Environmental Statement

PREPARED FOR:

Wrawby Poultry Unit

Star Carr Lane

Wrawby

Brigg

Lincolnshire

DN20 8SG

31st October 2025

acorus®

acorus.co.uk

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CONTENTS

APPENDICES

CHAPTER 1 ENVIRONMENTAL IMPACT ASSESSMENT

1.1 Purpose Of Report

1.1.1 Amber Real Estate Investments Ltd (ARIEL) (the 'Applicant') has instructed Acorus Rural Property Services Ltd (Acorus) to prepare an Environmental Statement (hereinafter referred to as the 'ES') to be used in conjunction with a planning application for the proposed expansion of the poultry unit at Star Carr Lane, Wrawby, Brigg, Lincolnshire, DN29 8SG.

1.1.2 Acorus Rural Property Services is a rural planning and design consultancy and part of the NFU group of companies. The author is Louise Gregory, a Rural Planning Consultant, with the statement being verified by James Whilding, a qualified Chartered Surveyor (MRICS) and Fellow of the British Institute of Agricultural Consultants (BIAC). As rural planning consultants, they have been engaged by Defra, LPAs and private clients to advise on planning matters, and this has been the case for 30 years. In addition James Whilding is a leading planning consultant to the poultry industry, advising some of the main integrators in the UK, in addition to smaller scale private producers.

1.1.3 We are acting on behalf of our client AREIL (the 'Applicant') in for the proposed expansion of the poultry unit at Star Carr Lane, Wrawby. The site extends to 5.2 hectares (13 acres) and adjoins the existing poultry unit to the north east.

1.2 Application Details

1.2.1 The proposal is for a separate unit based on 6 buildings extending to a total of 172,800 sq ft in footprint (see below), each 2.45m to eaves and 6.01m to ridge.

Building ID	Building sizes			Total sqft	Building sizes			total m2	bird numbers	
1	80	x	360	28800	24.384	x	109.73	2676	**44,000**	
2	80	x	360	28800	24.384	x	109.73	2676	**44,000**	
3	80	x	360	28800	24.384	x	109.73	2676	**44,000**	
4	80	x	360	28800	24.384	x	109.73	2676	**44,000**	
5	80	x	360	28800	24.384	x	109.73	2676	**44,000**	
6	80	x	360	28800	24.384	x	109.73	2676	**44,000**	
				172800				*16054*	**264,000**	

1.2.2 The proposal is for broiler (chicken meat) production whereby chicks are placed within the buildings as day olds and finished birds removed in 2 stages; 35% of the crop is thinned at day 30 with the remainder cleared day 42. A further 7-10 days at the end of each cycle are required for cleanout and preparation of the buildings for the incoming flock. On average, there are 7 crops per annum. Based on 44,000 birds per building and 264,000 birds per crop, total output will be approximately 1, 848,000 birds per annum.

1.2.3 The need for the development is twofold; firstly to meet the increased demand for UK reared chicken, and, secondly, the requirement from the supermarkets for producers to reduce stocking densities and grower higher welfare birds. The Co-operative and Lidl have recently joined Marks & Spencer, Waitrose, Tesco and Morrisons in announcing plans to swiftly introduce 30kg/m^2 stocking density requirements for all their fresh chicken ranges. This reduction from 38kg/m^2 is equivalent to a 20% reduction in output, therefore 20% more growing space is needed to meet current production levels.

1.2.4 In this case, and along with the existing (adjoining) facility, stocking will be at 30kg. With the focus on food security, high welfare standards and reducing food miles, the production of UK food is a driver for the industry. The poultry meat sector employs over 100,000 people and contributes £4.6 billion to the UK economy.

1.3 Pre Application Advice

1.3.1 Pre application advice was sought from North Lincolnshire Council for expansion to existing poultry unit and agricultural workers dwelling, ref: PRE/2025/26.

1.3.2 The advice received stated that the expansion of an established agricultural business within a rural area, is generally acceptable in principle. However, given the intensive nature of the proposed development, coupled with the existing ten units to the north east, an assessment of the cumulative effects will need to be undertaken.

1.3.3 The dwelling has subsequently been removed from the scheme as now presented.

1.4 Environmental Impact Assessment

1.4.1 The EIA Regulations require that, for certain types of development under the Town and Country Planning Act 1990, an EIA be undertaken before planning permission can be granted. Government guidance on the regulations is provided on the Government's Planning Practice Guidance website:

https://www.gov.uk/guidance/environmental-impact-assessment

1.4.2 The main aim of the EIA Regulations is to ensure that the authority giving the primary consent (the 'competent authority') for a particular project makes its decision in the knowledge of any likely significant effects on the environment. The EIA Regulations, therefore, set out a procedure that must be followed for certain types of projects before they can be given 'development consent'.

1.4.3 This procedure, known as Environmental Impact Assessment (EIA), is a means of drawing together, in a systematic way, an assessment of a project's likely significant environmental effects.

1.4.4 The requirements of Environmental Impact Assessment are provided within the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. These are referred to as the EIA regulations within this document. These regulations require that any development which is listed in Schedule 1 be subject to EIA.

1.4.5 Section 17 of Schedule 1 defines 'Installations for the intensive rearing of poultry or pigs' as being installations with more than —

- 85,000 places for broilers or 60,000 places for hens;
- 3,000 places for production pigs (over 30 kg); or
- 900 places for sows.

1.4.6 As the planned installation is for 180,000 broiler places, the proposal is Schedule 1 development and as a result the proposed project falls within the remit of the Regulations.

1.5 Assessment and Reporting Methodology

1.5.1 Following identification of environmental effects, technical assessments were carried out to predict potential effects associated with the development and where necessary proposed measures to mitigate the effects. These assessments are contained within the Environmental Statement.

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

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

1.6 The Environmental Statement

1.6.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Schedule 4, requires that an Environmental Statement should include a description of the development, including in particular:

- a description of the location of the development;
- a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;
- a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;

- an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.

1.6.2 Point 4 of Schedule 4 requires a description of the factors likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.

1.6.3 Point 5 requires that an Environmental Statement should include a description of the likely significant effects of the development on the environment resulting from:

- the construction and existence of the development, including, where relevant, demolition works;
- the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;
- the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;
- the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);
- the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;
- the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;
- the technologies and the substances used.

1.6.4 Whilst an ES should provide a full factual description of the development, the emphasis of Schedule 4 of the EIA Regulations is on the “main” or “significant” environmental effects to which a development is likely to give rise. The ES should therefore be proportionate and not be any longer than is necessary to assess properly those effects. Where, for example, only one environmental factor is likely to be significantly affected, the assessment should focus on that issue only. Impacts which have little or no significance for the particular development in question will need only very brief treatment to indicate that their possible relevance has been considered.

1.7 The Developer and Project Team

1.7.1 The Applicant is the developer of the proposed development. Acorus has prepared the Environmental Statement which draws on the technical information supplied by the following experts:

Drainage & Surface Water Management	- Acorus/Ellingham Consulting Ltd
Odour, Ammonia & Nitrogen Deposition	- AS Modelling & Data Ltd
Ecology	- Eco-Check Consultancy Ltd
Drawings & Site Layout	- Acorus
Topographical Survey	- Mapmatic
Flood Risk	- Ellingham Consulting Ltd
Percolation	- Client
Landscape Impact Assessment	- LVIA Ltd
Noise	- Matrix Acoustic Design Consultants
Archaeological Heritage Statement	- Archaeological Building Recording Services

1.7.2 Under Regulation 18 (5)(b) of the EIA Regulations 2017, it requires a statement from the developer outlining the relevant expertise or qualifications of such experts, (that is those preparing the ES – Regulation 18 (5) (a)).

1.7.3 Acorus is part of the NFU group of companies. James Whilding is Managing Director of the firm, a qualified Chartered Surveyor (MRICS) and Fellow of the British Institute of Agricultural Consultants (BIAC). As a rural planning consultant, he has been engaged by Defra, LPAs and private clients to advise on planning matters and this has been the case for more than 30 years. In relation to the poultry sector, he advises some of the main integrators in the UK, in addition to small scale producers. In many cases, such planning applications relating to intensive operations have required EIAs which he has prepared. In addition, he also prepares and submits poultry–related permit applications to the EA. He is also a member of the South West NFU Poultry Forum. He is therefore sufficiently experienced in drafting Environmental Statements.

1.8 Copies of the Statement

1.8.1 Copies of the ES are available from:

Acorus Rural Property Services Ltd
Addlepool Business Centre
Woodbury Road
Clyst St George
Exeter
EX3 0NR

1.8.2 A fee of £75 is charged for a hard copy of the report to account for the cost of reproducing and postage.

1.8.3 Copies of the ES will otherwise be available at the planning department of North Lincolnshire Council.

CHAPTER 2 ENVIRONMENTAL PERMIT

2.1 An Environmental Permit is required for poultry operations exceeding 40,000 bird places. The Environment Agency (EA) issues such permits under the Environmental Permitting Regulations 2016. The purpose of the legislation is to minimise the risk of pollution. Pollution is defined in the Regulations as:

'any emission as a result of human activity which may be harmful to human health or the quality of the environment, cause offence to any human senses, result in damage to material property, or impair or interfere with amenities and other legitimate uses of the environment.'

2.2 A permit is required for the business to operate. The EA will only issue a permit or variation if they believe that significant pollution will not be caused and the operator has the ability to meet the conditions of the permit. As part of the application process, the EA consider the following in detail:

1	**Proximity and impacts to local residents**	Considered via environmental risk assessments and mitigated by actions within noise/odour/dust management plans which need to be agreed with the Environment Agency, and are a requirement of the permit.
2	**Odour**	Considered via an environmental risk assessment and controlled by mitigation actions within an odour management plan which need to be agreed with the Environment Agency, and are a requirement of the permit.
3	**Noise**	Considered via an environmental risk assessment and controlled by mitigation actions within a noise management plan which need to be agreed with the Environment Agency, and are a requirement of the permit.
4	**Dust and bio-aerosols**	For all applications considered as part of a basic environmental risk assessment. The national policy is that dust or bio aerosol monitoring is not required.
5	**Land spreading of manure and wash water**	In cases where the plan is to spread some or all of the by-product on the same farm (and by the same operator), a manure management plan is required.

		In cases where the by-product is to be transferred to another legal entity (e.g. removed from the farm), the permit holder is required to keep records of dates and quantities removed. If the land is in the Nutrient Vulnerable Zone then the Nitrates Regulations will apply and will be the main form of regulation. The Code Of Good Agricultural Practice (COGAP) may apply but it is a statutory guidance document which makes reference to statutory requirements.
6	**Manure storage (field heaps)**	Some control will be possible via the actions set out in the manure management plan. Some control will also be possible via Nitrates Regulations if the farm is in a Nitrate Vulnerable Zone.
7	**Traffic, access and vehicle movements**	This is not considered directly. The mitigating actions in the noise management plan may control hours of operation for certain night time activities, e.g. to reduce noise when vehicles are inside the permitted boundary.
8	**Visual impacts**	These are not considered in the permitting process.
9	**Bird place numbers**	Considered for example when assessing the potential for pollution to the environment (e.g. noise, odour, dust and ammonia emissions). Less than 40,000 birds would not be subjected to an environmental permit.
10	**Flies and vermin**	Considered by the environmental risk assessment. A vermin management plan may be required.
11	**Biomass boilers and their air emission points**	Regulated. The predicted emissions are screened for public health protection.
12	**Flood via risk assessment**	Should be considered to mitigate pollution from flooding e.g. a flood risk assessment and flood management plan may be required.
13	**Animal welfare**	Not considered directly. However, the permit may require a high degree of good site management, for example management of fallen stock, and bio security measures.
14	**Alternative locations**	Not considered.
15	**Operational hours**	Not directly considered. The noise management plan may restrict certain noisy activities to times during the day.

16	**Ammonia emissions**	Considered to ensure that ammonia emissions do not impact on statutory and certain non-statutory designated habitats.
17	**Protection of statutory and non-statutory designated habitats**	Considered through consultation with Natural England and both internal ecologists and the Local Authority Ecology section.

2.3 As part of the on-going permitting process, the EA carry out, as a minimum, annual compliance assessments such as inspections on the activity and follow up any reports on incidents made to them. Non-compliance can result in the EA taking enforcement action which for serious cases can include prosecution and permit revocation.

2.4 It is therefore in the best interest of the operator to ensure that that the facility is managed in accordance with the requirements of the approved permit. Failure to do so would have serious implications on the progression of the business and its ability to generate any income.

2.5 The developer has a permit for 400,000 birds on site. There are currently 307,000 birds on site and the IPPC licence will be amended to include the additional proposed 264,000 birds. The two sites will however be run independently from an operational perspective.

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

CHAPTER 3 BACKGROUND

3.1 Site History

3.1.1 Wrawby Poultry Farm is an operational poultry unit with 10 poultry houses housing 307,000 birds. The proposed site for the additional poultry houses extends to 5.2 hectares (13 acres) and adjoins the existing poultry unit to the south west.

Source: Google Earth

3.2 Designations

3.2.1 The site lies within the open countryside and outside of any designated landscape. The nearest National Landscape (formerly AONB) lies approximately 1.5km to the south east.

3.2.2 A site check of the holding against data provided by the Multi-Agency Geographic Information for the Countryside (MAGIC) Interactive Map has identified the following land designations of National/European importance within a 10km radius search.

