



Committee and Date

North Planning Committee

14th June 2016

Item

9

Public

Development Management Report

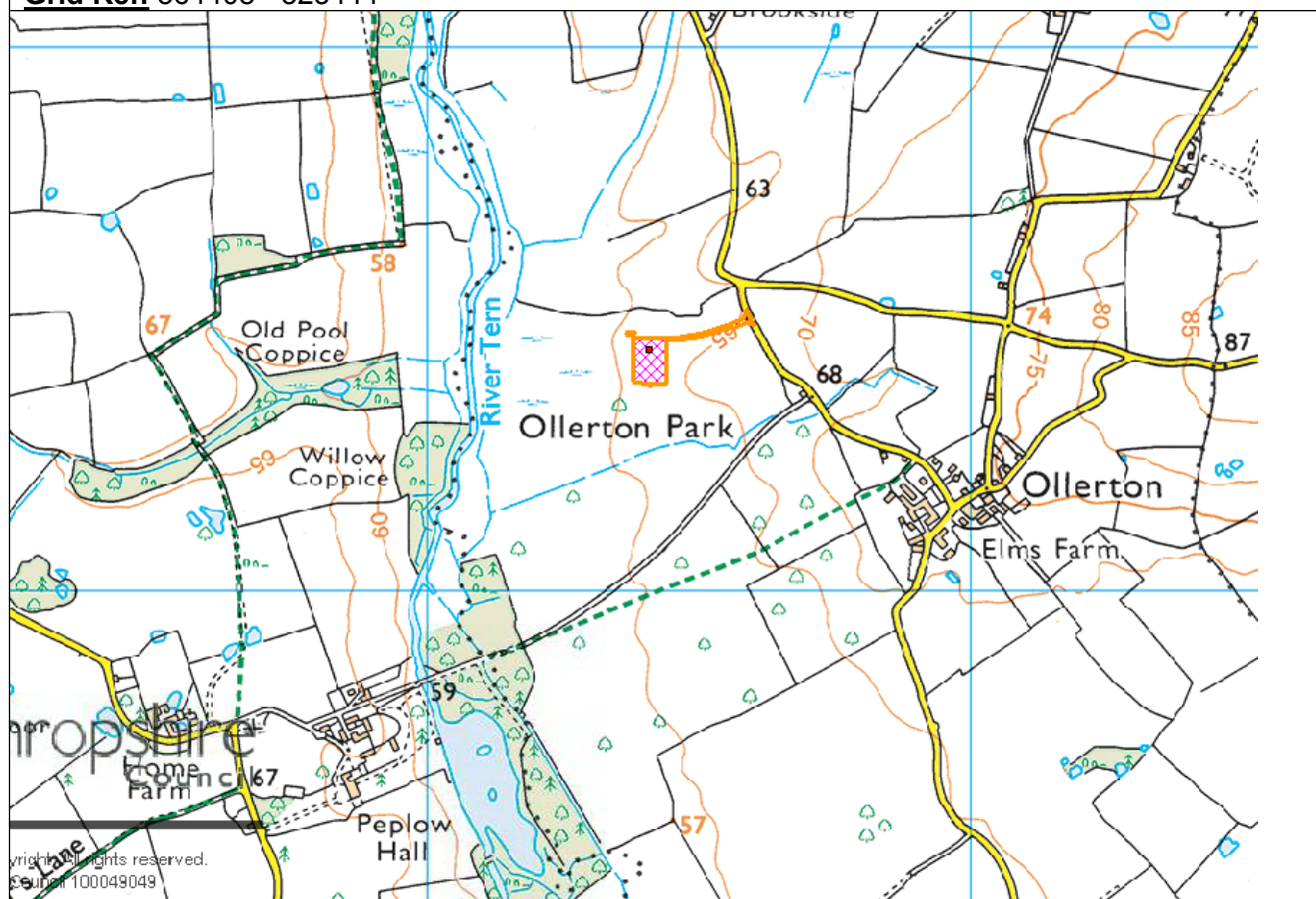
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Summary of Application

Application Number: 16/00328/FUL	Parish:	Stoke Upon Tern
Proposal: Erection of 2No. free range egg laying units with associated feed bins, turning area, attenuation pond and highway access		
Site Address: Land To North West Of Ollerton Shropshire		
Applicant: Mr A Hollins		
Case Officer: Philip Mullineux	email: planningdmnw@shropshire.gov.uk	

Grid Ref: 364408 - 325444



Recommendation: Approval subject to conditions as attached to appendix one of this report and any modifications as considered necessary by the Head of Planning Services.

REPORT

1.0 THE PROPOSAL

- 1.1 The application is made in 'full' and proposes the erection of 2 number free range egg laying units with associated feed bins, turning area, attenuation pond and highway access on land to the north west of Ollerton, Market Drayton, Shropshire.
- 1.2 The application is accompanied by a set of proposed elevation and floor plans, block plan, site plan, highways statement, landscape and visual impact assessment, ecology report, odour impact assessment, surface water management plan, noise impact assessment, ammonia report, archaeology assessment and a design, access and planning statement.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The application site consists of grades 2 and 3 agricultural classified land and is located on a greenfield site in open countryside on part of a parcel of agricultural land amounting 120 acres located adjacent to Ollerton Lodge, Ollerton. (The lodge is also in the applicant's control). To the west of the application site is Peplow Hall which is grade II* listed and set in its associated parkland.
- 2.2 The application seeks planning consent for the housing of up to 32,000 'free range' egg laying birds on site to be divided between two separate buildings measuring 76 metres by 19.5 metres connected by a link building. (16,000 birds in each building). The application also proposes associated egg collection and packaging facilities and 4 feed bins. Also proposed is a stretch of roadway in order to connect the site to the adjoining public highway.
- 2.3 Information provided as part of the Design and Access Statement indicates feeding and water supply will be via automated systems and that the design of the buildings allows for hens to 'perch' and in daytime wonder out through 'pop holes' into an area of open land fenced off by a chain link fence located alongside the proposed poultry units.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 The Local Parish Council has submitted a response which is contrary to the Case Officers recommendation. The Chair and Vice Chair in consultation with the Case Officer and Officers consider with consideration to the responses received from two Parish Council's and public responses received, that presentation to Committee for a planning decision is appropriate.

