

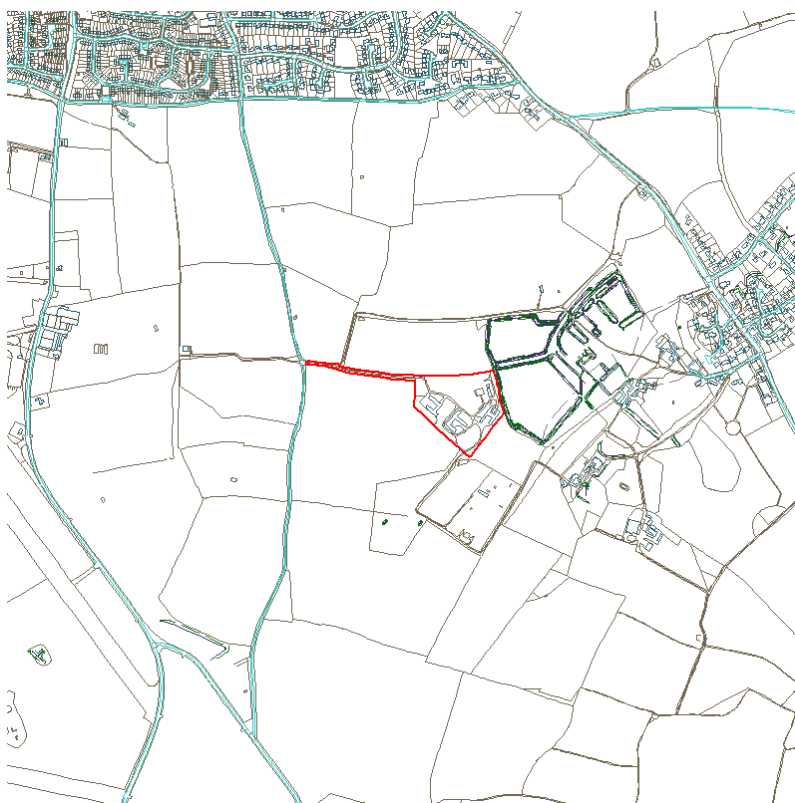
Reference: 14/00441/FUL

Date Submitted: 28.05.2014

Applicant: Agrinvest

Location: Sandy Lane Poultry Farm, Sandy Lane, Melton Mowbray

Proposal: Amended description: Development of a poultry farm (agricultural use) comprising seven poultry sheds, one farm worker dwelling and associated landscaping, drainage infrastructure and highways improvements



Introduction:-

The application site lies to the east of Sandy Lane to the south of Melton Mowbray and to the west of Burton Lazars, within the open countryside. The proposal relates to the erection of a poultry farm with seven poultry houses each with associated grain silos, a farm worker dwelling, a GP building and generator, water storage tank, hardstanding, highway improvements and landscaping. The poultry units would have a capacity for in the region of 268,000 broilers. Due to the size of the operation, the development proposal has been supported with an Environmental Statement. All the associated documents are available at the Council Offices. Recent amendments to the proposal have reduced the proposed number of sheds from eight to seven.

It is considered that the main issues relating to the proposal are:-

- **Impact upon the character of the landscape**
- **Impact upon highway safety**
- **Impact upon residential amenity (noise, odour etc)**

The application is presented to Committee as it is a major application which has attracted a large number of representations from the local residents.

Relevant History:-

12/00310/FUL Poultry farm (agricultural use/development) withdrawn 08.11.13

03/00784/FUL Proposed demolition of existing sheds and erection of five detached houses, refused 03.12.03

00/00729/COU Proposed demolition of poultry farm and formation of showmens' yards, including caravan/trailer and equipment storage areas withdrawn 14.08.01.

Melton Local Plan (saved policies):

Policy OS2 - carries a general presumption against development outside town and village envelopes except in certain instances such as development essential for agriculture and forestry, small scale employment, tourism and recreation development, development for statutory undertakers and telecommunications operators, changes of use of existing buildings and affordable housing.