Sites of Special Scientific Interest

Broughton Far Wood SSSI - 4.1km to west

Cleatham Quarry SSSI - 9.9 km to south west

Kirmington Pits SSSI - 9.8km to east

Manton Stone Quarry SSSI - 9.0km to south west

Messingham Sand Quarry SSSI - 9.9 km to south west

Castlethorpe Tufas SSSI - 2.6km to south west

Manton and Twigmoor SSSI - 7.5km to south west

Risby Warren SSSI - 8.1km to north west

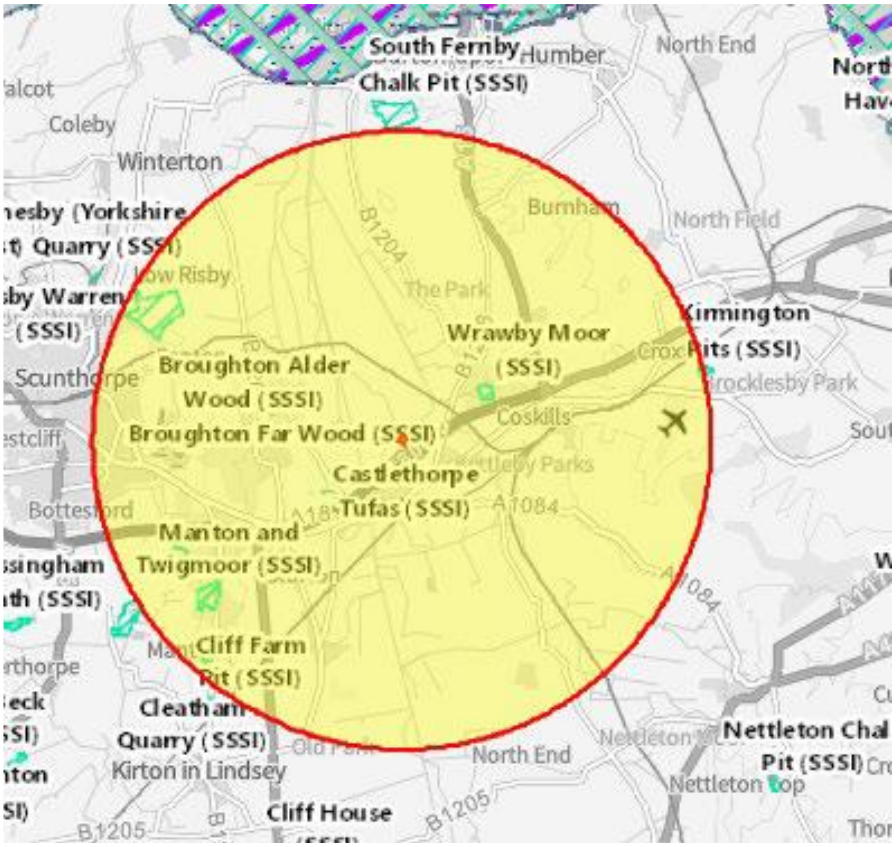
Broughton Alder Wood SSSI - 4.1km to west

Wrawby Moor SSSI - 2.8km north east

Ramsar Sites - No Features found

Special Areas of Conservation - No Features found

Special Protection Areas - No Features found



Source: MAGIC - 10km search plan

3.2.3 A 2km search has identifiued the following:

Ancient Woodland - No Features found

Local Nature Reserves - No Features found

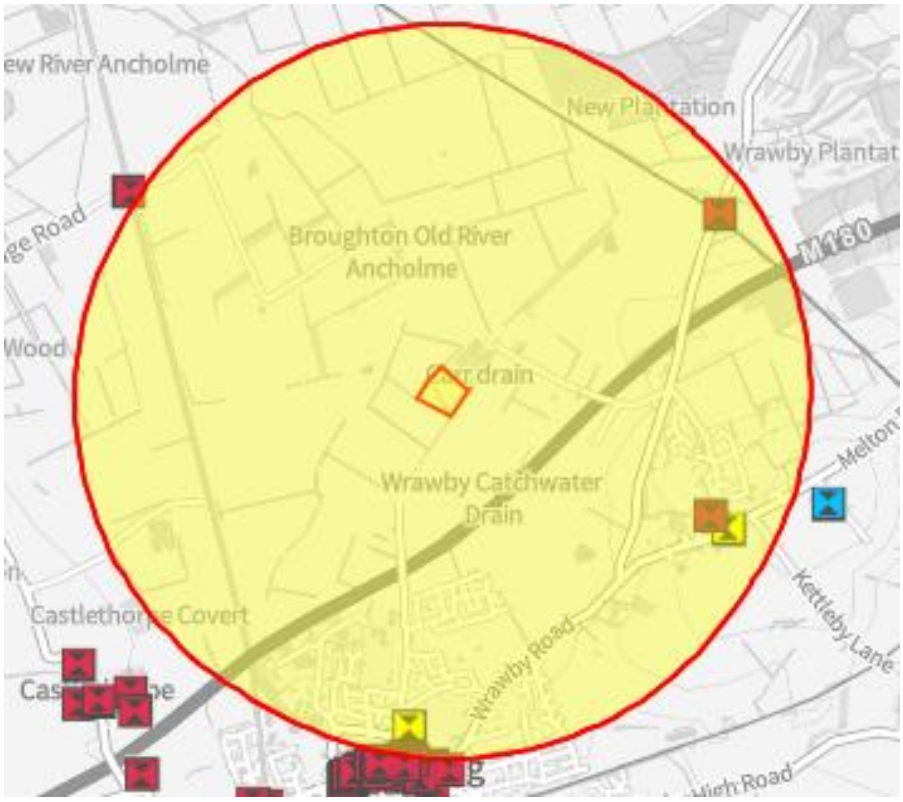
National Nature Reserves - No Features found

Scheduled Monuments - No Features found

World Heritage Sites - No Features found

3.2.4 The following Listed Buildings have been identified:

- Grammar School (Original Portion) - Grade I
- Church Of Saint Mary - Grade I
- Range to Rear of Numbers 17 and 18 Wrawby Street - Grade II
- Elsham Signal Box Approximately 10 Metres North East of Level Crossing - Grade II
- College Farmhouse - Grade II



Source: MAGIC - 2km search plan

3.2.5 The site lies within a Nitrate Vulnerable Zone (NVZ) whereby the Applicant must follow rules relating to the use of nitrogen fertiliser and storage of organic manure. The site does not lie within a nutrient neutrality catchment area.

3.3 Nearby Buildings and Dwellings

3.3.1 The site is situated in a rural area with the predominant use in the surrounding area being agricultural. There are isolated residences and commercial properties in the area, none of which are within a 400m radius of the proposed site. The closest of these Low Farm is located around 500m away to the south west. As a result, amenity issues such as air quality are not considered to be an issue.

3.4 Soils

3.4.1 According to Soilscape, the soil is categorised as Soilscape 21 and described as loamy and clayey soils of coastal flats with naturally high groundwater. Drainage is naturally wet and to local groundwater.

CHAPTER 4 PLANNING POLICY

4.1 National Planning Policy

4.1.1 The National Planning Policy Framework sets out the Government's planning policies for England. The presumption is in favour of sustainable development. Paragraph 8 details the three dimensions to sustainable development; economic, social and environmental.

an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities health, social and cultural well-being; and

an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.1.2 Paragraph 9 states that Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

4.1.3 Section 6 is entitled 'Building a strong, competitive economy' and paragraph 85 states: Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. 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. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

4.1.4 To support a prosperous rural economy, local and neighbourhood planning policies and decisions should enable (paragraph 88):

- the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- the development and diversification of agricultural and other land-based rural businesses.

4.2 Local Plan Policy

North Lincolnshire Core Strategy (Adopted June 2011)

4.2.1 CS1: SPATIAL STRATEGY FOR NORTH LINCOLNSHIRE

The spatial vision and the future development requirements will be delivered through the spatial strategy for North Lincolnshire as outlined below and on the key diagram. The spatial strategy will focus on:-

- *In the countryside, support will be given to development that promotes rural economic diversification and small-scale employment opportunities, particularly on previously used land or in existing rural buildings. Tourism development will also be supported, in particular the development of green tourism making the most of the area's important natural and built environments*

Comment

4.2.2 The proposal is for the extension of an existing poultry unit which will provide employment opportunities. The proposal is an agricultural development on agricultural land.

4.2.3 CS2: DELIVERING MORE SUSTAINABLE DEVELOPMENT

In supporting the delivery of the spatial strategy set out in policy CS1, as well as determining how future development needs will be met in North Lincolnshire, a sequential approach will be adopted. Development should be focused on:….

Any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development which is essential to the functioning of the countryside will be allowed to take place. This might include uses such as that related to agriculture, forestry or other uses which require a countryside location or which will contribute to the sustainable development of the tourist industry…

4.2.4 CS3: DEVELOPMENT LIMITS

Development limits will be applied to the Scunthorpe urban area, the Market Towns and Rural Settlements. They will not be applied to rural settlements in the countryside. In applying development limits the following considerations will be taken into account:….

Development outside these defined boundaries will be restricted to that which is essential to the functioning of the countryside. This will include uses such as that related to agriculture, forestry or other uses which require a countryside location or that which will contribute to the sustainable development of the tourist industry.

Comment

4.2.5 The proposal is agricultural in nature, being buildings necessary for the housing of poultry for meat production and requires a countryside location.

4.2.6 CS5: DELIVERING QUALITY DESIGN IN NORTH LINCOLNSHIRE

All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context. Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable. New development in North Lincolnshire should:

- *Contribute towards creating a positive and strong identity for North Lincolnshire by enhancing and promoting the image of the area through the creation of high quality townscapes and streetscapes. • Ensure it takes account of the existing built heritage from the earliest stages in the design process, in particular terms of scale, density, layout and access.*
- *Incorporate the principles of sustainable development throughout the whole design process. This will include site layout, minimising energy consumption, maximising use of on-site renewable forms of energy whilst mitigating against the impacts of climate change; for instance flood risk.*
- *Create safe and secure environments, which reduce the opportunities for crime and increase the sense of security for local residents through the use of Secured by Design guidance.*
- *Consider the relationship between any buildings and the spaces around them, and how they interact with each other as well as the surrounding area. The function of buildings should also be considered in terms of its appropriateness for the context in which it is located.*
- *Create attractive, accessible and easily distinguished public and private spaces that complement the built form.*
- *Support sustainable living and ensure that a mix of uses, which complement one another are incorporated.*
- *Provide flexibility in that new and existing buildings and spaces are able to respond to future social, technological, environmental and economic needs.*
- *Be easily accessible to all users via recognisable routes, interchanges and landmarks that are suitably connected to public transport links, community facilities and services and individual communities and neighbourhoods in North Lincolnshire. Buildings and spaces should be accessible by all sections of the community, and ensure that the principles of inclusive design are reflected.*
- *Incorporate appropriate landscaping and planting which enhances biodiversity or geological features whilst contributing to the creation of a network of linked greenspaces across the area. Tree planting and landscaping schemes can also assist in minimising the impacts of carbon emissions upon the environment.*
- *Integrate car parking provision within the existing public realm and other pedestrian and cycle routes.*

Comment

4.2.7 Agricultural buildings of this nature take on a certain appearance to satisfy the scale and function and are an accepted part of the countryside and would not therefore be out of character. The scheme is sympathetically designed and landscaped in order to relate well to the surrounding context. The proposed buildings are to be sited adjacent an existing poultry unit.

4.2.8 This agricultural proposal provides buildings designed to Best Available Technique and seeks to maximise green credentials in terms of performance and energy efficiency. The scheme meets sustainability principles providing economic, environmental and social benefit as outlined in the above policy response. The other policy considerations are detailed in the following chapters.

4.2.9 SuDS proposals and the separation and containment of clean and dirty water will ensure pollution risks are minimised.

4.2.10 A landscaping scheme is incorporated with the application.

4.2.11 CS6: HISTORIC ENVIRONMENT

The council will promote the effective management of North Lincolnshire's historic assets through:

- *Safeguarding the nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries) and supporting initiatives which seek to realise the potential of these areas as a tourist, educational and environmental resource.*
- *Preserving and enhancing the rich archaeological heritage of North Lincolnshire*
- *Ensuring that development within Epworth (including schemes needed to exploit the economic potential of the Wesleys or manage visitors) safeguards and, where possible, improves the setting of buildings associated with its Methodist heritage.*
- *Ensuring that development within North Lincolnshire's Market Towns safeguards their distinctive character and landscape setting, especially Barton upon Humber, Crowle and Epworth.*

The council will seek to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains.

All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.

Development proposals should provide archaeological assessments where appropriate.

Comment

4.2.12 Heritage and archaeology has been considered and summarised in Section 12 of this Environmental Statement, with conclusions as follows:-

The Historic Environment Record for North Lincolnshire records a potential prehistoric site within the vicinity of the proposed development area. The historic map regression carried out as part of this assessment indicates that the proposed development area has remained undeveloped throughout its recorded history.

It is possible that further archaeological work may be required; the full extent of this archaeological work should be confirmed by the client from the Archaeological Officer North Lincolnshire Council.

Consideration should be given to conditioning this work on an approved application. The proposed development area is not within the setting of any listed buildings or other designated heritage assets.

4.2.13 CS11: PROVISION AND DISTRIBUTION OF EMPLOYMENT LAND

The council will support the continued expansion and improvement of North Lincolnshire's economy in order to create a step change in the area's role regionally and nationally.

This will be achieved through the identification and allocation in the Housing and Employment Land Allocations DPD of a range of appropriate sites for employment and economic uses that will meet the requirement for an additional 40 hectares of employment land between 2006 and 2021 as identified within the Regional Spatial Strategy. This land will accommodate traditional land use (use classes B1, B2 & B8) as well as key priority growth sectors. Strategic employment sites will be identified in the following broad locations:

Rural Economy To deliver a thriving rural economy by supporting development or activities that assist in rural regeneration and that strengthen or diversify rural businesses.

Comment

4.2.14 The proposal will support the existing agricultural activity on the site as well as improve viability of the unit.

4.2.15 CS16: NORTH LINCOLNSHIRE'S LANDSCAPE, GREENSPACE AND WATERSCAPE

The council will protect, enhance and support a diverse and multi-functional network of landscape, greenspace and waterscape through:

1. *Identifying in supporting documents within or evidencing the Local Development Framework, a network of strategically and locally important landscape, greenspace and waterscape areas. Development on or adjacent to these areas will not be permitted where it would result in unacceptable conflict with the function(s) or characteristic of that area.*
2. *Requiring development proposals to improve the quality and quantity of accessible landscape, greenspace and waterscape, where appropriate.*
3. *Requiring development proposals to address local deficiencies in accessible landscape, waterscape and greenspace where appropriate.*
4. *Requiring the protection of trees, hedgerows and historic landscape to be specified where appropriate.*

The creation and maintenance of the network of landscape, green space and waterscapes will be secured by a range of measures, including protecting open space, creating new open spaces as part of new development, and by using developer contributions to create, improve and maintain green infrastructure assets where appropriate.