4.1 Community Representations

4.1.1 **Stoke-upon-Tern Parish Council** object to the proposed development. Their response states:

The Parish Council objects to application on the following grounds:

1. Highways.

the baseline traffic assessment is misleading in that the class III carriageway widths is not a 'good width' and at best is a single track, there was no evidence that a traffic survey has been directly undertaken, the statement that traffic would approach Ollerton from the A53 needs qualification in that most sat nav's go via the shortest route which in the Parish Council's assessment would be through Eaton upon Tern, Childs Ercall, Ollerton, Waters Upton, Great Bolas and Little Bolas. The approx road width is over stated at 4.6m, a measurement taken at Avondale and Woodhouse Farm typicality of the road width in the locality is 3.0m-3.5m. The suggested passing areas are either private gateways or verges and it is the Parish Council's view that this is not sustainable. It remains unclear as to why the proposed use requires 80 acre's as poultry stay mainly within the vicinity of the building, the comparison then with traffic movements and arable use is unreasonable

2. Landscape and visual impact assessment.

Although the executive summary states that "the overall impact on the landscape is considered to have a negligible overall effect on the surrounding landscape character and a minor effect on the visual impact" the Parish Council's view is that the proposal would be significant and have an adverse impact on the open countryside and should be taken into account as a material consideration when assessing the application. The Parish Council also contests the statement on hedgerow removal in that the application contends it does not meet the criteria of being old. To qualify for protection under the 1997 regulations hedges must be 30 years old and the submitted plans demonstrates that it is over 20 metres in length, the Parish Council believes the hedge therefore to be old and should be protected and not removed.

In short the Parish Council strongly objects to this application on highway grounds, in that the infrastructure is not fit for the proposed purpose and would require a huge amount of pre application road improvements if the development was allowed as the scheme proposed is not viable for the additional heavy/large traffic the proposal would create. The Parish Council further objects to the overall loss of amenity and the visual impact the proposal would have on the open countryside landscape coupled with the loss of hedgerows which justify protection.

The Parish Council also respectfully requests that the application goes before committee and that members undertake a site visit to assess the impact for themselves.

4.1.2 **Child's Ercall Parish Council** raises no objections and makes the following comments:

I refer to the above application and confirm that although Childs Ercall Parish Council is not raising a formal objection to the application, should the application be approved, would request that a condition is applied to ensure that all H.G.V. traffic,

entering or leaving the site, must adhere to the designated access route as set out in the transport statement which includes road improvements to improve passing places.

The roads through the centre of Ollerton are unsuitable for H.G.V. movements and should be avoided.

4.2 **Consultee Comments**

4.2.1 **Natural England** raises no objections. The response indicating no objection – no conditions requested. This application is in close proximity to Hodnet Heath Site of Special Scientific Interest (SSSI). Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(I) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England. This is because the ammonia modelling provided in support of the application indicated that deposition on the designated site as a result of the emission from the proposal is lower than the threshold which the Environment Agency considers significant

4.2.2 **Historic England** raises no objections. The response states:
Thank you for your letter of 18 February 2016 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations.

Historic England Advice

The proposed egg laying units will lie to the north of an historical entrance route to the Peplow Hall Estate (Peplow Hall is a Grade II* listed building). To limit the visual impact on this historic routeway and other heritage assets in the area it is suggested that the landscaping mitigation measures reached in the conclusion of the 'Landscape and Visual Impact Assessment' (ACD Landscape Architects, 2015) are implemented.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

4.2.3 **Shropshire Fire And Rescue Service** raises no objections. The response indicates:

As part of the planning process, consideration should be given to the information contained within Shropshire Fire and Rescue Services Fire Safety Guidance for Commercial and Domestic Planning Applications which can be found using the following link: <http://www.shropshirefire.gov.uk/planning-applications>

- 4.2.4 **SC Drainage Manager** raises no objections. The response states:
The following drainage details, plan and calculations could be conditioned if planning permission were to be granted:
1. The surface water drainage strategy in the Surface Water Management Plan is technically acceptable. Full details and plan of the attenuation pond/ SuDS should be submitted for approval. The EA/Defra guidance document 'Preliminary runoff management for developers' "A practicable minimum limit on the discharge rate from a flow attenuation device is often a compromise between attenuating to a satisfactorily low flow rate while keeping the risk of blockage to an acceptable level. This limit is set at 5 litres per second, using an appropriate vortex or other flow control device."
Reason: To ensure that the proposed surface water drainage systems for the site are fully compliant with regulations and are of robust design.
 2. If non permeable surfacing is used on the new access and hardstanding area or the new access slopes towards the highway, the applicant should submit for approval a surface water drainage system to intercept water prior to flowing on to the public highway.
Reason: To ensure that no surface water runoff from the new access/ driveway runs onto the highway.
 3. The applicant should submit details and plan on how the contaminated water in the yard from spillages or cleaning of sheds will be managed/ isolated from the main surface water system.
Reason: To ensure that polluted water does not enter the water table or watercourse.
- 4.2.5 **SC Public Protection Manager** raises no objections. The response indicates:
Due to the location and design of the proposed free range poultry units I have no objection. Due to a design that removes manure periodically odour is not anticipated to be an issue at this site. Good manure management post removal is required however does not require conditions. The manure removal system removes any concerns over fly activity. In relation to noise although there is no predicted impact from the operation in general and transport movements I consider it appropriate to propose the following condition due to quiet background noise in the area particularly at night.
No feed deliveries shall take place between the hours of 20:00 - 07:00. Reason: to protect the health and wellbeing of nearby residents.
This is proposed due to feed being blown into silos being a noisy activity which is hard to mitigate other than ensuring it occurs at times less likely to impact on those in the area
- 4.2.6 **SC Archaeology Manager** raises no objections. The response indicates:
The proposed development comprises the erection of two free range egg laying units on land c.500m north-west of the village of Ollerton. The Shropshire Historic Environment Record does not currently contain any records for features with archaeological interest on the proposed development site. The field pattern shown of the 1st edition of the Ordnance Survey map of 1889-90 suggests is likely to have been established through the early enclosure of Ollertons medieval strip fields between the 14th and 17 centuries. Subsequent editions of Ordnance Survey map indicate that the land was brought into an extended Ollerton Park (HER PRN 07596) in c.1893, when the unlisted gate lodge and drive off the lane into Ollerton were constructed. In the second half of the 20th century the land was subsequently

returned to agricultural use and is currently under arable cultivation. The archaeological potential of the proposed development site is currently considered to be low. However, it is noted the proposed development site is located on the side of the Tern valley, in a location that may have been utilised from the prehistoric period onwards. We would also observe that there have also been very few previous archaeological investigations in this part of the county.

