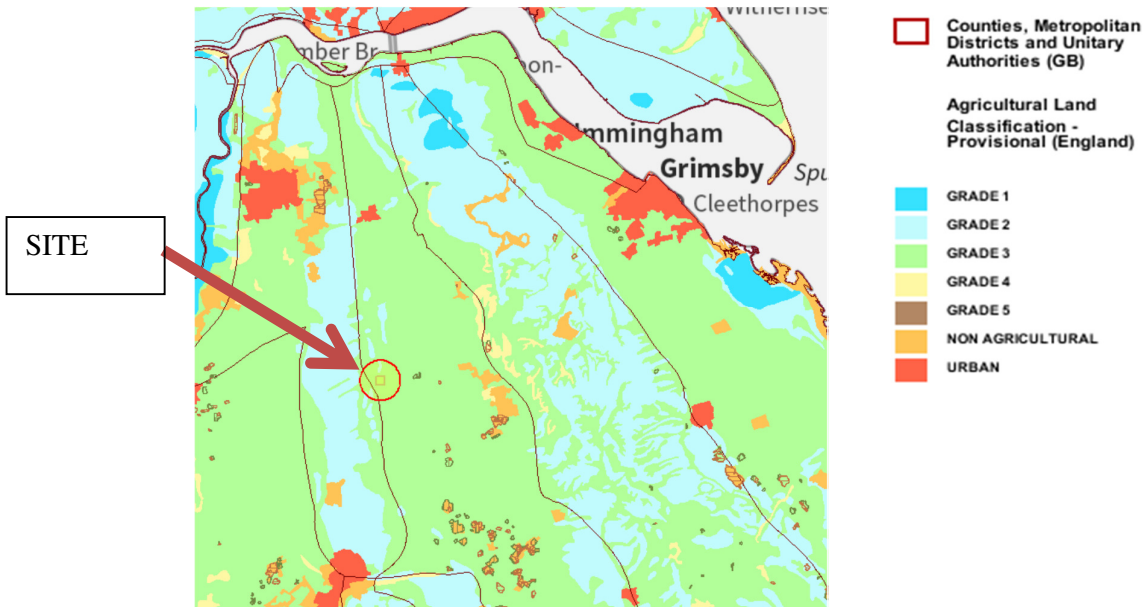
Nigel is an expert in noise, acoustics, vibration, environmental lighting, air quality, and odour with 15 years' experience. He is a Member of the Institute of Acoustics (MIOA) and an Associate Member of the Institute of Environmental Management and Assessment (AIEMA).

His expertise includes:

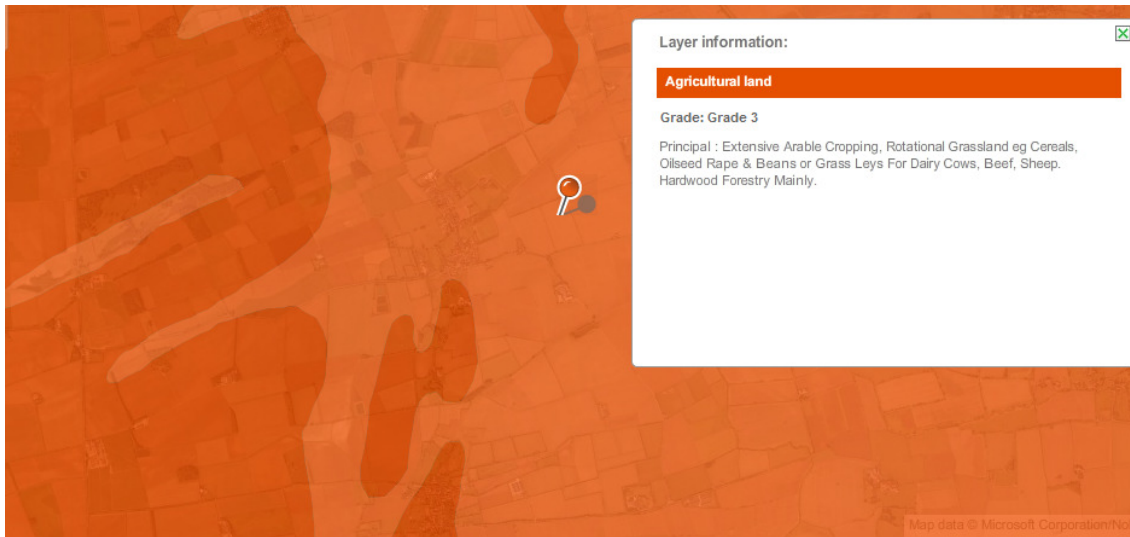
- expert witness and public inquiry work – noise legislation for clients including Sainsbury's, Persimmon Homes and East Midlands Airport
- noise surveys & assessments for health & safety standards
- noise investigations and assessments, including rock concerts at Donington Park
- PPG24 and BS4142 assessments
- Environmental Impact Assessments (EIA)
- wind turbine noise impact assessments
- highways assessments, such as the M1 junction 19
- M1 junction 19, DMRB and GOMMMS (CADNA noise modelling)
- building and architectural acoustics
- construction/demolition noise impact assessment.