Comment

4.2.16 The site is not within a network of strategically and locally important landscape, greenspace or waterscape area.

4.2.17 CS17: BIODIVERSITY

The council will promote effective stewardship of North Lincolnshire's wildlife through:

1. *Safeguarding national and international protected sites for nature conservation from inappropriate development.*
2. *Appropriate consideration being given to European and nationally important habitats and species.*
3. *Maintaining and promoting a North Lincolnshire network of local wildlife sites and corridors, links and stepping stones between areas of natural green space.*
4. *Ensuring development retains, protects and enhances features of biological and geological interest and provides for the appropriate management of these features.*
5. *Ensuring development seeks to produce a net gain in biodiversity by designing in wildlife, and ensuring any unavoidable impacts are appropriately mitigated for.*
6. *Supporting wildlife enhancements that contribute to the habitat restoration targets set out in the North Lincolnshire's Nature Map and in national, regional and local biodiversity action plans.*
7. *Improving access to and education/interpretation of biodiversity sites for tourism and the local population, providing their ecological integrity is not harmed.*

Comment

4.2.18 A preliminary ecological assessment has been undertaken is and summarised at Section 10 of this Environmental Statement.

4.2.19 Biodiversity net gain has been provided for the proposed development.

4.2.20 CS18: SUSTAINABLE RESOURCE USE AND CLIMATE CHANGE

The council will actively promote development that utilises natural resources as efficiently and sustainably as possible. This will include:

1. *Meeting high water efficiency standards, and incorporating new technologies to recycle*

and conserve water resources.

2. *Requiring the use of Sustainable Urban Drainage Systems (SuDS) where practicable.*
3. *Supporting the necessary improvement of flood defences and surface water infrastructure required against the actions of climate change, and preventing development in high flood risk areas wherever practicable and possible.*
4. *Meeting required national reductions of predicted CO2 emissions by at least 34% in 2020 and 80% in 2050 by applying the following measures on development proposals. Requiring all industrial and commercial premises greater than 1000 square metres to provide 20% of their expected energy demand from on site renewable energy until the code for such buildings is applied nationally. Where developers consider these Codes and targets cannot be met on the basis of viability they will be required to provide proof through open book discussions with the council at the planning application stage.*
5. *Ensuring building design reduces energy consumption by appropriate methods such as high standards of insulation, avoiding development in areas subject to significant effects from shadow, wind and frost, using natural lighting and ventilation, capturing the sun's heat, where appropriate.*
6. *Supporting development that minimises the consumption and extraction of minerals by making the greatest possible reuse or recycling of materials in new construction, and by making best use of existing buildings and infrastructure.*
7. *Supporting development that seeks to minimise waste and facilitates recycling and using waste for energy where appropriate.*
8. *Ensuring that development and land use in areas close to the Humber Estuary and rivers responds appropriately to the character of the area, in the interests of preserving and making best use of limited resources.*
9. *Supporting development that will help to reduce the need to travel for people using that development.*
10. *Ensuring development and land use helps to protect people and the environment from unsafe, unhealthy and polluted environments, by protecting and improving the quality of the air, land and water.*
11. *Supporting renewable sources of energy in appropriate locations, where possible, and ensuring that development maximises the use of combined heat and power, particularly at the South Humber Bank employment site and where energy demands for more than 2MW are required for development.*

12. *Supporting new technology and development for carbon capture and the best available clean and efficient energy technology, particularly in relation to the heavy industrial users in North Lincolnshire, to help reduce CO2 emissions.*
13. *Promote the use of a greenspace strategy and a green infrastructure plan, where applicable, which could help reduce the effects of climate change.*

Comment

4.2.21 The intent of this policy is to encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change. The requirement for the extension of the existing poultry facility is to provide a modern, better equipped, farm which will produce more broilers to meet demand. The buildings will be specifically designed to be energy efficient to meet and exceed the current building regulations. The proposals include for tree and shrub planting to maximise biodiversity. Further sustainability measures such as incorporating renewable energy provision will be included where possible.

4.2.22 CS19: FLOOD RISK

The council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere. This will involve a risk based sequential approach to determine the suitability of land for development that uses the principle of locating development, where possible, on land that has a lower flood risk, and relates land use to its vulnerability to flood. Development in areas of high flood risk will only be permitted where it meets the following prerequisites:

1. *It can be demonstrated that the development provides wider sustainability benefits to the community and the area that outweigh flood risk.*
2. *The development should be on previously used land. If not, there must be no reasonable alternative developable sites on previously developed land.*
3. *A flood risk assessment has demonstrated that the development will be safe, without increasing flood risk elsewhere by integrating water management methods into development.*

Development within the Lincolnshire Lakes area will comply with the flood management principals set out in the Western Scunthorpe Urban Extension Exception Test Strategy. Any further flood management proposals will have to be agreed by both the council and the Environment Agency during the process of the Lincolnshire Lakes Area Action Plan. Development proposals in flood risk areas which come forward in the remainder of North Lincolnshire shall be guided by the Strategic Flood Risk Assessment for North Lincolnshire and North East Lincolnshire. This will ensure that proposals include site specific flood risk assessments which take into account strategic flood management objectives and properly apply the Sequential and, where necessary, Exception Tests.

In addition development will be required, wherever practicable, to incorporate Sustainable Urban Drainage Systems (SUDS) to manage surface water drainage. The Council will also seek to reduce the increase in flood risk due to climate change through measures to reduce carbon dioxide emissions.

Comment

4.2.23 A Flood Risk Assessment and drainage strategy has been prepared which is summarised at Section 8 of this report.

North Lincolnshire Local Plan – Adopted May 2003

4.2.24 HE9 - Archaeological Evaluation

Where development proposals affect sites of known or suspected archaeological importance, an archaeological assessment to be submitted prior to the determination of a planning application will be required. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.

Sites of known archaeological importance will be protected. When development affecting such sites is acceptable in principle, mitigation of damage must be ensured and the preservation of the remains in situ is a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before and during development.

Comment

4.2.25 The proposed development area is not within the setting of any listed buildings or other designated heritage assets. Should it be deemed necessary further archaeological work could be conditioned to any permission.

4.2.26 RD2 - Development in the Open Countryside

Development in the open countryside will be strictly controlled. Planning permission will only be granted for development which is: i) essential to the efficient operation of agriculture or forestry provided that:

a) the open countryside is the only appropriate location and development cannot reasonably be accommodated within defined development boundaries;

b) the proposed development accords with the specific requirements set out in the relevant policies of this chapter and elsewhere in this Local Plan;

c) the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials; and

d) the development would not be detrimental to residential amenity or highway safety; and

e) account is taken of whether the site is capable of being served by public transport; and

f) the development is sited to make the best use of existing and new landscaping.

Comment

4.2.27 The proposal is for the extension of an existing poultry unit

4.2.28 The countryside is an appropriate location for agricultural buildings, which by their very nature need to be within the countryside. The buildings are designed for bird welfare, however, are common place throughout the country.

4.2.29 A new access to the extended site will be created which is designed to accommodate all types of vehicle. Given the limited increase in vehicle movements, alongside the efficient operational practices that will be implemented, the proposed development will not have a detrimental impact on the safety or function of the surrounding highway network.

4.2.30 The layout of the development has been designed to maximise safety and convenience for all users. The existing operations generate vehicular traffic movements during the delivery and collection stages of each crop cycle, further movements are associated with field deliveries. Due to the location of the farm within the countryside setting and the need for heavy duty vehicles accessibility via alternative transport modes are not appropriate.

4.2.31 There will be no obtrusive and/or intrusive effects from lighting incorporated within the proposed development. The only proposed lighting will be personnel lights for staff accessing the buildings at night.

4.2.32 The proposal will not generate high levels of noise in the locality of existing or proposed noise sensitive land uses, nor against the locating of noise sensitive uses near to sources of noise generation.

4.2.33 Broiler units with modern fans of the type proposed on this site do not cause noise problems. Fan noise will be limited to the immediate vicinity. Given the distance to neighbouring properties, any noise from the site will be dispersed and therefore the nuisance risk is limited. It is extremely unlikely that any noise being emitted from the site will be audible at a level that would be likely to be considered a statutory nuisance.

4.2.34 RD14 - Agricultural and Forestry Buildings

Agricultural and forestry buildings which require planning permission or prior notification should be sited in close proximity to existing buildings and designed to utilise existing land forms and vegetation to minimise visual impact.

Comment

4.2.35 The proposed buildings will be sited immediately adjacent to existing poultry houses to minimise visual impact.

4.2.36 RD15 - Development of Intensive Livestock Units

Proposals for new intensive livestock units and associated structures, or the expansion of existing intensive livestock units will only be permitted provided that:

i) the units are not located within 800 metres of the Scunthorpe and Bottesford Urban Area, principal or medium growth settlement; or

ii) ii) within 400 metres of a minimum growth settlement; or

iii) iii) within 200 metres of an individual dwelling, excluding those connected with the livestock operation

Comment

4.2.37 The extended poultry unit is not located within 800 metres of the Scunthorpe and Bottesford Urban area, principal or medium growth setting, not within 400 metres of a minimum growth settlement, not within 200 metres of an individual dwelling (excluding those connected with the livestock operation.

4.2.38 RD16 - Cumulative Effects of Intensive Livestock Units

If the existence of a number of intensive livestock units in a locality means that any further units would cause an increase in adverse environmental effects to an unacceptable degree or seriously restrict reasonable expectations of further development of a settlement, then additional units will not be permitted.

Comment

4.2.39 The technical reports submitted with this application take into account the existing adjacent poultry unit. There will be no increase in adverse environmental effects to an unacceptable degree.

4.2.40 LC5 - Species Protection

Planning permission will not be granted for development or land use changes which would have an adverse impact on badgers or species protected by Schedules 1, 5 or 8 of the Wildlife and Countryside Act 1981 (as amended). Where development is permitted that may have an effect on those species, conditions or the use of planning agreements will be considered to:

i) facilitate the survival of individual members of the species; and

ii) reduce disturbance to a minimum; and

iii) provide adequate alternative habitats to sustain at least the current levels of population.

Comment

4.2.41 A Preliminary Ecological Assessment has been undertaken which demonstrates that badgers and species protected by Schedules 1, 5 or 8 of the Wildlife and Countryside Act 1981 (as amended) will not be affected.

4.2.42 LC7 - Landscape Protection

Where development is permitted within rural settlements or within the open countryside, special attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development which does not respect the character of the local landscape will not be permitted.

Comment

4.2.43 The proposed buildings are low height agricultural buildings, appropriate in a countryside setting.

4.2.44 LC12 - Protection of Trees, Woodland and Hedgerows

Proposals for all new development will, wherever possible ensure the retention of trees, woodland and hedgerows. Particular regard will be given to the protection of these features within the setting of settlements, the protection of ancient woodlands and historic hedgerows and the amenity value of trees within built up areas. Tree preservation orders will be made where trees which contribute to local amenity or local landscape character are at risk. Landscaping and tree and hedgerow planting schemes will be required to accompany applications for new development where it is appropriate to the development and its setting.

4.2.45 DS1 - General Requirements

A high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. All proposals will be considered against the criteria set out below:

Quality of Design

Amenity

Conservation

Resources

Utilities and Services

4.2.46 DS7 - Contaminated Land

In the case of proposals for development on land known or strongly suspected as being contaminated, applicants will be required to demonstrate that the level of contamination can be overcome by remedial measures or improvements. Permission will only be granted on contaminated sites where a detailed site survey has been submitted, and a suitable scheme of remedial measures has been agreed to overcome any existing contamination. Conditions will be imposed and/or a planning obligation entered into to secure the implementation of such a scheme at the appropriate time in the development process and to otherwise restrict and control the development.

Comment

4.2.47 The site is an undeveloped agricultural field. Therefore the risk of contamination is low.

4.2.48 DS11 - Polluting Activities

Planning permission for development, including extensions to existing premises and changes of use, will only be permitted where it can be demonstrated that the levels of potentially polluting emissions, including effluent, leachates, smoke, fumes, gases, dust, steam, smell or noise do not pose a danger by way of toxic release; result in land contamination; pose a threat to current and future surface or underground water resources; or create adverse environmental conditions likely to affect nearby developments and adjacent areas.

Comment

4.2.49 The risk of airbourne pollutants including odour, dust and noise has been assessed in the report summarised at Section 9.

4.2.50 DS14 - Foul Sewage and Surface Water Drainage

The Council will require satisfactory provision to be made for the disposal of foul and surface water from new development, either by agreeing details before planning permission is granted, or by imposing conditions on a planning permission or completing planning agreements to achieve the same outcome.

Comment

4.2.51 A drainage strategy has been prepared and is summarised at Section 7 of this Statement.

4.2.52 DS16 - Flood Risk

Development will not be permitted within floodplains where it would:

i) increase the number of people or buildings at risk; or

ii) impede the flow of floodwater; or

iii) impede access for the future maintenance of watercourses; or

iv) reduce the storage capacity of the floodplain; or

v) increase the risk of flooding elsewhere; or

vi) undermine the integrity of existing flood defences unless adequate protection or mitigation measures are undertaken.

Comment

4.2.53 A Flood Risk Assessment has been prepared and is summarised at Section 8 of this report.

4.2.54 T2 – Access to Development

All development must be provided with a satisfactory access. In larger developments it should be served adequately by:

i) being readily accessible by a choice of transport modes; and

ii) existing public transport services and infrastructure; or

iii) additions or extensions to such services linked directly to the development; and

iv) the existing highway network.

Comment

4.2.55 A new access is being proposed which has been designed to be suitable for all vehicles accessing, turning and leaving the site in forward gear.

4.2.56 T19 - Car Parking Provision and Standards

Provision will be made for car parking where it would:

i) meet the operational needs of businesses; or

i) be essential to the viability of a new development; or

iii) improve the environment or safety of streets; or iv) meet the needs of people with disabilities; or

iv) be needed by visitors to the countryside; and comply with Appendix 2 - Parking Provision Guidelines.