RECOMMENDATION:

We note the advice contained in Historic Englands consultation response of 7 March 2016. It is further understood that the Principal Conservation & Design Officer will comment on this scheme with the impact of the proposal on the settings of Listed Buildings and unlisted buildings and associated heritage assets. We therefore confine our advice to the archaeological interest of the proposed development site. With regard to the archaeological interest of the proposed development site, the applicant has submitted a Desk Based Assessment by Humble Heritage to address requirements set out in Paragraph 128 of the NPPF, and Policy MD13 of the SAMDev component of the Local Plan. Whilst we would concur with the Assessments conclusions about the archaeological potential of the proposed development site, we would again emphasise that there have been no previous archaeological field evaluations on the site itself, or within the wider vicinity. We also observe that the proposed development would involve a significant amount to soil stripping, both for the sheds themselves and the associated access track. Given this, and in relation to Paragraph 141 of the NPPF and Local Policy MDF13, it is therefore recommended, that a programme of archaeological work is made a condition of any such consent. This should comprise an archaeological watching brief during all intrusive groundworks.

- 4.2.7 **SC Planning Ecologist** raises no objections recommending the following conditions and informatives are attached to any approval notice issued.

It is recommended that a mixed native species hedge is planted to enclose the site. The large oak tree on the northern field boundary, and the two oaks opposite the new entrance will be retained and protected during and post development. A bat box should be installed and lighting controlled to enhance/protect the site for use by foraging/commuting bats. Recommends conditions requiring a landscaping scheme, provision of 2 bat boxes and details of lighting scheme.

Reasonable avoidance measures have been provided for terrestrial mammals. The work shall be carried out strictly in accordance with the Phase 1 Environmental Survey conducted by Greenscape Environmental Ltd (October 2015) attached as an appendix to this planning permission to ensure the protection of badgers, Badgers Act 1992. All known Badger setts must be subject to an inspection by an experienced ecologist immediately prior to the commencement of works on the site.

- 4.2.8 **SC Highways Manager** raises no objections. The response states:

No Objection – subject to the development being carried out in accordance with the approved details and the following conditions/informatives.

The Applicant has attempted to demonstrate the potential highway impact of this development by setting the average traffic generation for the current arable use of

the land, against the proposed egg production unit. However, this does not reflect the seasonal activities of arable farming, where the resultant occasional intensive vehicle movements create the greatest impacts on the network. Whereas, the proposed egg production is a 24/7 operation where traffic activity is daily and predicable. It is also expected that once the development has been constructed, the surrounding land will return to arable use and will continue to be farmed accordingly. Notwithstanding the above, the Highway Authority has no fundamental objection to the development proposed and supports the highway improvements proposed. However, it is considered that an additional passing place should be constructed on the long straight section of road north of Adams R W Farm. As well as, some localised stabilisation and patching of the remaining passing places, along the whole proposed transport route (i.e. A53 and the site). In order to mitigate the adverse effects of the expected HGV traffic and provide some additional measure of community benefit.

It is requested that these highway improvements are undertaken by the developer, subject to an appropriate S278 Agreement (Highways Act) as the first phase of the development in order to mitigate the effects of construction traffic. A condition is recommended to ensure the highway improvements.

4.2.9 **SC Conservation Manager** objects to the proposed development.

Summary of heritage assets affected:

HER Number (PRN):	28348
Name:	Field system 150m north of Ollerton
Type of Record:	Monument
Protected Status:	None recorded

HER Number (PRN):	07596
Name:	The Grounds and Park at Peplow Hall
Type of Record:	Monument
Protected Status:	None recorded

Name:	PEPLOW HALL
List Entry Number:	1366127
Grade:	II*
Date first listed:	10-Feb-1959

In considering the proposal due regard to the following local and national policies and guidance has been taken, when applicable including policy CS6 'Sustainable Design and Development' and CS17 'Environmental Networks' of the Shropshire Core Strategy, 'The Historic Environment' of SAMDev, as well as with national policies and guidance, National Planning Policy Framework (NPPF) published March 2012. Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 apply. Consideration of the significance of heritage assets and the impact of any proposed works to those assets should be undertaken in line with guidance contained within the EH/HE publications including Conservation Principles (2008), Seeing the History in the View (2011) and The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2015) and any other relevant guidance documents to be notified by Historic England.

The proposal for the development of a two unit free range egg laying facility with associated feed storage and landscaping will entail a built form of around 3000m² including access and hardstanding.

The proposed site is currently in use for agriculture, gently undulating with scattered trees, and sits at the north edge and north eastern corner of a relatively open piece of land which is historically part of the Peplow Hall Estate. The land, marked on OS mapping as Ollerton Park in the early 20th century, was sold off from the estate with a range of other lots in Ollerton, in March 1923, when the new access drive between the eastern edge of Peplow Hall and Ollerton village seems to have been created, and the lodge at the south western corner of the proposal site, built.

The Grade II* listed Peplow Hall in its parkland landscape is immediately to the west of the fields forming the site, and the drive from the Hall to the non-designated heritage asset, Ollerton Lodge, now forms the line of a well-used public footpath over a historic bridge from the parkland.

The site contributes positively to the open parkland setting of the heritage assets, and of the associated listed and unlisted buildings belonging historically to the estate in Peplow and Ollerton, and provides long distance views to the south from adjacent lanes. There are likely to be a number of short term effects on these assets from construction phase impacts and longer term permanent adverse effects on the setting from the visual impact of the scale of development proposed.

In summary, the proposal will neither preserve nor enhance the setting of designated and non-designated heritage assets and as such is contrary to the policies contained within NPPF chapter 12 and MD13 of the newly adopted SAMDEV.

4.2.10 Advice on landscape issues has also been received from the Council's **Landscape Consultant**. This indicates:

I've considered the submitted LVIA and the proposals. The report has a number of gaps, however, it is unlikely that there would be notable landscape and visual effects arising from this application if the proposed mitigation measures were implemented together with a detailed landscape scheme to include hedgerows and hedgerow trees to the proposed entrance (where existing roadside hedgerows would be lost to accommodate visibility splays).

Assessment gaps

- As this is not an EIA, this should be a landscape and visual appraisal rather than a landscape and visual impact assessment, and therefore the assessment of significance is not required or indeed appropriate.
- The landscape baseline should describe the local landscape character and refer to the Shropshire landscape typology, the Shropshire historic landscape character assessment or the Shropshire historic farmstead characterisation.
- The visual impact of the proposed entrance from the public road is not considered; a viewpoint from the gap in the hedgerow at the field corner to the north of the proposed entrance would have been useful. Viewpoint 01 is too far north to see the proposed entrance.

- Mitigation measures need to address the loss of trees and hedgerows at the site entrance
- Historic England's concerns should be addressed by referencing the visual effects on the historic road to Peplow Hall (VP 07)
- Consideration of the relevant development plan policies would have been helpful to aid the authority's decision. I'm not sure if these have been addressed elsewhere in the submission? I note that the Design and Access Statement only addresses the NPPF and not Shropshire's Core Strategy or SAMDev. Even without a thorough appraisal, I am of the view that the proposed agricultural buildings are not inappropriate in scale and design to the rural locality, particularly if the proposed mitigation of green cladding is used. I suggest Olive Green 12B27 would be appropriate for both the roof and elevations, as the colour will help the buildings recede into the well-wooded local landscape.