3.7 Land Grading

Land at and surround site is designated as grade 3 defined as Good to Moderate. As shown on the map below, extracted from www.Magic.gov.uk:



This is verified, in more detail, by an extract from www.sketchmap.co.uk, see below:



3.9 Surrounding properties

The minimum distances from the poultry sheds to neighbouring properties are as follows:

Property name	Distance to residence	Distance to garden
The Chestnuts	375m	332m
The New Chestnuts	403m	387m
Glebe Farm	472m	462m
Prospect House	600m	569m
Barff Farm House	635m	309m
Glenthams Grange	709m	702m

These locations and distances are shown on the diagram below:



The farm layout has been placed on an aerial image to best fit with topographical survey and measurements taken from nearest point on a shed to residence/garden, using Google Earth measurement tool.

3.20 Planning policy

National policy

March 2012 saw the publication of the Government's National Planning Policy Framework (NPPF). This document replaces all Planning Policy Statements. The document states that there is a presumption in favour of sustainable development.

Section 3 is entitled 'Supporting a Prosperous Rural Economy' and paragraph 28 states:

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

In particular it goes on to state;

To promote a strong rural economy, local and neighbourhood plans should:

- *Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.*

- *Promote the development and diversification of agricultural and other land-based rural businesses.*

In considering suitable locations for development the document indicates that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

The policies within the NPPF apply from the date of publication, however for the 12 months from that date, decision makers can continue to give full or due weight to existing relevant policies in local plans in they were adopted after 2004.

Environmental issues are of major concern with all forms of development. Agricultural development which is deemed significant, such as the additional poultry housing proposed, has the potential to have an impact on the environment.

Hence major developments of this type were included within the Town and Country Planning (Assessment of Environmental Effects) Regulation 1988. Environmental issues tend to be site specific in relation to the importance of such issues as landscape impact, ecological issues, effect on water sources, highways and other important issues.

The Town and Country Planning (Environmental impact Assessment) Regulations 2017 are now the current version and identified further issues to be considered.

The above policy and regulations have been used as a basis for the preparation of this report with the major issues given the appropriate weight in initial consultations, and addresses accordingly.

Local policy

Local policy can be found within the Central Lincolnshire Local plan.

Policy LP1: A Presumption in Favour of Sustainable Development

At the heart of the strategy for Central Lincolnshire is a desire to deliver sustainable growth; growth that is not for its own sake, but growth that brings benefits for all sectors of the community for existing residents as much as for new ones.

When considering development proposals, the Central Lincolnshire districts of West Lindsey, Lincoln City and North Kesteven will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The districts will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in Central Lincolnshire.

Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the appropriate Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or Specific policies in that Framework indicate that development should be restricted

Policy LP55: Development in the Countryside

Part E: Non-residential development in the countryside

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.

4. DETAILS OF PROPOSAL

The sheds will be heating using LPG. This will be stored onsite in gas tanks. The quantity stored will be below what is required for the hazardous substance regulations. The system will be completely sealed.

6 CLEAN AND DIRTY WATER DISPOSAL

There will be no anticipated environmental effects as it will be a totally sealed system with tanks as specified. Contaminated water will be tankered off site for disposal. Other Environmental issues are assessed in the different sections of the EIA.

7. FLOOD RISK

7.1 Flood Risk Assessment

A flood risk assessment is contained at Appendix 5 to the main EIA.

This concludes that:

- * The proposed development is not in a Functional Floodplain.
- * The site is in Flood Zone 1 with the actual risk of the site flooding from any river system being very low (less than 0.5%).
- * Surface water drainage from the site has been designed to accommodate the 1 in 100 year rainfall event to meet BRE365 design requirements and Building Regulations approval.
- * Floor levels of the development will be above the average ground level of 15 metres AOD.

8.1.3 Odour Model

The AS Modelling & Data Ltd. modelling methodology has been assessed and is accepted by national regulators' modelling experts. Whilst there is always going to be some margin for error in dispersion modelling, any assumptions made that would have a significant effect on the results are precautionary i.e. they err on the high side.

For example, probably the key aspect is the source term and for the broiler emission model, the internal concentrations used are somewhat above the average of what are reported in literature, or that is seen from olfactometric measurements. Furthermore, it

is seen that in 99% of cases, AS Modelling & Data Ltd. dispersion modelling of broiler units has proven to provide good advice on the likelihood of annoyance and complaint about odour; that is to say that it is rather unusual that where predicted odour exposures are below 3.0 ouE/m³, that there is a perceived problem with odour once the unit becomes operational.

8.2 Dust concentrations and emissions

For dust, the relevant guidance for local authorities is in Defra LAQM TG(16). i.e. no further assessment is required unless the site is for more than 400,000 birds and there are residential receptors within 100 m.

8.5 Noise

A noise survey is submitted with this additional information. This concludes

“When the building services plant is arranged as outlined in Section 3.0 and during worst case operating conditions, the specific noise level of proposed building services plant (gable end fans, roof vents and silo motors) will be around or below existing background noise levels during both day and night-time periods.

With regards to operations (grain deliveries, vehicle movements and thinning processes) noise levels are predicted to be around or below during the daytime period. Additionally, the noise levels from all sources are predicted to be within the BS8233/WHO criteria at the majority of nearby residential receptor locations.”

It must be noted that no mechanical operations, including feed delivery, will take place at night.

10 Traffic Statement

The majority of the movements are associated with the transportation of the birds from the site, to the likely processing plant at Scunthorpe. The lorries will exit the site onto the A361 and head the short distance west, where they will join the A15 and head north to Scunthorpe. An alternative processing facility exists at Anwick which would mean travelling south on the A15.

The other major movement is the poultry litter which will be transported to the power station at Thetford which will mean travelling south on the A15.

The good quality of roads means there will be minimal impact.

Emptying and cleaning of the poultry sheds is a daytime operation, in order to avoid local disturbance and additional labour costs.

11. LANDSCAPE IMPACT

The proposed landscape mitigation is the planting of a vegetation screen on the southern and western boundaries of the site as shown in Appendix 9a of the EIA. The proposed mitigation can be conditioned to ensure it is implemented.

13. CONTAMINATION

It is believed that the contamination risk is low. The site is currently a Greenfield site in agricultural use. It is understood there have been no other uses of the site. Therefore the risk of existing contamination is low.

Risk of contamination during construction will be low. The contractors will work in accordance with a Construction Management Plan and Site Waste Management Plan.

14. ALTERNATIVES

Appendix 1 to this report contains the developers' information about alternative sites they investigated before proposing the site at Glenthams.