Comment

4.2.57 The proposal is for agricultural buildings for the housing of poultry. There are no formal dedicated parking spaces, however there is more than sufficient space within the site for lorries and cars to park as necessary.

CHAPTER 5 THE DEVELOPMENT

5.1 Project Description

5.1.1 The proposal is for a new unit based on 6 buildings extending to a total of 172,800 sq ft in footprint (see below), each 2.45 metres to eaves and 6.01 metres to ridge.

Building ID	Building sizes			Total sqft	Building sizes			total m2	bird numbers
1	80	x	360	28800	24.384	x	109.73	2676	**44,000**
2	80	x	360	28800	24.384	x	109.73	2676	**44,000**
3	80	x	360	28800	24.384	x	109.73	2676	**44,000**
4	80	x	360	28800	24.384	x	109.73	2676	**44,000**
5	80	x	360	28800	24.384	x	109.73	2676	**44,000**
6	80	x	360	28800	24.384	x	109.73	2676	**44,000**
				172800				*16054*	**264,000**

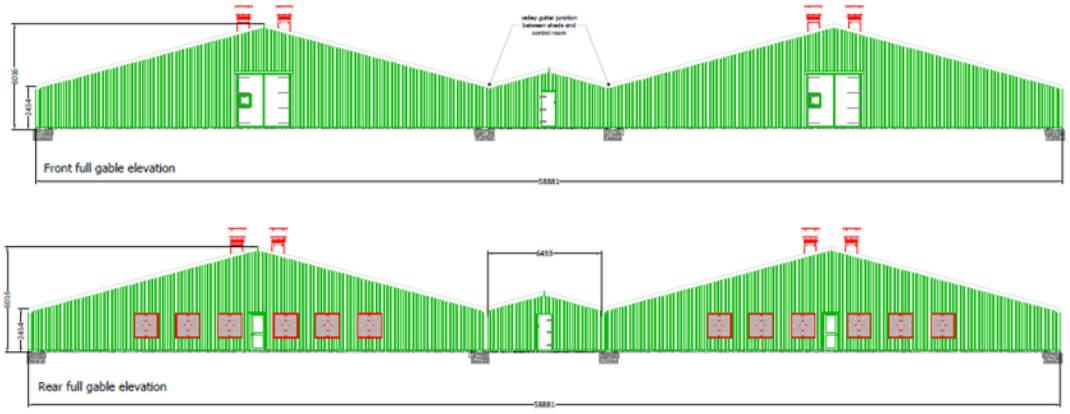
Source: Acorus

5.1.2 In addition to the poultry buildings, the following infrastructure will be provided as

- New access
- Vehicle parking and turning
- Hardstanding for generator
- Gas tanks
- Attenuation basin as part of SuDS scheme

Building Construction

5.1.3 Example elevations of the buildings are outlined below.



Source – Clarke Group - Example elevations

5.1.4 The new timber/steel framed buildings are of typical, modern construction (see photo below), comprising dwarf concrete walls over the existing concrete pads (resealed where necessary).

5.1.5 The insulated roof and side walls will be clad in polyester coated profiled steel sheeting (goosewing grey – RAL 10A05) with timber clad gable ends, as depicted below.

5.1.6 The proposal is for broiler (chicken meat) production whereby chicks are placed within the buildings as day olds and finished birds removed in 2 stages; 35% of the crop is thinned at day 30 with the remainder cleared day 42. A further 7-10 days at the end of each cycle are required for cleanout and preparation of the buildings for the incoming flock.

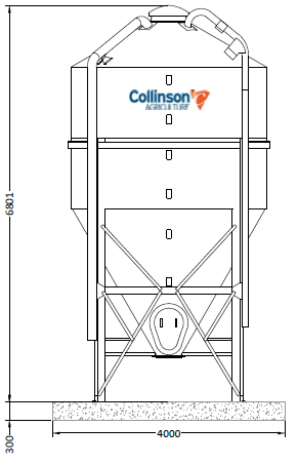
5.1.7 On average, there will be 7 crops per annum. Bird numbers will be permitted for no more than 264,000 bird places based on a 'higher welfare' contract and reduced stocking rates and an annual output of approximately 1,848,000 birds.

5.1.8 The new buildings will be built in a typical modern construction consisting of dwarf concrete walls supported on strip foundations with an internal concrete floor poured over continuous DPM. The insulated roof will be insulated to 200mm fibre glass, with the walls containing 100mm insulation to achieve a U-value not less than 0.4 W/m² ºC thus eliminating condensation on the inner linings and minimising solar heat gain. Erected with smooth and easily washable concrete floors on a continuous damp proof membrane, the dwarf walls will be reinforced on a poured concrete foundation and contain all dirty water and prevent the ingress of ground water.

5.1.9 Internally, the buildings will have pan feeders and non-drip nipple drinkers. The drinkers are nipple drinkers with drink cups, with rows running parallel to the long axis of the house. These drinkers are used not only for ease of management, coupled with good bird performance and maximum hygiene, but also to keep the moisture content of the litter as low as is practicable.

5.1.10 Feed from a UFAS accredited mill will be delivered in 28 tonne capacity covered lorries and stored on-site in the feed bins – see example below. A centreless auger will convey feed to a trough and chain system.

Figure 9



Collinson Model S1D0833C
Cubic Capacity 32.9m³
Height 6.81m
4m wide concrete pad.

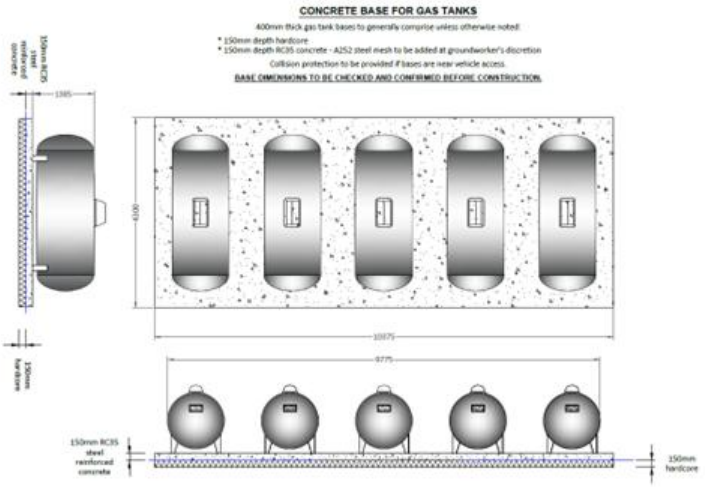
Source: Collinson

5.1.11 All houses will be ventilated by roof mounted extraction fans with an emission point higher than 5.5m above ground level and an efflux speed greater than 11m/s, and gable end fans for summer use and side wall inlets. These meet the necessary standards and the Environmental Permit.

5.1.12 The ventilation will be thermostatically controlled with:

- Ridge mounted extract fans: 18 x Big Dutchman FF091-6ET fans per shed, arranged in two rows of 9 either side of the ridge;
- Gable end emergency fans: 6 x Big Dutchman EM50 fans per shed, located on the south-west gable end

5.1.13 During the growing cycle, the temperature will be controlled within the buildings, with each pre-warmed to a temperature of 32ºC on day 1 of the cycle, reducing to 18ºC over the growing cycle. The temperature will be controlled by the heating and ventilation systems. The heating of the buildings will be fuelled by LPG tanks; example arrangement below.



5.1.14 The system will be alarmed for high and low temperature, feeding system failure and power failure and will be linked to an 'auto dial' computer system which alerts personnel via mobile phone to any system failures. A backup generator will also be available in the event of failure in power supply.

5.1.15 The existing poultry unit has been operating on a standard stocking rate of 38 kg/m². However, with supermarkets now seeking a higher welfare product, this requires a reduction in stocking rate of 30kg/m^2 which requires further building space. The extended unit is based on higher welfare birds and a total of 264,000 birds places. The growing cycle a 42 day growing cycle, with 7-10 days at the end of each cycle for cleanout and preparation of the buildings for the incoming flock. On average, there will be 7 crops per annum.

5.1.16 At the end of each cycle the buildings are washed out with high pressure power-washers by contractors. The inside of the buildings and concrete apron are then drained to a sealed concrete dirty water tank which is emptied following each cleanout of the building by tanker. The waste bedding and wash water is taken to power stations and some to spread on land in accordance with COGAP and outside of any nutrient neutrality designation.

5.1.17 Any mortalities are checked for and collected on a daily basis prior to removal offsite by a specialist contractor, ensuring the welfare of the stock is maintained and there is no opportunity for odour generation to occur. The carcasses are disposed of in accordance with the Animal By Products Regulation. Bins are treated with an odour neutraliser.

5.1.18 Following each site depletion, carcass bins are washed and disinfected to avoid any build up, washings directed to underground holding tanks and removed along with other contained dirty water. Carcass bins are located away from sensitive receptors and where possible stored in a cool shaded areas.

Lighting

5.1.19 The intention overall is to keep the level of external lighting to a minimum. Switched low energy lighting based on a single low energy 500W flood light at each end of the building is proposed. Switched from the inside, the lighting will not be triggered by wildlife. PIR low energy lighting is proposed for Health and Safety reasons to pick up arriving pedestrians and vehicles around the feed bin areas to help in the feed delivery and unloading process. Additional lighting will also be provided above the personnel doors for shed access. The Bulkhead LED Wall Lamp will be IP44 rated, a PIR 500lm 6W per lamp with a 12m detection range (or similar). Internally, rows of LED strip lights will be provided within the buildings.

Dirty Water

5.1.20 All dirty water will be generated solely during the clean down process. As required by the permit, to ensure no pollution risks are posed this effluent must be handled appropriately. The service yard, when dirty, will drain to a new underground dirty water tanks to be positioned on the site. The tanks will then be emptied by specialist contractors when necessary.

Clean Water

5.1.21 The amount of dust emitted from the proposed buildings will be low and any fugitive particles will not settle as they will be quickly dispersed. As a result, rainwater falling on the roofs can be described as clean. As outlined above, outside of the clean out period all yard water is classified as clean.

5.1.22 Like waste water, clean water will be picked up from the service drainage which will feed to a changeover valve which diverts dirty water to the containment tank and clean water to a new attenuation basin within the installation boundary.

Water

5.1.23 Water for the site is obtained from a mains supply. The intention is to capture much of the rainwater and recycle where possible. A back up storage tank will be installed in case of a problem with the mains supply.

Electricity

5.1.24 Power to the site is provided by mains supply, however a roof mounted solar array will be considered on site. Solar provides important green energy and reduces dependency on mains supply.

Pest Control (Rodents and Flies)

5.1.25 Rodents are rarely a problem on well managed modern poultry unit because modern building construction does not allow them to enter the building easily. Bait points are provided at regular intervals replaced monthly, which control any rodents that do appear. Modern units do not have fly problems due to the regular removal of the manure, and therefore no conditions for the flies to breed.

Litter

5.1.26 Wood chips will be used to a depth of 20 mm in the scratching area. This allows the floor to breathe and release moisture enhancing environmental conditions inside the poultry houses.

Access Arrangements

5.1.27 Access to the proposal will be gained via the existing junction. No upgrading works are considered necessary to the proposed access route or junction as this is deemed sufficient to accommodate any additional traffic to the site associated with the proposal.

Services and Utilities

5.1.28 The site currently operates as a poultry farm and thus all the necessary services are in place to accommodate the current production levels.

Proposed Development Timescales

5.1.29 The proposal is for the expansion of the existing poultry operations at the site, with the increased capacity to accommodate an additional 264,000 broilers.

5.1.30 Following the issuing of the required planning permission and permits, the Applicant would look to address any pre commencement conditions as soon as possible. Once all the pre commencement conditions have been met, the Applicant would work with the construction phase of the project immediately and it is anticipated that this will take place over approximately 12 months.

5.2 Characteristics and Production Processes

5.2.1 The use of the proposed buildings is for the rearing of broiler chickens.

5.3 Expected Residues and Emissions

5.3.1 The facility will operate in accordance with the IPPC permitting regime. The permit takes into account the whole environmental performance of the poultry installation, covering e.g. emissions to air, water and land, generation of waste, use of raw materials, energy efficiency, noise, prevention of accidents, and restoration of the site upon closure. The purpose is to ensure a high level of protection of the environment taken as a whole.

5.3.2 As the poultry unit will continue to be controlled under the IPPC permitting regime, the likelihood of significant impact on the environment from the redevelopment is considered to be negligible due to the strict regime of control.

5.3.3 Expected residues and emissions from the site are limited to:

- Airborne emissions in the form of odour, ammonia, nitrogen and dust.
- Noise emission from mechanical ventilation.
- Production of waste in the form of poultry manure and dirty water.

5.4 Forecasting Methods

5.4.1 The forecasting methods used within this assessment are detailed within the individual chapters and assessments. With few exceptions, the assessment for impacts for a development of this nature is controlled through the Environmental Permitting Regulations, with specific regulatory requirement as to how the impacts are forecast.

CHAPTER 6 FARM WASTE AND CLEAN WATER MANAGEMENT

6.1 Farm Waste

6.1.1 The process and environmental risk assessment regarding the removal and disposal of the farm waste is considered by the EA as part of a permit application and will be monitored regularly.

6.1.2 The cleaning process of the proposed buildings will be undertaken at the end of each flock cycle. The buildings will be dry cleaned by means of compressed air being used to remove dust build up from the building internals and equipment before litter is removed. No manure will therefore be stored on site, even for a short period. Spent litter will be taken from site by sheeted trailers and transported to an AD facility for green energy or spread to land outside of any nutrient sensitive catchment area. Note, the recipients of the bi-product are required to spread in accordance with the NVZ legislation (where applicable), otherwise the Code of Good Agricultural Practice (COGAP).

6.1.3 The bi-product (spent litter) to land in particular provides environmental and cost saving benefits, with a reduced reliance on inorganic fertilisers. The use of organic fertiliser helps improve the fertility and productivity of the soil. Under COGAP no more than 250kg/ha of total nitrogen per annum from livestock manures can be spread on agricultural land or 170kg/ha within NVZ areas.