Policy BE1 - allows for new buildings subject to criteria including buildings designed to harmonise with surroundings, no adverse impact on amenities of neighbouring properties, adequate space around and between buildings, adequate open space provided and satisfactory access and parking provision.

Policy BE11 – Planning permission will only be granted for development which would have a detrimental effect on archaeological remains of county or district significance if the importance of the development outweighs the local value of the remains. If planning permission is given for the development which would affect remains of county or district significance, conditions will be imposed to ensure that the remains are properly recorded and evaluated and, where practicable, preserved.

Policy C3 describes the circumstances in which agricultural buildings are permissible and states that planning permission for agricultural buildings outside the town and village envelopes will be granted provided:-

- the building is reasonably necessary for agriculture and would not occupy a prominent position in the landscape which in itself could not be ameliorated by tree planting or other suitable methods of screening;
- the size, scale, design and construction materials of the building are appropriate to its setting and specific use;
- the development would not cause loss of amenities through unacceptable noise, smell, dust or other forms of pollution;
- there would be no significant adverse effects on residential amenities;
- satisfactory access and parking is provided to accommodate the level and type of traffic likely to be generated.

Policy C4 – allows for the erection of agricultural buildings providing they are within existing groups of buildings and amongst other things will not have a detrimental impact upon the rural character of the area, would not cause loss of amenities through unacceptable noise, smell dust or other forms of pollution and that there will be no adverse effects on residential amenities or highway safety.

Planning Policies:-

The National Planning Policy ‘Framework’ introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict the NPPF should prevail.

The NPPF introduces three dimensions to the term Sustainable Development: Economic, Social and Environmental: It also establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:

- Proactively support sustainable economic development to deliver business and industrial units,
- Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Recognising the intrinsic beauty of the countryside and supporting thriving rural communities within it
- Promoting sustainable transport
- Supporting a prosperous rural economy
- Effective use of brownfield land
- Conserve heritage assets in a manner appropriate to their significance

On Specific issues relevant to this application it advises:

Building a strong competitive economy

- Planning should do “everything it can” to encourage growth, not prevent it and should plan proactively to encourage economic growth
- Significant weight should be given to the need to support economic growth

Sustainable Transport:

- Safe and suitable access to the site can be achieved for all people.
- Development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe.

Prosperous Rural Economy

- Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both new buildings and conversions.

Wide choice of high quality homes

- New isolated homes in the countryside should be avoided unless there is an essential need for a rural worker to live permanently at or near their place of work in the countryside.

Good design

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Conserving and enhancing the natural environment

- Contribute to and enhance the natural and local environment.
- Encourage the effective use of land by re-using land that has been previously developed.
- Aim to conserve and enhance biodiversity; if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less

harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

- Decisions should aim to avoid noise and other adverse impacts which give rise to significant adverse impacts on health and quality of life.
- Minimise other impacts on health and quality of life through conditions

Conserving and enhancing the historic environment

- 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. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.
- In determining planning applications, local planning authorities should take account of:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF para. 12)

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
<p>Highway Authority – No objection</p> <p>The proposed revisions to the original scheme appear to be to the internal layout of the site and do not affect the site access or highway works proposed. As such the response of the Highway Authority on the original application 12/00310/FUL are still appropriate to this application and therefore the Highway Authority would refer you to its formal response (submitted on 25 September 2012) on that application dated and request that the conditions recommended on that application are imposed on this application should planning approval be granted.</p>	<p>The proposed development is to be accessed from Sandy Lane and via a narrow track. The Environmental Statement (ES) submitted with the application has a section on Transportation which sets out to assess the potential transport effects the proposal may have on the area and around the site.</p> <p>The ES refers to predicted trip generation of the proposed development and states that there will be 117 HGV trips per cycle. It is understood that the number of crops per annum would be approximately 7 and a crop typically last for seven weeks. The total two-way movements would therefore be 234 vehicular trips to/from Sandy</p>