The other mitigation proposals could be implemented by way of planning condition. I have drafted some out for you below, hopefully you will find this helpful:

1. No development shall take place until a detailed landscape scheme for the site boundaries has been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include:

- the site entrance design, including the style, material, size and colour of any fencing, gate structures and signage.
- plant species, sizes, numbers and densities, method of cultivation and planting, means of protection and programme for implementation. This is for all tree and hedgerow planting, including inter-planting gaps in the existing hedgerows.

The species shall be locally indigenous and the scheme shall reflect the site's countryside location and the local landscape character.

2. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. The maintenance shall be carried out in accordance with the approved schedule. The maintenance schedule shall include for the replacement of any plant that is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective. The replacement shall be another plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Both of these are pursuant to SAMDev policy MD12.

In response to concerns as raised by the Council's Conservation Officer, Development Management Officers requested further clarification from the Landscape Consultant and the following response was received :

Landscape Character Type: The Shropshire Landscape Typology includes this field within the Estate Farmlands landscape character type. From the site visit we would consider this to be in more of an arable farming subtype, with large arable fields and lacking in ancient woodland blocks more commonly associated with the wider Estate Farmlands character. The key characteristics of this subtype and the

landscape receptors are:

- Rolling lowland
- Narrow lanes with high roadside hedges
- Large arable fields with mature hedgerow trees
- Mature trees on previous field boundaries
- Filtered views
- Lack of dwellings, farmsteads or other buildings outside the small, nucleated settlements

Impacts on Receptors: The mature oak on the field's northern boundary is 20m from the application site and would not be directly affected. There would be an impact on the roadside hedgerow where the access is proposed onto the main road, but this can be mitigated through replanting. Any very localised regrading required to build the development is not considered to impact the overall rolling lowland topography. The main concern is that the proposal would introduce buildings into the open fields, outside of the settlement. However, this is partly mitigated by the buildings' size, agricultural appearance and the suggested paint colour. In all other respects the landscape receptors would remain intact, and the relatively small scale of this proposal would have little impact on the surrounding landscape character type as a whole, partly due to its rolling nature and the frequency of trees.

The Shropshire Historic Landscape Character Assessment places the site within type 48 Very large post-war fields. The historic OS maps in the archaeological assessment do note that actually these fields were enlarged pre 1901. The assessment states that in the c.1890s the parkland was expanded to encompass the area of formerly agricultural fields within which the site is located. Ollerton Lodge is associated with this expansion of the landscape park and marked a secondary entrance to the estate from the road to Ollerton.

From a landscape character point of view, the perception of the current landscape character is not one of historic 'parkland' with a 'designed landscape' but more one of estate farmland with large arable fields and this is emphasised by the lack of inter-visibility between the site and Peplow Hall.

Therefore, in balancing the above, I am still of the opinion that this proposal would be unlikely to have a significant effect in landscape terms and therefore an EIA should not be required for landscape and visual effects. Also if it were refused planning consent on these grounds it would be difficult to defend at Planning Inquiry.

4.2.11 **SC Affordable Housing Manager** has responded to the application indicating this application is not for housing.

4.3 **Public Comments**

4.3.1 14 letters have been received in support of the application which includes a letter from the Market Drayton and Whitchurch branch of the NFU. Key issues raised can be summarised as follows:

- Proposal offers significant tree and vegetation planting which in turn will be beneficial to wildlife.
- Surrounding public highways are already used to HGV and farm traffic movements and the proposed development will have minimal increased

impacts.

- Proposal will help towards producing local food for consumer demand.
- The organic waste produced is a superior fertiliser.
- Free range chickens are much better than chickens in cages.
- The proposed development will help sustain the agricultural community and create jobs.

4.3.2 31 letters have been received objecting to the development. Key issues raised can be summarised as follows:

- There will be significant detrimental impacts on surrounding public highways which includes reference to grass verges as the highways are not considered suitable in relationship to the development as proposed.
- Impact on the nearby grade II* listed Peplow Hall.
- Negative impact on the surrounding landscape.
- Noise impacts owing to deliveries of feed.
- Development will create general noise and dust impacts
- Concerns about odour dispersal modelling.
- Concerns about nitrates impacts.
- Consideration should be given to brown field sites rather than green field sites.
- Loss of value and views from private dwellings.
- Flies will be a nuisance when manure is moved off site.
- Concerns with regards to storage and collection of waste from the site.
- Ecological impacts.
- Industrialisation of the countryside.
- Impacts on existing utilities such as water and electric.

5.0 THE MAIN ISSUES

- Principle of development
- Siting, scale and historic and landscape impact.
- Residential amenity
- Public highway and transportation issues
- Drainage
- Ecology.

6.0 OFFICER APPRAISAL

6.1 Principle of development

6.1.1 Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 specify that Environmental Impact Assessment (EIA) is mandatory for proposed development involving the intensive rearing of poultry where the number of egg laying birds is 60,000 or more. As such the current proposal is not schedule one EIA development. The application has also been screened in relationship to Schedule 2 EIA Development criteria to which the proposal is considered to fall within the remit of schedule 2 development in accordance with Environmental Impact Assessment Regulations 2011 (Schedule 2 1(c) – Agriculture and aquaculture and intensive livestock installations, as area of

floor space exceeds 500 square metres). However when assessed against schedule 3 criteria of the EIA Regulations, the development is not considered to require an Environmental Statement to accompany any formal application for the development as indicated. As such, a Screening determination by the Council dated 20th May 2016 establishes that the development is not considered EIA development, and as such no Environmental Statement is required in support of the application.

6.1.2 However it is noted that the applicant in support of the application has submitted significant information as outlined in paragraph 1.2 of this report and this includes reference to a landscape and visual impact assessment, archaeological and historic assessment, highways and access statement, noise impact report, odour report and ecology report. As such with consideration to the scale of the proposal, it is considered that sufficient information has been submitted in support of the application upon which basis to make a recommendation.