6.1.4 The total quantity of used litter produced by 264,000 broilers is approximately 343 tonnes per stock cycle.

6.1.5 Post removal of waste, the buildings will be washed clean using high pressure water which is collected and removed from site for land spreading before all building internals are disinfected to point of run. The buildings will be ready for clean bedding with shavings and pre-warmed in readiness of the incoming flock. Clearing out and washing down will take 7-10 working days during which parts or all of the access pads at the front of the houses will be considered dirty.

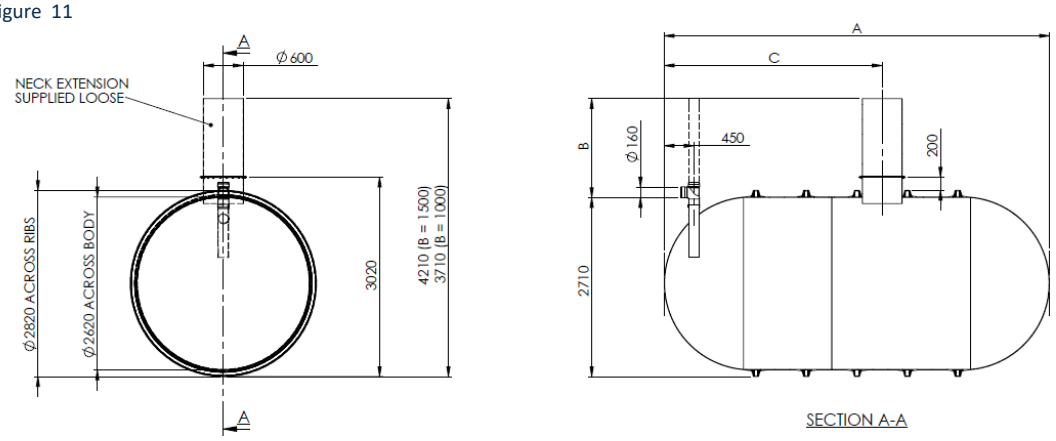
6.2 Dirty Water

6.2.1 A Drainage Strategy and Flood Risk Assessment has been prepared and is contained at **Appendix 1.**

6.2.2 As system for the management of dirty water to take the wash water used during the washing down of each poultry unit will be incorporated. During washing down, the wash water will discharge to a dirty water piped system that will discharge to a dirty water tank to the north of the poultry units. The dirty water tank will be emptied by pump and the contents taken off site.

6.2.3 During depletion and cleanout, a valve located at the collection point will be manually changed over and all surface water and shed washings discharged to the dirty water collection tanks (see example below) which will be closely monitored to remain at a manageable level throughout the process.

Figure 11



Nominal Volume (Litres)	Nominal Volume (Gallons)	Weight (Kg)	Overall Length A	Inlet invert B = 1.5 Metres	Inlet Invert B = 1.0 Metres	Dimension to neck C
18,000	3,960	646	4,317	1,500	1,000	2,547
22,000	4,889	828	5,073	1,500	1,000	3,302
26,000	5,720	981	5,837	1,500	1,000	3,302

Source: Kingspan

6.2.4 Dirty water will be removed from the storage tanks via a vacuum tanker and taken off site by a registered contractor for water treatment.

6.2.5 The provision of separate drainage systems is a requirement of the IPPC permit and the facilities and methods of disposal in this case will be agreed and monitored by the EA.

6.3 Clean Water

6.3.1 The surface water runoff from the impermeable areas of the site will be directed to a new detention basin and then discharge to Carr Drain which is on the south eastern boundary of the site. The watercourse will be surveyed to confirm its invert level.

6.3.2 The outlet will discharge through a headwall structure, and there will be scour protection downstream of this structure. The outlet will be will be fitted with a non-return valve.

6.3.3 This system is considered fit for purpose and managed through the permit and its legislation.

6.3.4 The overall process for the management of clean and dirty water is governed by legislation regulated by the Environment Agency and described in the publication “How to comply with your environmental permit for intensive farming” (Environment Agency, 2010).

6.4 Impact Significance

6.4.1 The management of waste and clean/dirty water conforms to best practice and is approved and monitored by the EA.

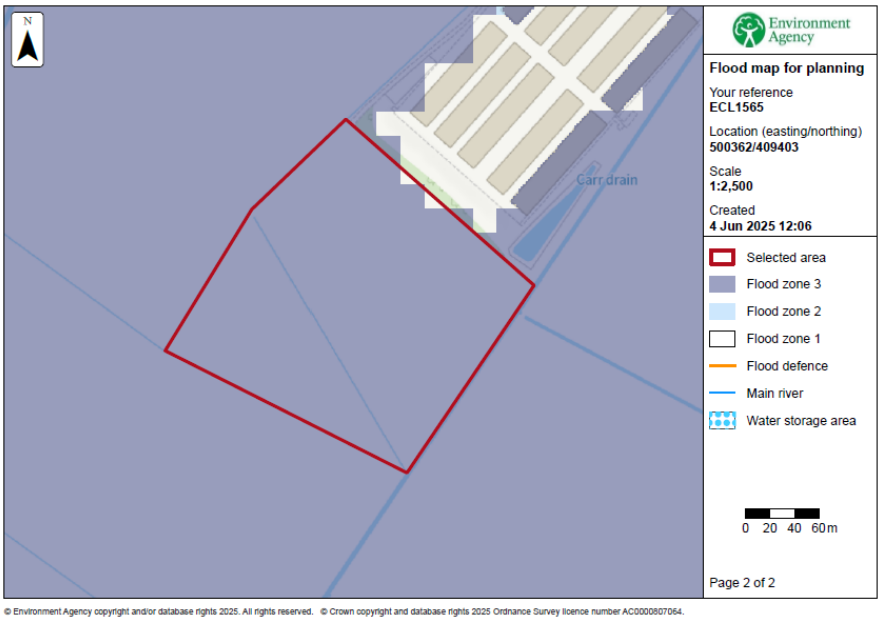
Impact Assessment: ***LOW/NONE***

CHAPTER 7 FLOOD RISK ASSESSMENT

7.1 Assessment

7.1.1 A Flood Risk and Drainage Assessment has been prepared by Ellingham Consulting Limited, a copy of which is provided in **Appendix 1**.

7.1.2 The following Environment Agency Flood Map for Planning shows the site is located within Flood Zone 3, an area with a high probability of flooding.



Source: EA - River Flooding Map

7.1.3 The Little Carr Drain is the nearest main river to the site. The Little Carr Drain is 300m north east of the site and located on the north eastern side of Star Carr Lane. The Little Carr Drain discharges to Land Drain which outfalls to the Humber.

7.1.4 The Little Carr Drain and Land Drain are main river and the responsibility of the Environment Agency. The Environment Agency have advised there are no formal defences reducing the risk of flooding to this site.

7.1.5 The site benefits from tidal defences that consist of earth embankments. The defences are in a fair condition and reduce the risk of flooding at the defence to a 5% annual probability (1 in 20 chance each year).

7.1.6 There is an extensive local drainage network managed by Ancholme IDB. The Old River Ancholme, an IDB Main Drain, is 250m north west of the site. The site, and surrounding land, is discharged into the River Ancholme.

7.2 Summary of Principle Findings

7.2.1 The following conclusions can be made:

- The probability of this development flooding from localised drainage systems is low. The site benefits from defences and is not at risk during the present day 1% annual probability (1 in 100 chance each year) fluvial flood event or 0.5% annual probability tidal event.

- Over time there will be a gradual increase in risk to the site due to climate change. The site is not at risk during the 1% annual probability (1 in 100 chance each year) flood event with 20% climate change. The site is at risk of overtopping during the 0.5% annual probability (1 in 200 chance each year) event with depths greater than 1.6m.

- There is a residual risk to the site during an exceedance event or a fluvial or tidal breach.

- The proposed development increases the impermeable area and therefore has the potential to increase the rate of surface water runoff from the site.

7.3 Mitigation

7.3.1 Flood resilience (recovery) measures to a depth of 1.6m above surrounding ground level are to be incorporated. This will include a water entry and exit strategy allowing flood waters to enter and exit the units and the elevation of the electrical supply.

7.3.2 The developer will ensure that the user of the site are sufficiently aware of the risk of flooding, and the standard of the existing defences. The Environment Agency operates a flood warning system for properties at risk of flooding to enable householders to protect life or take actions to manage the effect of flooding on property. Floodline Warnings Service is a national system run by the Environment Agency for broadcasting flooding warnings. The user of the site should register to receive flood warnings.

7.4 Impact Significance

7.4.1 The drainage provisions on the unit conform to best practice. The new poultry buildings do not present any potential for negative impact on water resources or unacceptable impacts.

Impact Assessment: ***LOW***

CHAPTER 8 AIRBOURNE EMMISSIONS

8.1 Odour

8.1.1 An Odour Impact Assessment has been completed by AS Modelling & Data Ltd, a copy of which is provided in **Appendix 2**. The assessment of odour and the intensity of impact is controlled through Environment Agency benchmark requirements which are set out within the Environmental Permitting (England and Wales) Regulations 2016 and the 2011 H4 Odour Management guidance produced by the EA.

8.1.2 Odour pollution can generally be avoided and is certainly not anticipated at this site where the buildings will be designed and built using Best Available Techniques (BAT), ensuring performance, bird welfare and environmental protection are enhanced.

8.1.3 A key guide is the Protection of Water, Soil and Air - A Code of Good Agricultural Practice for Farmers, Growers and Land Managers. It describes the main causes of air pollution from different agricultural activities and provides a practical guide to help farmers and growers avoid causing air pollution from odours, ammonia, smoke and greenhouse gases. For a poultry unit, the most important factors relating to potential air pollution are ammonia and odours and the terms of the code will be strictly adhered to in the management practices used on the site.

8.1.4 The process and environmental risk assessment regarding the odour is considered by the EA as part of a permit application and monitored regularly.

Assessment

8.1.5 The following sources have been identified as contributing to a potential medium - high risk odour source.

- Odour emissions from compound feed selection
- Odour emissions from feed delivery and storage
- Odour emissions from ventilation techniques
- Odour emissions from litter conditions and management
- Odour emissions from carcass storage and disposal
- Odour emissions from drinking water systems

- Odour emissions from final depletion
- Odour emissions from cleanout (litter removal)
- Odour emissions from dirty water generation and storage (washout)
- Odour emissions from litter/manure
- Odour emissions from dust build up

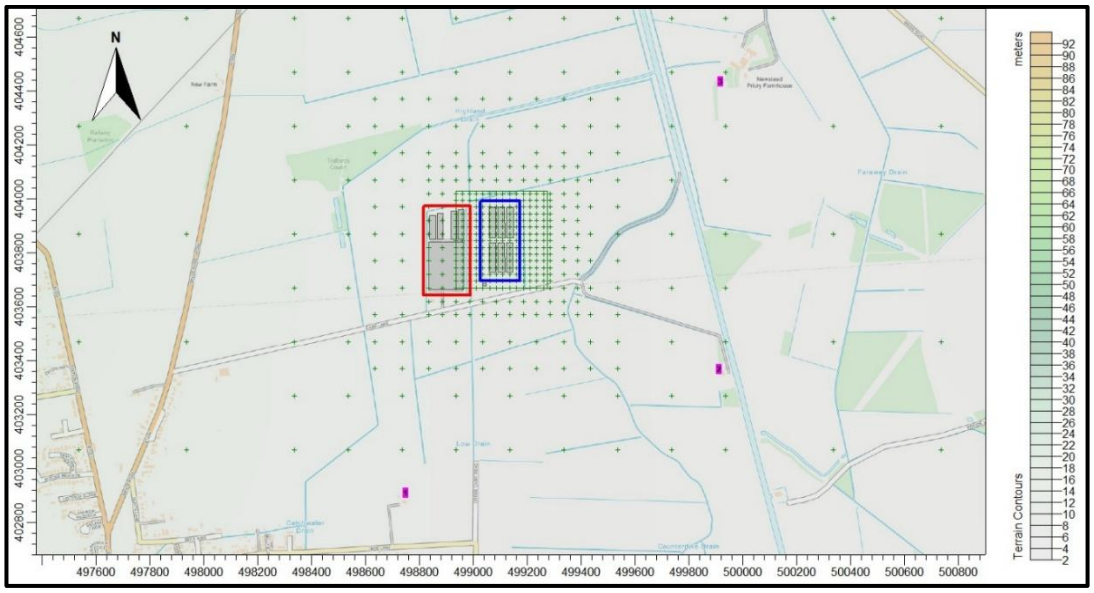
8.1.6 The pathway for all of the above sources would be via the atmosphere, with the most sensitive receptors being inhabitants of nearby residential dwellings. The wind direction will significantly influence how receptors are affected.

8.1.7 The existing poultry houses on Star Carr Lane are used to provide accommodation for up to 400,000 broiler chickens. The poultry houses are ventilated by cowled side mounted fans and gable end wall mounted fans. For modelling purposes, it is assumed that, similarly to current industry practices, the chickens are reared from day old chicks for a period of around 38 days and that houses would be empty for around 10 days at the end of each crop.

8.1.8 It is proposed that the six new poultry houses be constructed on land to the south west of the existing poultry unit. The new houses would be ventilated primarily by uncapped high speed ridge/roof mounted fans, each with a small chimney, with gable end fans for supplementary ventilation during periods of warmed weather only. Under the proposal the existing and proposed houses would accommodate up to 571,000 broiler chickens under a new stocking density of 30 kg/m². The chickens would be reared from day old chicks for a period of around 42 days and houses would be empty for around 10 days at the end of each crop.

8.1.9 There are some residences and commercial/industrial properties in the area around the poultry unit. The closest residences, not include dwelling associated with the poultry unit, are on Star Carr Lane approximately 430 metres to the east-south-east of the existing poultry houses. There are several other residential and commercial properties and isolated farmsteads further afield.