<p>Comments submitted on 12/00310/FUL were;</p> <p>No objection subject to conditions.</p> <p><i>Sandy Lane is not considered suitable in its current form to cater for the traffic likely to be generated by the proposed use. However the applicants have offered to provide improvements to Sandy Lane to the south of the site, and these improvements should mitigate any increased dangers that their traffic would have caused. These improvement works should be carried out before the development commences, so that Sandy Lane is suitable to cater for the construction traffic generated as well as the development traffic. Once the traffic is out on to the B6047, it is on to a lorry route, from where it will have to abide by Weight Restrictions on the surrounding routes.</i></p> <p><i>Whilst Sandy Lane is subject to a 7.5 tonne weight restriction, this would not apply to those vehicles that require access within the weight restricted area. Vehicles requiring access are not limited to the route they take within the zone, and therefore under the current restrictions, these vehicles would be able to enter the site through the residential areas to the north of the site in Melton. This would be unacceptable and therefore the developer will be required to enter into a Section 106 agreement or similar routeing agreement (unless suitable conditions could be imposed), that restricts HGV movements to and from the site to use the section of Sandy Lane to the south of the site only, appropriate signage will also be required to help enforce this, at the applicants expense.</i></p> <p><i>Request the imposition of conditions.</i></p>	<p>Lane per cycle. During the seven week period, bird collection and litter collection takes place in week six and no HGV trips take place in week seven. It is expected that the busiest period of the crop cycle is week six and there would be a maximum of 8 HGV movements generated each day. Outside of week six it is expected that HGV movements, associated primarily will feed/chick deliveries would generate on average two HGV movements per day. The dirty water will be removed from the site and this would equate to 8 two-way vehicular movements to/from the site per cycle. There would also be traffic associated with employees and additional employees will be required towards the end of each cycle. It is expected that these employees will be recruited from an agency and transport being provided to/from the site via a minibus etc.</p> <p>The ES proposes mitigation measures for the potential impact of the HGV's and employee vehicular trips. These mitigation measures include a route for HGV's, the routing would be northbound on the B6047 Dalby Road and through Melton Mowbray, avoiding Great Dalby. It is proposed to have an HGV signing strategy, directing vehicles to exit via the appropriate route. There will be five passing bays along Sandy Lane to ensure the safe passage of vehicles. It is also proposed to improve the Sandy Lane/Site Access Road junction and the Sandy Lane/Aerodrome Road junction.</p> <p>The Highway Authority is satisfied with the proposed mitigation measures subject to conditions and routing agreement. Based on the proposed improvement to the highway surrounding the development and the anticipated quantity in traffic generated is not considered to result in a danger to highway users.</p> <p>The applicants have confirmed that they are willing to enter into a legal agreement.</p> <p>The NPPF states in paragraph 32 that development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are "severe". Having considered the likely traffic movements and the improvement proposed it is not considered that the proposal would have a impact on highway safety of the nature that would justify refusal of permission.</p>
<p>Travel Choice and Access Team – Public Rights of Way.</p> <p>Comments on the application remain the same as the previous application:</p>	<p>Noted.</p>