6.1.3 **Planning policy and principle of development**

The National Planning Policy Framework (NPPF) advises that the purpose of the planning system is to contribute to achieving sustainable development (para. 6) and establishes a presumption in favour of sustainable development (para. 14). One of its core planning principles is to proactively drive and support sustainable economic development (para.17). Sustainable development has three dimensions – social, environment, and economic. In terms of the latter the NPPF states that significant weight should be placed on the need to support economic growth through the planning system (para. 19). The NPPF also promotes a strong and prosperous rural economy, supports the sustainable growth and expansion of all types of business and enterprises, in rural areas, and promotes the development of agricultural businesses (para. 28). The NPPF states that the planning system should contribute to and enhance the natural and local environment (para. 109) and ensure that the effects (including cumulative effects) of pollution on health, the natural environment or general amenity should be taken into account (para. 120).

6.1.4 Core Strategy Policy CS5 states that development proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits, particularly where they relate to specified proposals including: agricultural related development. It states that proposals for large scale new development will be required to demonstrate that there are no unacceptable adverse environmental impacts. Whilst the Core Strategy aims to provide general support for the land based sector, it states that larger scale agricultural related development including poultry units, can have significant impacts and will not be appropriate in all rural locations (para. 4.74). Policy CS13 seeks the delivery of sustainable economic growth and prosperous communities. In rural areas it says that particular emphasis will be placed on recognising the continued importance of farming for food production and supporting rural enterprise and diversification of the economy, in particular areas of economic activity associated with industry such as agriculture.

6.1.5 The above policies indicate that there is strong national and local policy support for development of agricultural businesses which can provide employment to support

the rural economy and improve the viability of the applicant's existing farming business. In principle therefore it is considered that the provision of the egg laying unit as proposed can be given planning consideration in support. Policies recognise that poultry units can have significant impacts, and seek to protect local amenity and environmental assets. These matters are discussed below.

6.2 **Siting, scale and historic and landscape impact.**

- 6.2.1 The application proposes two egg laying units with associated feed bins, turning area, attenuation pond and highway access for the housing of up to 32,000 egg laying hens on land to the north west of Ollerton. The site is relatively open arable grade 2 and 3 farm land to which it is acknowledged that development as proposed will have a significant visual impact.
- 6.2.2 Whilst it is acknowledged that intensive poultry units can have a significant impact on the landscape character as well as a visual impact, consideration also has to be given to the economic benefits.
- 6.2.3 The application proposes a new egg laying unit on a green field site. The two sheds are located alongside one another and will be connected by a linked control room. Each of the two units will measure 76 metres long and 19.5 metres wide and will be 3.05 metres to the eaves and 5.663 metres to the ridge. The application also proposes 4 feed bins and these will be located alongside the one gable elevation and measure just over 5.7 metres high and as such will be slightly taller in overall height than the highest part of the egg laying units themselves. The proposed link room measures 6 metres by 6 metres.
- 6.2.4 Paragraph 129 of the NPPF indicates that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal, (including by development affecting the setting of a heritage asset), taking account of the available evidence and any necessary expertise. The proposal therefore has to be considered against Shropshire Council policies CS6 and CS17 and with national policies and guidance including PPS5 Historic Environment Planning Practice Guide and section 12 of the National Planning Policy Framework (NPPF). Special regard has to be given to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses as required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.2.5 Policies CS6 and CS17 of the Shropshire Core Strategy emphasis the need to protect and enhance Shropshire's historic assets. Policy MD13 of the SAMDev emphasising the requirement wherever possible that proposals should avoid harm or loss of significance to designated or non designated heritage assets and this includes consideration to their settings.
- 6.2.6 A heritage impact assessment has been submitted as part of the application to which Officers overall share the conclusion of the report in principle, in that there will be no significant impact on either designated or non designated heritage assets within or adjacent to the proposed development site. Officers though do not share the conclusions of the report in that there are no surrounding non designated heritage assets, a dwelling known as 'Ollerton Lodge' is located to the east of the

application site and whilst it is acknowledged that this is in the applicants control and is considered a non-designated heritage asset, impacts of the development on this building with further landscape mitigation is considered acceptable. The dwelling known as 'Ollerton Lodge' was formally part of the 'Peplow Hall' estate, the main dwelling of which is grade II* listed and is located to the north of the application site. This and its associated outbuildings and cottages, (many of which are considered curtilage listed), are well screened from the site by native woodland and more formal open woodland and parkland, which itself is not classed as a designated landscape and as such this does provide significant screening between the application site and the building structures. To the side of the Peplow complex, is a small chapel which is grade two listed. It is also considered that there will be no detrimental impact on the historic setting of this building. Therefore on balance, and with consideration also to distances involved and overall landscape setting, it is considered that the development will not have any significant detrimental impact on the heritage assets as referred to and this includes the non-designated heritage asset and other heritage and non designated heritage assets within the surrounding landscape, which includes reference to the nearby settlement of Ollerton. Whilst it is appreciated that the development will have an impact on the landscape and the woodland referred to above, which is not in the applicant's control, further discussion on landscape and visual impact is assessed below.

- 6.2.7 Whilst it is acknowledged that the Council's Conservation Officer raised concerns about the proposed development (on a landscape setting issue, and landscape in relationship to designated and non designated heritage assets), these views were not shared by the landscape consultant advice the Council sought during the processing of this application, and further still it is also noted that Historic England raises no objections. Your Officer concurs with the advice as given by the Landscape Consultant and Historic England in relationship to impacts on heritage assets and as such overall the development is considered to be in accordance with relevant local plan policies and the NPPF in relationship to impacts on heritage assets.
- 6.2.8 The applicants have submitted a landscape and visual impact assessment in support of the application and this concludes that the scale and nature of the development and its juxtaposition to other agricultural development in the wider landscape will have a negligible landscape character impact. The conclusions include reference to mitigation measures such as native tree and hedgerow planting to the northern, western and southern boundaries, with effective management of existing surrounding hedgerows and trees, and consideration to the external construction of development on site, in order to help integrate the development into the surrounding landscape, to a level to which its impact will not be considered adverse. The report also points out that without this mitigation impacts on the landscape as a result of the proposal are considered minor.
- 6.2.9 The Council's Landscape Consultants in response to the application have indicated that the Shropshire Landscape Typology identifies the site as part of the 'Estate Farmlands' landscape character type and that the site is reflective of the arable farming subtype, (large arable fields), to which the proposal will have no adverse impacts on any mature trees, (nearest one is an Oak tree located some 20 metres on the northern boundary of the site), and whilst it acknowledges that there will be some impact on roadside hedging as a result of loss of some hedgerow in

order to create an adequate vehicular access into the site, this can be mitigated against in the form of replanting. The landscape response indicates that the main concern is that the proposal would introduce buildings into the open fields, outside of any settlement. However, this is partly mitigated by the buildings' size, agricultural appearance and the suggested external paint colour. In all other respects the landscape receptors would remain intact, and the relatively small scale of this proposal in relationship to the surrounding landscape context, would have little impact on the surrounding landscape character type as a whole, partly due to its rolling nature and the frequency of trees. The landscape response also refers to the Shropshire Historic Landscape Character Assessment which places the site within type 48 very large post war fields and that from a landscape character point of view, the perception of the current landscape character is not one of historic 'parkland, with a 'designed landscape' but more of one of estate farmland with large arable fields and that this is emphasised by the lack of inter-visibility between the site and Peplow Hall.