8.1.10 Local receptors have been identified as follows:



Source: AS Modelling & Data Ltd

Summary of Principle Findings

8.1.11 Odour emission rates from the proposed poultry houses have been assessed using computer modelling and quantified based upon an emissions model that takes into account the likely internal odour concentrations and ventilation rates of the poultry houses. The odour emission rates so obtained have then been used as inputs to an atmospheric dispersion model which calculates odour exposure levels in the surrounding area.

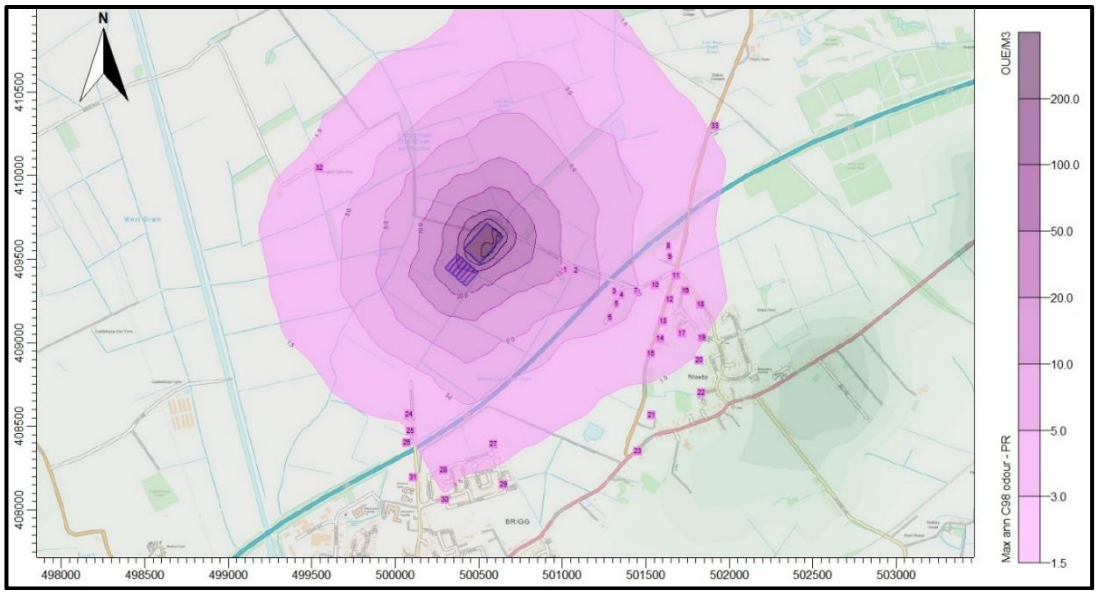
8.1.12 In April 2011, the Environment Agency published H4 Odour Management guidance (H4). In Appendix 3 – Modelling Odour Exposure, benchmark exposure levels are provided which are based on the 98th percentile of hourly mean concentrations of odour modelled over a year at the site/installation boundary. The benchmarks are:

- 1.5 ouE/m^3 for most offensive odours.
- 3.0 ouE/m^3 for moderately offensive odours.
- 6.0 ouE/m^3 for less offensive odours.

8.1.13 Odours from poultry rearing are usually placed in the moderately offensive category. Therefore, for this study, the Environment Agency's benchmark for moderately offensive odours, a 98th percentile hourly mean of 3.0 ouE/m^3 over a one year period, is used to assess the impact of odour emissions from the proposed poultry unit at potentially sensitive receptors in the surrounding area. However, it should be noted that considerable tolerance of odour may develop, particularly in rural communities.

8.1.14 Odour emission rates from the existing and proposed poultry houses have been assessed and quantified based upon an emissions model that takes into account the likely internal odour concentrations and ventilation rates of the poultry houses. The odour emission rates so obtained have then been used as inputs to an atmospheric dispersion model which calculates odour exposure levels in the surrounding area.

8.1.15 An extract of the modelling is detailed below:



Source: AS Modelling & Data Ltd

Baseline Scenario

8.1.16 The modelling predicts that odour exposures from the existing poultry houses under the current stocking scenario:

* Exceed the Environment Agency's benchmark of 3.0 ouE/m³ as a maximum annual 98th percentile hourly mean at several properties on and around Star Carr Lane.
* Currently exceeds the level where UKWIR research would suggest that complaints are likely the closest residence on Star Carr Lane, approximately 430 m to the east-south-east of the existing poultry houses.
* Would be below the Environment Agency's benchmark of 3.0 ouE/m³ as a maximum 98th percentile hourly mean at all other residential receptors considered.

Proposed Scenario

8.1.17 Should the proposal proceed, the modelling predicts that:

* Odour exposures currently exceeding the level where UKWIR research would suggest that complaints are likely the closest residence on Star Carr Lane, would be reduced to below 10.0 ouE/m^3.
* At several residences on Star Carr Lane odour exposure is predicted to be reduced, though not below the Environment Agency's benchmark of 3.0 ouE/m^3as a maximum 98th percentile hourly mean
* Although there are increases in odour exposure predicted at some receptors, the increases are relatively small in comparison to the existing situation and it is unlikely that the changes would be noticeable.

Mitigation

8.1.18 The dispersion modelling has predicted that the proposed poultry farm would likely result in a 'low' adverse impact on local receptors. Therefore, no further mitigation measures to control odour emissions would be required if the development were to go ahead.

Impact Assessment: ***LOW/MODERATE***

8.2 Ammonia

8.2.1 An Ammonia assessment has been completed by AS Modelling & Data Ltd, details of which are provided in **Appendix 3**.

8.2.2 Problems posed by ammonia are well known and mitigation is included in several international agreements and regulations, including the UNECE Gothenburg Protocol, the EU National Emissions Ceiling Directive (NEC), and the Integrated Pollution Prevention and Control Directive (IPPC).

8.2.3 The IPPC Directive requires certain types of installations, including pig and poultry farms above a given size, to implement best available technologies for a wide range of pollutants including NH_3 (Commission, European 2006).

Baseline Conditions

8.2.4 AS Modelling & Data Ltd. have identified three areas designated as a Local Wildlife Site (LWS) within 2 km of the site (Lincolnshire Wildlife Trust shapefiles). There are no Ancient Woodlands (AWs) within 2 km. There are four areas designated as Sites of Special Scientific Interest (SSSIs) within 5 km (Natural England screening distance). There are no internationally designated sites within 10 km of the site.

8.2.5 When assessing potential impact on ecological receptors, ammonia concentration is usually expressed in terms of micrograms of ammonia per metre cubed of air (µg-NH3/m3) as an annual mean. Ammonia in the air may exert direct effects on the vegetation or indirectly affect the ecosystem through deposition which causes both hyper-eutrophication (excess nitrogen enrichment) and acidification of soils.

Assessment/Cumulative Effect

8.2.6 Ammonia emission rates from the proposed development (to include the existing unit) have been assessed and quantified based upon the Environment Agency 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 and acid deposition rates in the surrounding area.

8.2.7 Ammonia emission rates have been assessed and quantified based upon the Environment Agency standard ammonia emission factors. The emission rates have then been used as inputs to an atmospheric dispersion and deposition model which calculates ammonia exposure levels and nitrogen and acid deposition rates in the surrounding area.

8.2.8 The modelling predicts that:

- At all wildlife sites considered, the process contributions to ammonia concentrations and nitrogen deposition rates are currently and would continue to be below the relevant Environment Agency lower and upper threshold percentages (100% and 100% for a LWS and 20% and 50% for a SSSI) for the precautionary or relevant Critical Level and/or Load for the site.

- Process contributions at Wrawby Moor SSSI currently exceed 1% of the Critical Level and Load. Under the proposal there would be slight increases in ammonia concentrations and nitrogen deposition rates.

- At all other SSSIs considered, process contributions are below 1%, however under the proposed scenario there would be increases at Broughton Alder Wood SSSI and closer parts of Broughton Fen Wood SSSI, which would exceed 1% of the Critical Level only by a small margin.

- Process contributions from the proposed houses only would exceed 1% at Wrawby Moor SSSI, however they would be well below 1% of the Critical Level and Load at both Broughton Alder Wood SSSI and Broughton Fen Wood SSSI and would also be well below the JNCC Decision Making Threshold of 0.75%, assuming a development density of 'very low'.

Impact Significance

8.2.9 Based on the modelling undertaken there would be slight increases which are not considered detrimental to the SSSIs. .

Impact Assessment: ***LOW/MODERATE***

8.3 Dust Concentrations and Emissions

8.3.1 Within a poultry building, the main sources of dust are the birds, their food and the floor litter. The particles of dust inside the building are emitted to the atmosphere via the ventilation system. The amounts of dust emitted are influenced by the level at which the ventilation system is operating. In hot summer weather, for example, the system will be operating at a high rate.

8.3.2 The larger dust particulates found within the building tend to fail to migrate to the ventilation fans. With a ridge extract ventilation system in place the smaller particles of dust will be carried on the wind, with deposition continuing under the natural turbulent flow of the air.

8.3.3 With increasing distance from the source there will come a point where the concentration of dust particles which originate from poultry buildings fall into a level below air quality guideline values as laid down by the EU and eventually be indistinguishable from normal background dust levels.

8.3.4 Feed delivery systems are sealed to minimise atmospheric dust. Cyclone dust catchment systems will be in place on all silos. At the end of each cycle the cyclone is ~~are~~ emptied onto the litter within the house ready for disposal. Each unit is then cleaned checked ready for the next flock.

Impact Assessment: ***LOW***

8.4 Noise

8.4.1 A Noise Assessment has been prepared by Matrix Acoustic Design Consultants and is contained at **Appendix 4**.

8.4.2 For the noise impact assessment, the main noise sources generated by the proposed scheme have been split into two categories, as follows:

1. Plant noise - Ventilation fans*:* The proposed poultry units will be ventilated using extract fans, consisting of:-
   Ridge mounted extract fans: 18 x Big Dutchman FF091-6ET fans per shed, arranged in two rows of 9 either side of the ridge;
   Gable end emergency fans: 6 x Big Dutchman EM50 fans per shed, located on the south-west gable end

2. Transport noise: Transport noise includes commercial vehicles on the access road and stock deliveries/collections on the concrete apron to the north-east of the proposed shed.

8.4.3 Broiler units with modern fans of the type proposed on this site do not cause noise problems. Fan noise will be limited to the immediate vicinity.

8.4.4 The distant noise of feed being blown into the bulk bins might occasionally be heard. Feed deliveries are normally made during working hours. Feed lorry activity on Sundays and Bank Holidays is normally strictly limited except in an emergency.

8.4.5 An automatically operated generator will start up if the electricity supply fails. This is essential for providing the power to feed the birds whilst the problem is rectified. To ensure it starts when required, it will be tested on a regular basis during working hours. The generator will be contained in a control room so limited noise will be generated.

8.4.6 These noises will not be unusual in an agricultural area where grain stores and outdoor pigs units use similar equipment and will last approximately 1 hour.

8.4.7 The Noise Assessment concludes the following:-

The assessment included:

- *A noise survey to establish representative background noise levels at the nearest dwellings; Appendix A and Figures 3 and 4.*
- *Calculation of the noise emissions and corresponding BS4142 Rating Levels of the ventilation fans and transport activities; Table 1 and Tables B1 – B4, Appendix B The findings of the assessment established that the aggregate noise impact will be:*
- *Day & evening: very low noise impact (Rating Level at highest 9dB below the representative background noise level)*
- *Night: ambient noise ingress levels via an open window significantly below the existing background noise environment and our suggested noise ingress limit (5dB below the noise ingress limits given in BS8233) and the maximum noise event level significantly below PRoPG's LAmax,F 45dB sleep disturbance threshold. We therefore conclude that during the night, when occupiers are expected to be indoors, the noise impact will be negligible.*

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.

Impact Assessment: ***LOW***

8.5 Flies

8.5.1 Flies are not a problem on a well-managed and hygienically run broiler site. This applies to the proposed development as broiler litter is not a breeding ground for flies during the broiler's life and no dirty litter will be stored on the site thereafter.

Impact Assessment: ***LOW***

8.6 Vermin

8.6.1 Routine baiting and a well-constructed site will ensure that there will be no risk of the broiler site becoming a breeding ground for rats or mice. The existing unit has already in place a routing baiting arrangement with an accredited local company and this will continue with the redeveloped unit.

Impact Assessment: ***LOW***

8.7 Lighting

8.7.1 The level of external lighting will be kept to a minimum. Switched low energy lighting based on a single low energy 500W flood light at each end of the building is proposed. Being switched from the inside, the lighting will not be triggered by wildlife.

8.7.2 Low intensity lighting is proposed. This will minimise disturbance to foraging and commuting bats. In accordance with the Bat Conservation Trust's publication Bats and Artificial Lighting (BCT, 2018), light pollution by artificial lighting will be kept to a minimum and light spillage avoided. The following mitigation strategies have been taken from Bat Conservation Trust Landscape and Urban Design for Bats and Biodiversity (Gunnell et al., 2012) and other referenced sources, to minimise disturbance to bats caused by the lighting of the site.

- Minimise light spill by eliminating any bare bulbs and upward pointing light fixtures. The spread of light will be kept near to, or below the horizontal plane, by using as steep a downward angle as possible and/or shield hood.

- The use of light sources that emit minimal ultra-violet light and avoid white and blue wavelength of the light spectrum. This is to avoid attracting insects and thus potentially reducing numbers in adjacent areas;
- Limiting the height of lighting to below eight metres to reduce the spill of light into unwanted areas;
- Avoid the use of reflective surfaces under lights or light reflecting off windows;
- Only the minimum amount of light required for safety and access will be used, and/or even turned off when/if the site if not in use;
- Artificial lighting proposals should ensure that they do not directly illuminate boundary habitats, which may be of certain value to foraging or commuting bats and birds (e.g. green corridors);
- Lighting that is required for security reasons will use a lamp of no greater than 2000 lumes (150 Watts) and be PIR sensor activated. This will ensure that lights are on only when required.