<p>The first 100m of the access road to the site is a recorded as a restricted byway, D106, this provides a link between Sandy Lane and Melton Road for non-motorised traffic. The proposed alterations to Sandy Lane have been noted, the access track and the road junction between the two to accommodate the increased traffic flows to the site. No objection in principle to proposal, but concern with regards to the more intensive use of this quiet road network in particular by HGVs.</p> <p>Installation of warning signs to drivers should be included in the highway works to be agreed with the Highway Authority under Section 278 of the Highways Act 1980.</p> <p>The following comments should be noted which relate to the period of development should the proposal go ahead:</p> <ol style="list-style-type: none"> 1. The developer must ensure that the restricted byway is kept safe, open and available whilst construction work is going on. 2. No machinery of building materials should be stored on the right of way. 3. No new structures (gates or other barriers) should be placed across the route of the right of way without the prior consent of the Highway Authority. <p>No objection to the amended plans</p>	<p>The Highway Authority have been asked for advise and have stated that with the Section 278 Agreement to cover the highway works they can ask for warning signs to be provided as part of those works.</p> <p>Noted, this can be imposed by means of a condition and informative.</p> <p>Noted.</p>
<p>Environment Agency –</p> <p>No objection in principle to this less vulnerable development in Flood Zone 1, further details of the drainage arrangements are required. Priority should be given to the use of sustainable drainage systems (SuDs). The Flood Risk Assessment notes that a comprehensive drainage system will be agreed during detailed design but more information on the way in which SuDs principles have been applied is needed and assurance that there is sufficient space within the site layout to accommodate the drainage features identified.</p> <p>Following the receipt of further information in reference to surface water drainage, they have stated that the proposed development will only meet the requirements of the National Planning Policy Framework if the following measure(s) as detailed in the Flood Risk Assessment and following correspondence submitted with this application are implemented and secured by way of a planning condition on any planning permission.</p> <p>This site has an Environmental Permitting Regulations (England) 2010 permit, issued by the Environment Agency on 22/04/2013 for the</p>	<p>Noted, a flood risk assessment and details of foul and surface water drainage were submitted and the Environment Agency have raised no objection to the proposed development, subject to the imposition of conditions in relation to surface water drainage, pond construction and protection/mitigation for newts.</p> <p>The Environment Agency have issue a permit for the operation of the site which will address odour issues (amongst other) environmental concerns</p>

<p>rearing of poultry. The permit number is: EPR/SP3634FL.</p> <p>The current undeveloped site provides valuable habitat for Great Crested Newt's (GCN) with no barriers to dispersal and supports what is likely to be the focus of a more dispersed GCN population. This site is also likely to be the largest area of terrestrial GCN habitat within a landscape which is otherwise hostile to this species. Whilst we acknowledge and appreciate that GCN habitat is proposed as part of the development, in the form of two permanently wet ponds and terrestrial habitat around the periphery of the site, this may not adequately compensate for the loss of habitat on site for the following reasons: -</p> <ol style="list-style-type: none"> 1. The proposed replacement ponds do not appear to be sufficiently connected within the site to ensure migration can take place between on site ponds and to the wider landscape, especially to the offsite pond immediately south of the proposed development, which will likely support a GCN population. Further whilst we acknowledge that the pond, nearest the bungalow to the west of the site, is to be constructed as a GCN receptor site, prior to construction works, the second, larger SuDs pond and GCN area to the north east of the site will be constructed following the development. This area does not appear to be well connected to the receptor pond or to the rest of the surrounding landscape meaning that a potentially large GCN population may be restricted to a much reduced aquatic and terrestrial habitat, isolating them from other GCN populations in the wider landscape with significantly reduced opportunities for access to refugia and foraging habitat. 