6.2.10 Officers share the views as indicated by the Landscape Consultant in that the development as proposed, (including the access road from the adjoining public highway), can be integrated into the surrounding landscape, as it is one of 'an arable type landscape' to which construction development on site, it is accepted will have an impact, however this impact can be mitigated by the planting of further native species in order to help integrate the proposed 'agricultural development' into the surrounding rural landscape. Therefore if members are mindful to support the application it is recommended that conditions with regards to further landscaping and maintenance as well as external colour of development on site are attached to any approval notice subsequently issued. Also of material consideration is the economic viability of the proposal and the contribution towards local food production. Whilst it is acknowledged that the land on which the development is proposed is of high quality agricultural classification, its loss to arable food production in the overall planning assessment is considered not to be of a high significance.

6.2.11 Therefore on balance whilst it is appreciated that the development is relatively large in scale, with consideration to the landscape character topography and setting being one of large open arable fields with significant tree cover in the surrounding distances from the site, and whilst comments from members of the public with regards to industrialization of the countryside are noted, the proposal in relationship to landscape and visual impact as well as historic character impacts and settings is considered acceptable with conditions attached to any approval notice issued and overall in accordance with Policies CS5 and CS17 of the Core Strategy, Policies MD1, MD12 and MD13 of the SAMDev and the relevant sections of the NPPF, which includes the section on Conserving and enhancing the historic environment and the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.3 Residential amenity.

6.3.1 The proposed development indicates the total number of birds on site as 32,000. This is below the threshold (40,000) for regulation of poultry farming under the Environmental Permitting, (EP), (England and Wales) Regulations (EPR) 2010 and as such the site will not be subject to a permit issued and monitored by the

Environment Agency. The usual legislation in relationship to these matters as applied by the Council's Public Protection is of course still relevant.

6.3.2 The nearest dwellings outside of the applicant's control to the site are approx. 420 metres away and the applicants have included as part of the application an odour impact assessment which indicates that odour exposures at all dwellings outside of the applicants control will be below the Environment Agency's benchmark for moderately offensive odours, a 98th percentile hourly mean of 3.0 ouE/m³ over a one year period. This is considered to be an acceptable level in relationship to Environment Agency guidelines in relationship to amenity issues, and as such the Council's Public Protection Manager raises no objections on this matter.

6.3.3 The applicants have also submitted in support of their application a noise assessment which has considered background noise in relationship to vehicle movements, and extract fan noise on the chicken units themselves and this assessment concludes that there will be no adverse noise impacts in relationship to residential amenity issues to any dwellings outside of the applicant's control. As such the proposal is considered acceptable on noise and dust issues with a condition attached to any approval notice issued with regards to hours of deliveries of feed to the site which will be stored in silos on site and its transportation on site from HGV to silo can be a noisy task. This condition is recommended owing to background noise in this location being very low.

6.4 **Manure management, disposal and storage.**

6.4.1 The proposed buildings are based on a manure belt system which are situated beneath the perches. The manure drops directly onto the manure belts and is removed from the building. The manure belts deposit the manure onto an agricultural elevator which is emptied into an agricultural trailer. The trailer will then be sheeted and the manure removed from the site. It is understood the applicant has made arrangements with the owners of a farm near Shawbury who intend to purchase the manure. Poultry manure is considered a valuable agricultural fertiliser and there is high demand from the arable farming industry. Spreading manure provides nutrients to grow crops and also adds organic matter to the soil to improve soil structure.

6.4.2 The storage and spreading of farmyard manure is controlled through the Nitrate Pollution Prevention Regulations 2015. These regulations dictate where manure can be stored, where it can be spread and the timing of spreading during the year. Compliance with the regulations is monitored by DEFRA under cross compliance legislation with fines in place for none compliance.

6.4.3 The legal process for the transfer of the waste from the site will require the applicant to record the dates and quantities of manure exported and the name address and farm holding number of the recipient farm. Once the manure reaches the recipient farm, the legal duty of compliance with the Nitrate Pollution Prevention Regulations 2015 passes to the recipient.

6.4.4 The storage of manure in field heaps is regulated in Part 6 (para 23, sub section 3) of the Nitrate Pollution Prevention Regulations 2015 and the application of organic manure to land is controlled within Part 5 of the Nitrate Pollution Prevention

Regulations 2015. The regular removal of the manure removes the potential breeding medium for flies. Essentially, using a manure belt system removes the potential for fly issues.

6.4.5 It is noted that the Council's Public Protection Manager raises no issues of concern on these matters and this includes reference to potential fly problems to which Officers consider information in support of the application on these issues to be acceptable, with consideration to the processing as discussed above.

6.4.6 It is recommended that a condition is attached to any approval notice if members are mindful to approve the application, in order to ensure all manure removed off the intensive poultry site is done so in sealed and covered trailers. It must also be noted that the Council's Public Protection section has statutory powers to deal with any proven amenity issues as a result of the development.

6.4.7 On balance the proposal is considered acceptable in relationship to surrounding residential amenity issues. As such the proposal is considered to be in accordance with relevant policies of the Shropshire Core Strategy, the Council's SAMDev and the National Planning Policy Framework on issues in relationship to residential amenity and public protection.

6.5 **Public highway and transportation issues.**

6.5.1 Access into and out of the site is proposed along a new access roadway to serve the site, directly onto a Class III public highway, which is approx. 1.7 miles in distance to higher order public highways being the A53 to the west and the A41 to the north and east. The applicants have submitted a transport and highway assessment as part of their application and this indicates that in relationship to 32,000 birds, as part of a free range egg production unit and a production cycle over a 60 week (15 month) period, that traffic generated when the proposed free range egg production unit is in full production, on a weekly basis there would be around 4 vehicle movements per week (8 two way vehicle movements). These would be made up of 1 feed delivery, 2 egg collections and 1 manure collection. The peak periods are considered to be the bird delivery and depopulation which will occur at the beginning and end of the 15 month cycle.

6.5.2 Typically it is estimated that there would be two days of peak activity:

1. Population of sheds – 8 movements (two days)
 2. Depopulation of sheds – 8 movements (two days)
 3. Manure removal – 2 movements per week. (Tractor and Trailer).
- (N.B. 2 movements equates to one vehicle, one movement in, one movement out).