Impact Assessment: ***LOW***

CHAPTER 9 ECOLOGY

9.1 Introduction

9.1.1 An Preliminary Ecological Assessment has been undertaken by Eco-Check Consultancy Ltd - please see **Appendix 5**.

9.1.2 Any new development in the countryside can have an impact on ecology, namely:

- The site of the new buildings removing habitat, especially any elements constructed on previously undeveloped land.
- The impact on species that might use the site temporarily or immediate surrounding area.
- The impact of emissions on sites of ecological interest further afield, principally ammonia.

9.2 Baseline Conditions

9.2.1 The site comprises modified grassland in the north-east and arable land in the south-west supporting a cereal crop. The modified grassland has been previously managed for silage and includes areas of short sward with a central zone of temporarily bare, disturbed ground. Along ditches D2 and D3, the grassland becomes taller with a greater proportion of coarse grasses, forming a slightly rougher sward on both banks. Reed vegetation occurs along the drainage ditch banks, particularly within D2 and beyond the southern extent of D3. Along ditch D1, the sward remains shorter where it borders the existing access track.

9.2.2 The 1:10,000 Ordnance Survey map (Figure 8) indicates the presence of two ponds and six drainage ditches within 250 m of the site. Ponds P1 and P2 are located approximately 10 m and 40 m to the north-east, respectively, within the existing poultry unit. Drainage ditch D2 runs through the site from north-west to south-east, linking D1 and D3, which form the adjacent north-western and south-eastern boundaries. A further off-site ditch (D6) branches north-west from D1. D4 extends eastward from the section of D3 adjoining the eastern boundary, while D5 branches from D3 approximately 70 m south-west of the site.

9.2.3 The site lies within a wider landscape of moderate to high biodiversity value, which includes a range of Priority Habitats as shown in Figure 4. These habitats include lowland fens, lowland heathland, lowland dry acid grassland, lowland calcareous grassland, good quality semi-improved grassland, coastal and floodplain grazing marsh, purple moor-grass and rush pastures, deciduous woodland, reedbeds, lowland meadows, and traditional orchards. Hedgerows within the wider landscape (outside the site boundary) may qualify as Habitats of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

9.3 Assessment

9.3.1 The table below details the findings of the Preliminary Ecological Assessment in relation to ecological features, unmitigated impact and residual impact with mitigation.

Ecological Feature	Scale of Value	Unmitigated Impact	Confidence Level	Residual or Long-Term Impact
Sites of International Importance	International	Neutral	Likely	-
Sites of National Importance	National	Neutral	Likely	Neutral
Sites of Local Importance	District	Neutral	Likely	Neutral
Habitats	Site	Minor Adverse-Neutral	Likely	Neutral/Minor Positive
Green Infrastructure	Parish	Neutral	Likely	Neutral
Reptiles	Site Only	Neutral	Likely	Neutral
Great Crested Newts	Site Only	Neutral	Likely	Neutral
Rare/Scarce Plant Species	Low	Neutral	Certain	Neutral
Veteran Trees	Negligible	Neutral	Likely	-
Invertebrates	Site Only	Minor Adverse-Neutral	Likely	Neutral
Amphibians (excluding GCN)	Negligible	Neutral	Certain	Neutral
Breeding Birds	Site Only	Minor Adverse	Likely	Minor Adverse-Neutral
Wintering Birds	Negligible	Negligible	Certain	-

Aquatic Mammals	Negligible	Negligible	Certain	-
Terrestrial Mammals	Site Only	Minor Adverse-Neutral	Likely	Neutral
Roosting Bats	Negligible	Neutral	Likely	Minor Positive
Foraging/Commuting Bats	Site Only	Minor Adverse Neutral	Certain	Neutral

9.4 Mitigation

9.4.1 The proposals have been considered in terms of the mitigation hierarchy (BSI 2013). This consists of a 4-point framework of reference focusing on avoidance, mitigation, compensation and enhancement measures which can be secured through planning conditions or obligations.

9.4.2 Avoidance, mitigation, compensation, and enhancement measures can be secured through planning conditions or obligations.

9.4.3 Avoidance should be the primary objective of any proposal. If protected species are discovered on site either before or during the proposed works, all works should stop a suitably qualified ecologist should be contacted for advice on mitigation before continuing. Requirements below outline how impacts to reptiles, great crested newt, birds and small mammals such as hedgehogs can be avoided.

9.4.4 Mitigation measures aim to reduce or remove impacts. Mitigation for this site should take the form of informed landscape planting and retention of boundary habitats to maintain a corridor for wildlife around and through the site.

9.4.5 Compensation is considered to be the last step on the hierarchy. Compensation 'should only be used in exceptional circumstances and as a last resort after all options for avoidance and mitigation have been fully considered' (BSI 2013). No compensation measures are considered necessary for these proposals.

9.5 Enhancements

9.5.1 The report outlines a range of mitigation measures, subject to which the proposals are unlikely to result in any significant adverse effects on ecological receptors at the site. Such enhancements include:-

- Retention and protection of boundary ditches, existing trees and scrub (BS5837 where relevant).
- New native hedge/tree planting to provide enhanced corridors for wildlife movement.
- Sensitive design of any lighting scheme to boundary linear features remains dark for use by nocturnal/crepuscular species such as bats along the hedgerow to the west.
- Precautionary approach to works in relation to amphibians and reptiles. See Appendix 2 for further details on mitigation with respect of herpetofauna.
- New native planting, including hedgerows, trees and wildflower or species rich amenity grassland.
- Incorporation of new bat roosting and bird nesting opportunities with bird and bat boxes.
- Installation of bird boxes at correct positioning for each species.
- Installation of bat boxes to be installed on non-poultry buildings (biosecurity) or suitable mature boundary trees.
- An artificial refugia/hibernaculum to be created within a quiet corner of the site.

9.5.2 In addition areas of bare soil and disturbed ground to be seeded with a species-rich wildflower grass seed mix such as Emorsgate EM-4 or WFG20, or equivalent UK-native mix with ≤ 5% ryegrass by weight. This would make a positive contribution towards a biodiversity net gain as the existing grassland is predominantly rye grass

9.5.3 New planting within the site be comprised of native species of local provenance, including trees and shrubs appropriate to the local area. Suitable species for inclusion within the planting could include native trees such as Oak, Birch and Field Maple, whilst native shrub species of particular benefit would likely include fruit and nut bearing species which would provide additional food for wildlife, such as Blackthorn, Hawthorn, Crab Apple *Malus sylvestris*, Hazel *Corylus avellana* and Elder. Where non-native species are proposed, these should include species of value to wildlife, such as varieties listed on the RHS' 'Plants for Pollinators' database, providing a nectar source for bees and other pollinating insects.

9.5.4 Bee bricks to be incorporated within the proposed development thereby increasing nesting opportunities for declining populations of non-swarming solitary bee populations.

9.6 Findings and Recommendations

9.6.1 *The summary findings of the assessment are as follows:*

- *A minor and insignificant negative impact on modified grassland, tall ruderal, and arable habitats within the site. These habitats are species-poor and widespread locally.*

- *A potential minor negative impact to foraging bats due to lighting disturbance. This can be mitigated by implementing a sensitive lighting strategy, particularly along retained boundaries and vegetated strips.*

- *A potential for a minor negative impact on local hedgehogs and water voles, which can be mitigated by covering excavations, providing escape routes, and maintaining habitat connectivity (e.g. gaps under fences).*

- *A minor negative impact on ground- and scrub-nesting birds, including Section 41 Priority Species recorded on-site such as Skylark (Alauda arvensis), Yellowhammer (Emberiza citrinella), and Reed Bunting (Emberiza schoeniclus). This will be mitigated through appropriate timing of works or ecological supervision.*

The survey work undertaken at the site has confirmed the presence of low-diversity grassland, field margins with scattered shrubs and tall ruderal vegetation, and adjacent ditches. These habitats are not considered to be of elevated ecological value and are unlikely to support significant populations of protected or notable species. However, Section 41 bird species, hedgehog, and grass snake have all been recorded in the area or on site, and suitable habitat is present for these species.

It is recommended that, where possible, initial vegetation clearance and construction works are timed to avoid the bird nesting season (March–August inclusive), unless a pre-works nesting bird check is undertaken by a suitably qualified ecologist.

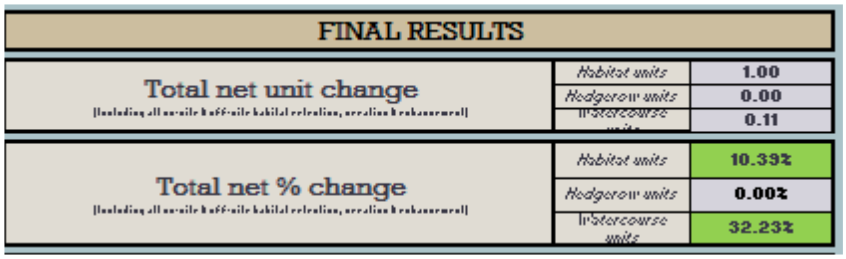
Based on the survey data and the precautionary approach set out in this report, there are no overriding ecological constraints to the proposed works. With the implementation of the recommended measures and biodiversity enhancements (Section 6), the development is considered likely to result in a neutral to minor positive impact on site biodiversity overall.

It is advised that if a period of more than 2 years passes between the date of this survey and the commencement of construction works then a further site survey should be made in addition to the pre-works checks outlined above.

Impact Assessment: ***LOW***

9.7 Biodiversity Net Gain

9.7.1 As part of BNG requirements, the scheme will compensate for the loss by providing habitat replacement plus 10% as a minimum (see below). Full baseline and post development details as well as the BNG matrix is contained at Appendix 6, summarised below:-



FINAL RESULTS		
Total net unit change	Habitat units	1.00
	Hedgerow units	0.00
	Watercourse units	0.11
Total net % change	Habitat units	10.39%
	Hedgerow units	0.00%
	Watercourse units	32.23%

Baseline – On-Site – Application Site Area: 49,303m² (4.9 hectares)

- 31,761m² of Modified Grassland (UKHab: g4) – Poor condition
- 16, 479m² o**f** Cereal crops (UKHab code: c1c) – Condition Assessment N/A
- 1,1025m² Artificial unvegetated, unsealed surface (UKHab: u1c) – Condition Assessment N/A
- 0.23km of Ditches (UKHab: Secondary code 50) – Poor condition

Habitat Creation On Site

- 6,725m² of Modified Grassland (UKHab: g4) – Moderate condition
- 3,634 m² of Artificial unvegetated, unsealed surface (UKHab: u1c) – Condition Assessment N/A
- 18,275m² of Developed Land, Sealed Surface (UKHab: u1b) – Condition Assessment N/A

- 3,055 m² of Ponds (non-priority habitat) (UKHab: r1) - Poor condition
- 3,039 m² Other Neutral Grassland (UKHab: g3c) - Moderate condition
- 0.21km of Ditch (UKHab: Secondary code 50) – Poor condition

Habitat Enhancement On Site

- 1.51 ha of Modified Grassland (UKHab: g4) – Moderate condition

Biodiversity Net Gain Results

9.7.2 The Biodiversity Net Gain Assessment Statement concludes the following:-

Implementation of the above habitat enhancements shows a biodiversity net gain of ***+10.39% (+1.00) habitat units*** *and* ***+32.23% (+0.11) watercourse units.*** *The scheme is therefore considered to be policy compliant with the BNG net gain target of 10% for habitats.*

In order to secure the mandatory habitat creation and associated net gains it will be necessary to submit a Habitat Management and Monitoring Plan (HMMP) by way of planning condition. The relatively high proportional gains reflect the small baseline extent of watercourse habitat and the conversion of low-distinctiveness arable land to neutral grassland and aquatic features, achieved entirely within the site boundary.

Impact Assessment: ***LOW***

CHAPTER 10 LANDSCAPE

10.1 Introduction

10.1.1 A Landscape and Visual Appraisal (LVA) has been completed by LVIA Ltd, as provided in **Appendix 7**.

10.1.2 The landscape and visual impact assessments have been based on an evaluation of the sensitivity of the receiving landscape and visual receptors, and the magnitude of change associated with the introduction of the proposed scheme into the landscape and visual context of the study area.

10.1.3 The site falls within a field in agricultural use that is defined by drainage ditch field boundaries to the north west, south west and south east, with vegetation and the existing ten shed poultry farm to the north east. The site sits in a flat to gently undulating landform.

10.1.4 Vehicular noise can be heard within the site from the nearby M180 Motorway that crosses the landscape.

10.1.5 Vertical elements in the forms of pylons, having a somewhat urbanising effect on the otherwise agricultural landscape character in views to the west.

10.1.6 With the implementation of a successful mitigation strategy, the overall residual impacts on the landscape are considered to be a minor overall effect on the surrounding landscape character and moderate/minor residual visual effects.

10.2 Landscape Character

10.2.1 The site and its vicinity is within National Character Area NCA 44: Central Lincolnshire Vale. The key characteristics of NCA 44 are defined as below

- A predominantly broad, low-lying, very gently undulating arable vale with a bedrock, chiefly of Jurassic mudstones and almost entirely covered by a variety of superficial deposits, largely of glacial till (boulder clay), and with the Wolds scarp providing an often prominent boundary to the east.

- Seasonally waterlogged loamy clay soils, grading to deeper calcareous loams towards the Wolds and contrasting with deep acidic sandy soils on the Fen Edge Gravels and the wind-blown Coversands.
- A landscape crossed by many streams flowing from the Wolds towards the heavily modified courses of the main rivers: the straight course of the canalised River Ancholme which flows north into the Humber and the similarly modified River Witham which flows south to The Wash.
- Woodland cover is variable with little on the central and northern clay soils, much more on the Coversands and Fen Edge Gravels including extensive conifer plantations, while there is a concentration of ancient lime woodland between Wragby and Bardney.
- Land used mostly as arable farmland with pasture on the heavier clays and around villages.
- In general, a regular pattern of medium to large-sized arable fields with hawthorn-dominant hedgerows enclosing most fields and with few hedgerow trees. Significant variation found on the Coversands and Fen Edge Gravels where field boundary trees are a feature, and on the flat land of the Ancholme Valley where rectilinear fields tend to be divided by ditches and dykes.
- Very limited semi-natural habitat, most being lost through drainage and commercial agriculture and forestry; however, significant remnants of lowland heath and acid grassland survive on the Coversands and Fen Edge Gravels, and Bardney Limewoods represents England's biggest concentration of ancient small-leaved lime-dominated woodland.
- A landscape rich in medieval sites with remnant ridge and furrow, deserted medieval villages and a cluster of monastic sites close to the River Witham, while Lincoln Cathedral, just outside the Vale, in the west provides a landmark across much of the area.
- Traditional building materials predominantly of brick and pantile reflecting the availability and suitability of local clay with stone from surrounding areas used in churches and high-status buildings. Large modern barns and outbuildings contrast with the established character.
- A deeply rural, tranquil landscape with sparsely distributed small nucleated settlements and isolated farmsteads linked by an extensive but sparse network of minor roads and tracks with few major roads.