2. There will be a significant reduction in terrestrial habitat on site which is currently of high value for GCN's. The scrub, plantation woodland and rubble provide valuable refugia and foraging habitat and whilst we acknowledge that terrestrial habitat is proposed around the periphery of the site, with an area devoted to GCN's to the north east of the proposed development, GCN movement around the site and 	<p>under separate legislation. A query has been raised as to whether the permit is still valid as the scheme has been amended in design and reduced in size and layout. The Environment Agency have confirmed that the unit has a permit and the reduction in birds may reduce annual total ammonia emissions from the site depending on the crop cycle. The inclusion of biomass boilers may require a Variation to the current Permit and the new site plan will also be required to be submitted to reflect the changes to layout. Therefore to operate the revised proposal the applicants would need to apply for a variation to the existing permit.</p> <p>Noted, advice has been sought from Natural England and the Council's ecological advisors and their comments are report on pages 17x and 19.</p>
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<p>out to the surrounding landscape will be restricted to narrow corridors with a significant reduction in foraging habitat and refugia compared to the existing situation. As a result it's suggested that the proposed scheme does not adequately compensate for the loss of terrestrial habitat on site.</p> <p>In light of the above we would strongly advise that Natural England are consulted on this application and that Natural England's standing advice is referred to in this matter, as the Environment Agency do not take the lead on Great Crested Newt's in relation to planning consultations.</p> <p>Ideally an offsite area of terrestrial and aquatic habitat, which is of equivalent or greater value for GCN's, should be provided to compensate for the loss of this valuable habitat. If this is not feasible then we'd advise the onsite proposals are amended to provide a larger GCN area located adjacent to the existing offsite pond to the south of the site with suitable commuting routes provided within the development to allow GCN's to disperse throughout the landscape to the other surrounding ponds, both to the north and east of the site. A SuDs scheme utilising linear open swales dispersing from the GCN area to the outfalls and existing dykes indicated on drawing no. 2045 – PL001 Rev G will likely provide suitable corridors for dispersal.</p> <p>It should also be noted that the above could be applied to other amphibian species which may use this habitat.</p> <p>No objection to the amended plans subject to the imposition of conditions in relation to the flood risk assessment, surface water run-off, SuDS and surface water drainage.</p>	
<p>Melton Borough Council Environment Health Officer : recommends conditions</p> <p>Noise – The rated noise level from all fixed machinery shall not exceed the background level as determined by British Standard 4142:1997 at the external façade of the nearest noise sensitive receptor. The rated noise level shall include a 5dB character correction where appropriate.</p> <p>Odour – Environmental Health broadly accepts the findings of the April 2014 ADAS Odour Impact Assessment in respect of residential amenity as</p>	<p>The proposed development includes a ventilation management system which will control the ventilation rates according to the health and welfare needs of the birds. Each house will have high speed ridge-mounted extraction fans. The noise emissions indicate that it would meet the required standards but the comments of the EHO are noted and it is considered that noise emissions from the ventilation units can be controlled by means of a condition as a safeguard.</p> <p>Odour is regulated under the statutory nuisance provisions of the Environmental Protection Act 1990, in addition, odour is a consideration when</p>