6.5.3 Movements outside of the peak periods - Given the nature of the proposals and likely movements of the traffic generated by the proposals, the movements will be outside of the normally accepted peak hours. HGV's associated with the population and depopulation of the birds will likely be outside the peak hours when there is expected to be less traffic on the highway.

6.5.4 Clearly the route from the application site to the A class public highway, a distance of approx. 1.7 miles in length is along a Class III public highway which in places is not ideal for HGV movements and as such the applicant has indicated in

information submitted in support of the application that he is prepared to seek agreement with the suppliers and customers to utilise the preferred route in the direction of Stoke on Tern and to also improve the highway route from Stoke on Tern to the site access at Ollerton as part of the application, with a proposal of four highway improvements, which would be of greater benefit to the local community and the rural highway network users. In this regard and to enable and maintain free passage for all road users the following improvements are suggested:

1. 0.25miles widen existing verge to 6m over 30m length (existing 4.5m wide)
2. 0.55miles formalise existing passing to 5.5m wide over 25m length
3. 1.05miles widen to make road 5.5m over 25m length (existing 4m wide)
4. 1.4miles widen to make 6m road width over 25m length (existing 5m wide)

6.5.5 Details of the above improvements are clearly indicated on drawing OL-RP-100 – Proposed Highway Improvements. SC Highways Manager in response to the application indicating no fundamental objection to the development as proposed and supports the suggested highway improvements. However, it is considered that an additional passing place should be constructed on the long straight section of road north of Adams R W Farm. As well as, some localised stabilisation and patching of the remaining passing places, along the whole proposed transport route (i.e. A53 and the site). In order to mitigate the adverse effects of the expected HGV traffic and provide some additional measure of community benefit. It is requested that these highway improvements are undertaken by the developer, subject to an appropriate S278 Agreement (Highways Act) as the first phase of the development in order to mitigate the effects of construction traffic. The Highways response also recommends a condition to be attached to any approval notice issued in order to ensure the highway improvements materialise.

6.5.6 It is noted that the Local Parish Council and several letters of objections from members of the public raise concerns with regards to public highway access to the site and the current condition of the public highway that serves the site. (Class III highway), however on balance with consideration to the highway improvements as suggested by the applicant, with consideration also to impacts on roadside vegetation and verges, and the overall planning gain of such improvements and vehicle movements as indicated by the applicants which includes consideration to HGV movements and the response from the SC Highways Manager, it is considered on balance that the proposed development is acceptable in relationship to highway and transportation issues and overall in accordance with relevant local plan policies and the NPPF on highway and transportation matters.

6.6 Drainage

6.6.1 The NPPF and policy CS18 of the Shropshire Core Strategy require consideration to be given to the potential flood risk of development. It is noted that the application site is in flood zone 1 in accordance with the EA flood risk data maps. (lowest risk), The application is accompanied by a drainage and water management assessment and its comments and conclusions are noted and have been considered as part of the consideration to this application.

6.6.2 In this case no objections have been raised by the Council's Drainage Manager as it is noted that a sustainable drainage system can be installed on site in connection to the existing development. Reference to this via the attachment of conditions in

relationship to a surface water drainage strategy and drainage can be included on any planning permission if granted. These also make provision for contaminated water processing.

6.6.3 In view of the above it is considered that an appropriate drainage system can be installed to meet the requirements of the NPPF and policy CS18 of the Shropshire Core Strategy.

6.7 **Ecology.**

6.7.1 The NPPF and policy CS17 of the Shropshire Core Strategy require consideration to be given to the impact of the proposed development on the natural environment. This particularly relates to the impact on statutorily protected species and habitats. Therefore the application has been considered by the Council's Ecologist and Natural England.

6.7.2 The application is accompanied by an Ecological assessment and its conclusions are considered satisfactory. It is noted that Natural England consider ammonia levels acceptable as they are considered to be below Environment Agency thresholds for development of this nature. Impacts in relationship to nitrate levels as raised by members of the public, are also considered acceptable.

6.7.3 The SC Planning Ecologist in response to the application raises no objections recommending conditions and informatives' to be attached to any approval notice issued. It is recommended that these are attached to any approval notice as recommended, and with these in place the proposed development is considered to be in accordance with Policy CS17 of the Shropshire Core Strategy, the Council's SAMDev and the NPPF on matters in relationship to ecological issues.

6.8 **Other matters.**

6.8.1 Issues as raised by members of the public, in relationship to impacts on existing utilities, is not considered an issue of concern in relationship to this application. Concerns about loss of value to surrounding dwellings is also not considered a material planning consideration, residential amenity issues having been discussed earlier in this report. With regards to preference to brown field sites in relationship to the proposed development, the application is not subject to EIA Regulations and the amount of land uptake in relationship to the development as a whole is not considered substantial and issues in relationship to landscape impact have been discussed earlier in this report.

7.0 **CONCLUSION**

7.1 The proposal is for two egg laying units, a link room, four feed silos, new access road and supporting infrastructure on a greenfield site for the housing of up to 32,000 egg laying birds in total on site.

7.2 It is acknowledged that the development is significant in scale and does have a limited impact on the landscape, however it is considered that the proposed development with consideration to the surrounding landscape character and topography and field layout with further landscape mitigation can be successfully

integrated into the surrounding landscape. Consideration has also been given to impacts on the historic landscape which includes the setting of designated and non designated heritage assets. Therefore on balance with consideration to the location, size and scale and cumulative impacts, it is considered that there will not be an adverse impact with further landscape mitigation. Also with consideration to the economic benefits to the business concerned and production of local food with further landscape mitigation in the form of native plantings and consideration to the external colour of the development, on balance acceptable in principle.

- 7.3 It is acknowledged that the Council's Conservation Officer raised concerns with regards to the development and impacts on the surrounding landscape to which she considers it will neither preserve or enhance, however with consideration to comments made by the landscape consultant as well as Historic England and observations during the Officer site visit and assessment of the proposal in relationship to both relevant national and local planning policies that the development on balance is considered acceptable for reasons as discussed in this report.
- 7.4 Public highway access and transportation issues have also been carefully considered and with consideration to local highway improvements as offered by the applicant, the application on highway and transportation matters is considered acceptable and as such the comments as made by the Highways Manager in this instance are considered acceptable.
- 7.5 It is also acknowledged that the application has generated considerable comments both in favour and against the proposal from members of the public and that two Parish Council's have also commented on the application with differing views. These comments have also been taken into consideration during the weighing up of the planning balance of this application in relationship to relevant local and national planning policies.
- 7.6 The findings and conclusions as indicated in the information submitted in support of the application are on balance considered acceptable.
- 7.7 As such the proposed development overall is considered acceptable and in accordance with relevant policies as set out in the Shropshire Core Strategy, the SAMDev, the National Planning Policy Framework and other relevant planning guidance and legislation which includes the provisions of the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The recommendation is therefore one of approval subject to conditions as attached as appendix one to this report.