- A variety of recreational assets including routes within the Lincolnshire Limewoods, several Forestry Commission managed plantations and woodland sites, the Viking Way long-distance footpath, Woodhall Spa, Tattershall Castle and waterborne recreation provided by the rivers Witham and Ancholme and some flooded gravel pits.

10.2.2 NCA 44 covers a relatively wide and diverse area. The context of the site shows very few of the key characteristics, predominantly only where they relate to the many watercourses that cross the landscape. This lack of close representation is to be expected due to the relatively large scale of the character area.

10.2.3 The NCA can be scoped out due to the geographic area being so large that no strong connection can be found between the published key characteristics and the site, and no further assessment is needed.

10.3 Visual Impact

10.3.1 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) is normally modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the visual barrier effects of vegetation or buildings.

10.3.2 A computer generated ZTV was established and a study area together with a number of representative viewpoints determined. All these viewpoints are at various distances from the scheme and cover all main points of the compass.

10.3.3 The extent of study area and viewpoints were selected as being representative and having the potential to offer significant landscape and visual effects.

10.3.4 The report concludes that he introduction of development within the existing landscape framework would be considered similar to the nature of the current visual baseline.

10.3.5 The visual effects at the operational stage have been assessed as being subject to a moderate adverse change (i.e. not a significant change) as a result of the proposed development, however this is only a temporary situation.

10.3.6 While the visual assessment has looked, where necessary, at both the construction stage and operational stage separately the residual impacts only cover the operational stage since:

1 The construction phase is temporary;

2 Any planting mitigation will take some years to become effective.

10.4 Mitigation

10.4.1 Mitigation measures would include:

- Minimisation of potential impacts on the existing landscape resources in this case the protection of existing boundary vegetation by review of the orientation, alignment and location of the sheds.
- Heights of the built form is to be kept to the minimal possible height. This will allow mitigation measures along the site boundaries to form dense visual filters and barriers and link into the local green infrastructure network.
- The proposals will be situated close to the location of the existing agricultural related elements that relate to the proposed use.
- Review of the proposals to ensure that sufficient space is reserved for compensatory planting and other landscape works.
- Built form to be kept back from site's boundaries to allow for boundary planting and visual barrier elements to minimise the potential impact oof the built form once established.
- Additional trees and native hedgerow species will be planted along the road boundary to strengthen the existing vegetation and create additional green infrastructure features.
- External envelopes of the elements on site to be green or grey to aid visual blending.

10.5 Impact Significance

10.5.1 With suitable mitigation measures, the development will have a moderate visual impact and a minor character impact (i.e. not a material change).

Impact Assessment ***LOW/MODERATE***

CHAPTER 11 HISTORIC ENVIRONMENT

11.1 An Archaeological Heritage Assessment has been undertaken by Archaeological Building Recording Services and is contained at **Appendix 8**.

11.2 This heritage assessment has confirmed that the proposed development area is located within an area of apparently limited archaeological potential. The North Lincolnshire Historic Environment Record (HER) records only sparse evidence of potential Prehistoric and Romano British activity within the vicinity of the proposed development area. Intrusive ground works will have a detrimental effect on earthfast archaeological remains, if any that might be contained within the footprint of the proposed development.

11.3 Cartographic sources indicate that proposed development area has remained undeveloped during its recorded history having apparently been improved in the late 18th century into agricultural land. The site visit carried out as part of this assessment did not observe any evidence of potential ground disturbance, beyond ploughing which will have had a detrimental impact upon potential archaeological remains, if any within the proposed development area.

11.4 The proposed development area is not within the setting of any listed buildings or other designated heritage assets.

Impact Assessment: ***NONE***

CHAPTER 12 HIGHWAYS

12.1 Introduction

12.1.1 This Transport chapter is considered to be an appropriate and proportional Transport Assessment given the nature of the application. A stand-alone Transport Statement has been prepared and is contained at **Appendix 9.**

12.1.2 It details the proposed development including the scale, design layout and access arrangements for the development proposals and details of vehicular trip generation and impact.

12.2 Baseline Conditions

12.2.1 Access to the site is along Star Carr Lane which crosses over the M180 joining the B0126 on the outskirts of Wrawby (see Google Streetview below and overleaf). Access will be along the side of existing site. A Definitive Map search has identified that there are no footpaths in the locality.

12.2.2 HGV traffic numbers for the new site is based on approximately 115 trips (230 two-way movements) during each 7 week crop. With the exception of weeks 6 and 7 for depletion and cleanout, on average 1 trip per day is generated. The most intensity is in week 6 where there is on average 6 trips per day.

12.2.3 Whilst the intention is to operate the existing and proposed site separately, there is the scope to share some movements on gas, bedding and feed deliveries in particular.

12.2.4 Whilst traffic numbers do increase, the daily output of 1-2 vehicles per day typically is considered to be relatively low and the impact on the local highway likewise immaterial.

12.2.5 Reviewing Crashmap data, there have been no records of any traffic incidents along Carr Lane in the past 25 years.

12.3 Assessment

12.3.1 The proposed relates to the provision of 6 buildings and 264,000 bird places. Based on a 7 week crop cycle, there are approximately 7 crops per annum and an annual output of approximately 1,848,000 birds.

12.3.2 Traffic movements for a unit such as this is relatively easy to establish due to the cyclical nature of the enterprise. Movements include:

- Day old chicks in
- Feed, bedding and gas
- Birds out
- Spent Litter
- Staff & Workers

12.3.3 Existing traffic movements per crop, a total of approximately 128 HGV/tractor & trailer trips per crop (256 two-way movements) are as follows based on 307,000 birds per crop.

	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Total
Gas	1	1	0	0	0	0	1	3
Bedding	0	0	0	0	0	0	9	9
Chicks in	6	0	0	0	0	0	0	6
Feed	5	9	6	2	7	5	3	36
Birds out	0	0	0	0	10	29	0	38
Depopulation labour	0	0	0	0	1	2	0	3
Dead bird removal	2	2	2	2	2	2	0	12
Waste Litter	0	0	0	0	0	0	14	14
Washing labour	0	0	0	0	0	0	2	2
Waste dirty water	0	0	0	0	0	0	4	4
Totals	14	12	8	4	19	37	33	128
Av. Per day	2	2	1	1	3	5	5	18

12.3.4 The proposed facility based on 264,000 birds per crop will generate an addition total of approximately 115 HGV/tractor & trailer trips per crop (230 two-way movements), based on the following:

	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Total
Gas	1	1	0	0	0	0	1	3
Bedding	0	0	0	0	0	0	8	8
Chicks in	5	0	0	0	0	0	0	5
Feed	4	8	6	2	6	4	3	33
Birds out	0	0	0	0	8	25	0	33
Depopulation labour	0	0	0	0	1	2	0	3
Dead bird removal	2	2	2	2	2	2	0	12
Waste Litter	0	0	0	0	0	0	12	12
Washing labour	0	0	0	0	0	0	2	2
Waste dirty water	0	0	0	0	0	0	4	4
Totals	12	11	8	4	17	33	30	115
Av. Per day	2	2	1	1	2	5	4	16

12.3.5 On average, there will be an additional 2.3 trips per day. Week 6 is the busiest HGV traffic period of the cycle with bird depletion and the clean out process, and at worst this equates to around an additional ~~33~~4.7 trips (~~66~~9.4 two-way movements) per week.

12.3.6 Whilst the proposal will generate HGV traffic movements, with relatively low daily vehicle numbers, there is unlikely to be any detrimental impact on the operation or safety of the existing highway network.

12.3.7 All parking and turning will be provided within the site. All traffic exiting will therefore do so in a forward direction.

12.3.8 The existing access will be utilised which accommodates all traffic associated with the existing unit.

12.3.9 With no history of accidents in the past 10 years, it is considered that there are no road safety issues that would warrant further mitigation measures as a result of the current proposals.

12.4 Impact Significance

12.4.1 The impact of the development is not severe. On this basis it is concluded that there are no grounds for refusal on highway grounds.

Impact Assessment: ***LOW***

CHAPTER 13 CLIMATE CHANGE AND SUSTAINABILITY

13.1 Built to Best Available Technique, the new structures will be fit for purpose and provide 50 years+ of production space. The new steel portal framed buildings will match existing and be of typical, modern construction, comprising dwarf concrete walls supported on strip foundations with an internal concrete floor poured over stabilised soil. The insulated roof and side walls will be clad in polyester coated profiled steel sheeting (juniper green - BS12B29).

13.2 The roof will be insulated with 200 mm fibreglass and the walls with 100 mm to achieve a U-value not less than 0.4 W/m² ºC thus eliminating condensation on the inner linings and minimising solar heat gain. This U-value meets The Carbon Trust recommended performance levels of insulation for poultry related buildings.

13.3 Erected with smooth and easily washable concrete floors on a continuous damp proof membrane, the dwarf walls will be reinforced on a poured concrete foundation and contain all dirty water and prevent the ingress of ground water.

13.4 The design provides a vapour barrier between the liner and the insulation which minimises thermal bridging. All the external cladding joints will be sealed with mastic sealant which significantly reduces the potential for air (heat) leakage.

13.5 Switched and low energy lighting, based on a single low energy 30W flood light will be installed, and as outlined, and the provision of windows within the building will reduce the artificial light input required.

13.6 Solar panels, battery storage and heat exchangers will be considered further, subject to planning permission being granted.

14. ALTERNATIVE SITES

14.1 Introduction

14.1.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 requires an ES to cover alternatives studied, including a 'no development' or 'do nothing' alternative.

14.1.2 Consideration below is also given to the need for the development, both in terms of a wider industry need and the applicant's business need.

14.2 Industry Need

14.2.1 Within the poultry sector, and particularly the intensive broiler sector, there is some growth. With the continued focus on COVID-19, Brexit, food tariffs and prices, food security and reducing food miles, the efficient volume production of quality UK bred and reared chickens has become a clear driver for the poultry industry. Therefore, this increased demand has promoted the need to expand to meet market requirements.

14.2.2 The industry need for more floorspace is also due to the implementation of higher welfare standards and reduced stocking rates being imposed by the supermarkets.

14.2.3 The UK poultry industry provides an integrated supply chain; breeding, farming and food manufacturing. Poultry is half the meat eaten in this country and is growing. It is on course to grow 1 billion birds every year. The gross value added contribution (GVA) is £5.5 billion per year and the tax contribution to the Exchequer is over £1.2 billion per year. The industry directly employs over 38,000 people and it does not receive subsidies through the common agricultural policy.

14.2.4 Whilst demand has increased there is always pressure on margins due to increases in costs and large modern units are usually more efficient and therefore at an advantage. As with other sectors of agriculture, there is an on-going trend of production being concentrated in the hands of fewer producers, with average flock sizes doubling over ten years. Consolidation has also taken place at the processor level.

14.3 Business Need

14.3.1 The business has committed to reducing stocking density to 30 kg/m² and this means that in order to produce the same amount of birds further building space is required.

14.3.2 The applicants have acquired land adjacent to the existing poultry unit and it makes sense to in effect extend an existing facility. In addition there is accessibility to the public highway. Furthermore, with biosecurity and Avian Influenza in mind, distance from other livestock farms and the risk of cross-contamination is also a key consideration.

14.3.3 Farms and modern poultry units in particular are located in countryside locations, typically remote from other property.

14.3.4 The extended unit look to employ 2 full time workers and 2-3 part time workers as a result of the development with staff being sourced locally. In addition, the business will look to various third party business to supply the facility e.g. wash down contractors, vets, feed company, pest control etc.

CHAPTER 15 CONSTRUCTION PHASE

15.1 Introduction

15.1.1 The construction of the unit will most likely involve the following phases:-

- Site clearance/levelling
- Preparation of site and delivery of materials
- Installation of services
- Concreting and building works

15.1.2 It is anticipated that the works will take approximately 36 weeks and comprise the following:

Demolition, Groundworks and New Foundations - 18 weeks
Shed Build - 18 weeks
Fitting Out (electric and equipment etc) - 12 weeks

15.2 Traffic Management

15.2.1 During construction, there will be an increase in vehicle movements, but these will last for only a short period whilst materials are being delivered. This will not cause any significant impact.

15.2.3 Deliveries will be accepted during site working hours and will be by appointment (ring ahead) only. This will ensure that timings and numbers of vehicles accessing and egressing from the site can be controlled and monitored, to avoid peak periods.

15.2.4 Car parking facilities for staff and visitors of the poultry farm will be provided on site. Full turning arrangements will be provided within the site boundary to ensure all vehicles will exit in a forward direction.

15.2.5 All site operatives and visitors will park in a designated area within the boundaries of the site, as shown on the site plan.

15.3 Storage of Materials, Loading and Unloading

15.3.1 All plant and materials for the development will be stored on areas of hardstanding within the site boundary. These areas will not affect the construction process or access to the remainder of the agricultural land.

15.3.2 During construction period the filtration basin will be installed at the early stages of the development to ensure surface water will be contained and prevent going on to the highway during the construction phase.

15.3.3 No vehicles will unload on the public highway and no materials or equipment will be stored outside of the site boundaries. Wheel washing facilities will be provided within the facility and road sweeping carried out where necessary to avoid debris on the highway.

CHAPTER 16 CONCLUSION

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

16.2 From the information appraised through the Environmental Statement and, taking into account the mitigation measures proposed, it is advised that the proposed development will have a **LOW** impact on the environmental features identified.

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