<p>submitted in support of this application as a basis on which to consider the odour emissions from the proposals..</p> <p>It is also recommended that a condition be imposed to limit the number of broilers housed at the facility at any one time.</p> <p>The EHO raises no concerns in respect of the amended plans which have reduced the number of sheds and broilers. A condition is still recommended to limit the number of broilers housed at the facility at any one time.</p>	<p>applying for an environmental permit from the Environment Agency and a material planning consideration in its own right. A permit has already been granted for this proposed development by the Environment Agency.</p> <p>However, Policy BE1 of the adopted Local Plan states that there should be no adverse impact on the amenities of neighbouring properties.</p> <p>Policy C3 of the Local Plan also states that the development must not cause loss of amenities through unacceptable noise, smell, dust or other forms of pollution; and there should be no significant adverse effects on residential amenities. The NPPF states in paragraph 109 the planning system should prevent unacceptable levels of soil, air, water or noise pollution. Therefore, when considering the impact of a proposed development on residential amenities the issue of odour is a consideration.</p> <p>The ES sets out to consider the likelihood of significant effects of odour and the need for mitigation measures. The ES considers potentially sensitive receptors, meteorological data and predicted operation effects.</p> <p>The standards applicable for the assessment of odour are as follows; European Odour Units per cubic metre of air (ouE/m³) concentrations are perceived as follows;</p> <ul style="list-style-type: none"> • 1.0 ouE/m³ is the level of detection • 3.0 – 5.0 ouE/m³ – Odour may be detectable and identifiable, but most observers would only describe it as faint. • 5.0 – 10.00 ouE/m³ – Odour levels in this range may become annoying, if persistent and/or unpleasant. <p>An odour dispersion modelling has been undertaken to determine predicted odour concentrations. The modelling has predicted that the five year mean 98th percentile hourly mean odour concentrations at any dwelling will be below the benchmark range of 3.0 – 5.0 ouE/m³. This is below the levels that are considered to be persistent and unpleasant.</p> <p>This means that for 98% of the time, on average, residential receptors will experience odour below the acceptable range of 3 -5 ouE/m³, but for 2% of the time it may extend to the level at which detection is possible and/or annoyance is likely.</p> <p>This equates to approx. ½ hour per day, or 7.3 days if expressed as ‘per year’ but is an average and not evenly spread, so could be higher or lower</p>
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	<p>on any given day, depending on a range of factors such as weather conditions.</p> <p>The use of 98 %ile is as the appropriate measure derives from Environment Agency guidance in the document 'H4 :Odour Management'</p> <p>The Odour Impact Assessment states that all of the residential receptors are below the 3.0 ouE/m³ 98 %ile benchmark and are therefore below the levels which would cause significant adverse impact on residential amenity.</p> <p>It also states that the Scheduled Monument in the field to the north-east would be within all 3 of the ranges (due to its size) with a greater likely exposure to odours perceptible and potentially offensive (i.e. within the range of 3.0 – 5.0 ouE/m³ and above), however, the ES states that this location it is expected will be subject to intermittent and infrequent occupation. This aspect is addressed in more detail at page 13 below.</p> <p>In addition, the study does not assess the emissions caused at the end of the cycle by the cleaning out process. This would be a source of odour additional to the rearing cycle of 39 days and may produce greater strength of odours but will last for a shorter period whilst cleaning out takes place (the residues are to be transported out of the area).</p> <p>The cleansing process, by definition, will take place when the buildings are free from birds and when birds are not generating odour. The cleansing process is estimated to equate to occupancy of 3 buildings and if carefully managed so as to coincide with the vacancy of 3 building would not therefore be experienced over and above the odour generated during the rearing cycle (i.e it would not therefore add to the concentration levels emitted).</p> <p>The information has been assessed by the Environmental Health Officer. It is anticipated odour from the poultry unit will be detectable from time to time, in particular during cleaning cycles when odour concentrations are likely to be highest.</p> <p>It is evident that odour will be produced and that it will sometimes be noticeable and potentially offensive at nearby residences. A key judgement for the Committee is whether this pattern and severity is sufficient to justify a refusal of permission, Based on the severity of the odour and the frequency it will be experienced it is not considered that odour from the poultry unit will impart a significant</p>
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<p>Contaminated Land – Recommends conditions in respect of contamination and potential risks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment and the reporting of unexpected contamination .</p>	<p>and unreasonable interference on residents.</p> <p>Therefore, it is considered that the proposed development will not have an unduly detrimental impact on the nearby residential amenities of properties in respect of odour.</p> <p>Noted, this can be controlled by means of a condition.</p>
<p>English Heritage –</p> <p>Advise that the authority will need to be convinced that the applicant demonstrates in detail that the amendments as proposed (removal of shed 9 & building realignments and the retention of all existing trees and adequate gapping up) will, as suggested by the drawings and submitted documentation, successfully provide sustainable and managed long term year round screening to views from the Scheduled Monument and that the applicant's case is demonstrated clearly with regard to odour and dust on the basis of sound evidence.</p> <p>Burton Lazars was the most important leper hospital in England. The significance of the Scheduled Monument should be articulated in relation to the designation description - with the impacts of the proposed development and the mitigations proposed lucidly set out in relation to the significance of the nationally important designated heritage asset and our setting guidance.</p> <p>With regard to the existing military structures these should be recorded to a method agreed with the LPA as advised by the County Historic Environment team, alongside the appropriate archaeological assessment and mitigation of below ground impacts which should likewise be to an agreed written scheme of investigation. Recording of the former airbase buildings should include engagement with and recording of the memories of surviving members of the local Polish Displaced Persons Community since it is in this association that much of the significance of the structures lies.</p> <p>With respect to the line of the new access track and its spatial relation to the new chicken sheds we refer you to the advice of Richard Clark of the County Historic Environment Team.</p> <p>We urge you to test whether in your view the issues set out above have been successfully resolved following our pre-reapplication advice and to determine this</p>	<p>Noted, see below for an assessment of the proposal in relation to the Scheduled Monument.</p> <p>The site is adjoined immediately along the eastern boundary by a Scheduled Monument, the site of St Mary and St Lazarus hospital which dates for the 11th Century. The application site forms part of the setting of the scheduled site.</p> <p>On the site are a group of derelict WWII buildings that were originally associated with Melton airfield and were later used to house Polish nationals who had been displaced after the war. These buildings have no statutory designation. It can be conditioned, if consent is granted, that the prior to removal from the site that a full record of the buildings be taken.</p> <p>Noted, an assessment of the Scheduled Monument is contained below in the report (page 11).</p>