8.0 **Risk Assessment and Opportunities Appraisal**

8.1 **Risk Management**

There are two principal risks associated with this recommendation as follows:

As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written

representations, hearing or inquiry.

The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 **Human Rights**

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 **Equalities**

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 **Financial Implications**

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10.0 **Relevant Planning Policies**

10.1 Shropshire Core Strategy

- Strategic Objective 9 seeks to promote a low carbon Shropshire by measures that include the generation of energy from renewable sources
- Policy CS5 (Countryside and Green Belt)
- Policy CS6 (Sustainable Design and Development Principles)
- Policy CS13 (Economic Development, Enterprise and Employment)
- Policy CS17 (Environmental Networks)
- Policy CS18 (Sustainable Water Management)
- Policy CS19 (Waste Management Infrastructure)

10.2 Central Government Planning Policy and Guidance:

National Planning Policy Framework (NPPF): The NPPF: supports a prosperous rural economy, and states that plans should promote the development of agricultural businesses (Chapter 3); promotes good design as a key aspect of sustainable development (Chapter 7); supports the move to a low carbon future as part of the meeting of the challenges of climate change and flooding (Chapter 10); states that the planning system should contribute to and enhance the natural and local environment by preventing development from contributing to unacceptable levels of soil, air, water or noise pollution (Chapter 11). Also relevant is Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10.3 Site Allocations and Development Management, (SAMDev policy):

Relevant Development Management policies include:

- MD1 (Scale and distribution of development)
- MD2 (Sustainable Design)
- MD7b (General Management of Development in the Countryside)
- MD12 (Natural Environment)
- MD13 (Historic Environment)
- MD14 (Waste Management Facilities)

10.4 Relevant planning history:

NS/88/00553/FUL Extension to existing dwelling GRANT 25th July 1988

NS/86/00121/FUL Formation of vehicular and pedestrian access GRANT 15th April 1986

15/04785/FUL Erection of detached two storey two bay garage/office; formation of new vehicular access; installation of solar panels to be included within the residential curtilage (partly retrospective) GRANT 29th February 2016

11. Additional Information

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
Cabinet Member (Portfolio Holder) Cllr M. Price
Local Member Cllr Karen Calder
Appendices APPENDIX 1 - Conditions

APPENDIX 1

Conditions

STANDARD CONDITION(S)

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

Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).

2. The development shall be carried out strictly in accordance with the approved plans and drawings

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

3. The surface water drainage strategy in the Surface Water Management Plan is technically acceptable. Full details and plan of the attenuation pond/ SuDS should be submitted for approval to the Local Planning Authority and approved in writing prior to any development on site.

The EA/Defra guidance document 'Preliminary runoff management for developers' "A practicable minimum limit on the discharge rate from a flow attenuation device is often a compromise between attenuating to a satisfactorily low flow rate while keeping the risk of blockage to an acceptable level. This limit is set at 5 litres per second, using an appropriate vortex or other flow control device."

Reason: To ensure that the proposed surface water drainage systems for the site are fully compliant with regulations and are of robust design.

4. If non permeable surfacing is used on the new access and hardstanding area or the new access slopes towards the highway, the applicant should submit to the Local Planning Authority for approval writing a surface water drainage system to intercept water prior to flowing on to the public highway prior to any development on site.

Reason: To ensure that no surface water runoff from the new access/ driveway runs onto the highway.

5. The applicant should submit details and plan to the Local Planning Authority on how the contaminated water in the yard from spillages or cleaning of sheds will be managed/ isolated from the main surface water system and this shall be approved in writing prior to any development on site.

Reason: To ensure that polluted water does not enter the water table or watercourse.

6. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI). This written

scheme shall be approved in writing by the Planning Authority prior to the commencement of works.

Reason: The site is known to hold archaeological interest.

7. Prior to the commencement of the development full engineering details of the proposed highway improvements (passing places) along the whole route between the site and the A53 shall be submitted to and approved in writing by the Local Planning Authority. The works shall be fully implemented in accordance with the approved details as the first phase of the development.

Reason: To ensure a satisfactory means of access to the highway for construction vehicles as well as the development traffic.

8. No development shall take place until a detailed landscape scheme for the site boundaries has been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include:

- the site entrance design, including the style, material, size and colour of any fencing, gate structures and signage.
- plant species, sizes, numbers and densities, method of cultivation and planting, means of protection and programme for implementation. This is for all tree and hedgerow planting, including inter-planting gaps in the existing hedgerows.
- Details of trees and hedgerows to be retained and measures to protect these from damage during and post construction works.
- Implementation timetables

The species shall be locally indigenous and the scheme shall reflect the site's countryside location and the local landscape character.

Reason: With consideration to the scale of the development and its integration into the local landscape context.

9. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. The maintenance shall be carried out in accordance with the approved schedule. The maintenance schedule shall include for the replacement of any plant that is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective. The replacement shall be another plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: In consideration of the amenity of the surrounding landscape and visual impact and in order to ensure satisfactory integration of the development into the existing landscape.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

10. A total of 2 woodcrete bat boxes suitable for nursery or summer roosting for small crevice dwelling bat species shall be erected on the site prior to first use of the building hereby

permitted. All boxes must be at an appropriate height above the ground with a clear flight path and thereafter be permanently retained.

Reason: To ensure the provision of roosting opportunities for bats which are European Protected Species

11. Prior to the erection of any external lighting on the site a lighting plan shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development. The submitted scheme shall be designed to take into account the advice on lighting set out in the Bat Conservation Trust booklet Bats and Lighting in the UK

Reason: To minimise disturbance to bats, a European Protected Species.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

12. Work shall be carried out strictly in accordance with the Phase 1 Environmental Survey conducted by Greenscape Environmental Ltd (October 2015) which was submitted in support of the application subject to this approval, unless otherwise informed by conditions as attached to this approval notice.

Reason: To ensure the protection of badgers, Badgers Act 1992.

13. All development on site shall be externally dark green in colour, (colour code BS12B29, unless otherwise agreed in writing with the Local Planning Authority prior to any development on site.

Reason: In order to ensure appropriate integration into the surrounding landscape.

14. All manure moved off site will be so in covered and sealed containers.

Reason: In consideration of the amenity of the surrounding area.

15. No feed deliveries shall take place between the hours of 20:00 - 07:00.

Reason: to protect the amenity and health and wellbeing of nearby residents