<p>application in the context of local and national planning policy and guidance.</p> <p>No comments in relation to the amended plans but again reiterates seeking guidance from the County Archaeologist.</p>	<p>Noted</p>
<p>Leicestershire County Council Archaeologist: Recommends conditions;</p> <p>The site lies within an area of archaeological interest. Of particular significance are the designated earthwork remains, described in the scheduling description as a former medieval hospital complex of the Order of the Knights of St Lazarus of Jerusalem (SM ref.: 17029; HER ref.: MLE3475). The SM description notes that Burton Lazars was the principal English hospital of the Order, a military order especially devoted to the foundation and protection of Christian leper hospitals. More recent interpretation, suggests the site, rather than functioning as a hospital, may in fact have been the preceptory, or administrative headquarters of the Order. Excavations were undertaken on the building foundations by Charles Lindsay and the Duke of Rutland in 1913, which revealed a large fragment of pavement and a pair of 'round ovens', interpreted as tile kilns. More recent fieldwork identified dressed and decorative masonry fragments during dredging of the moats and recorded possible evidence of structures toward the southern edge of the site. Documentary records note the former presence of a chapel, gatehouse and chapter house, whilst there are likely to have been associated gardens and fishponds.</p> <p>Following dissolution, a mansion house (owned in the 17th century by the Hartopp family) was built on the site, lasting until it was damaged by a storm in 1705. The mansion probably incorporated elements of the former buildings and grounds, modifying them as necessary and it is thought that many of the earthworks currently contained within the designated area are likely to relate to this later phase. It is therefore difficult to ascribe a particular function or date for many of the features present.</p> <p>The scheme raised a number of concerns, which were discussed prior to submission with the applicant, MBC and English Heritage, these comprise:</p> <p>Setting – visual: The preparation and maintenance of effective design solutions to mitigate the impact of the development upon the setting of the Burton Lazars scheduled monument. It is noted that whilst our concerns regarding the density of the proposed development (7 sheds rather than the proposed 8)</p>	<p>The NPPF states, in relation to designated heritage assets, of which scheduled monuments are regarded as of the highest significance:</p> <p><i>When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification... Substantial harm to or loss of designated heritage assets of the highest significance, notable scheduled monuments,... should be wholly exceptional. (NPPF Paragraph 132).</i></p> <p><i>Where a proposed development will lead to substantial harm to ...[the] significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss,...(NPPF para 133)</i></p> <p>Of the subsequent clauses to paragraph 133, all of which require consideration, the only one that appears to offer any mitigation states:</p> <p><i>The harm or loss is outweighed by the benefit of bringing the site back into use.</i></p> <p>The adjoining site is a designated heritage asset of the highest significance as it is a scheduled monument. The area has also been identified as being of archaeological interest.</p> <p>Impact on the Scheduled Monument After seeking advice from English Heritage and LCC Archaeology it is clear that the proposed development would have an impact upon the setting of the scheduled monument (SM). The assessment under the requirements of the NPPF is to consider whether this harm would be substantial or significant and whether it could be mitigated or whether the benefits of the scheme outweigh the harm.</p> <p>The proposed scheme has been reduced from 9 sheds (previous application) to 7 sheds and the scheme includes additional screening. Whilst</p>

<p>have not been accommodated, the developer has addressed the need for additional screening along the western and southern boundaries of the site. Similarly our recommendations regarding the design of the screening have also been taken on board. Whilst I remain concerned that the density of the development and visibility of the proposed structures will intrude upon the setting of the scheduled monument, based upon the English Heritage comments, it is concluded that the impact constitutes less than substantial harm to the significance of the monument.</p> <p>Setting – odour: Whilst the primary concern raised relates to the visual impact of the proposed development on the archaeological significant of the scheduled site, consideration should also be given to noise and odour impacts. With particular reference to the latter, the applicant has submitted an assessment of the Odour Impact prepared by ADAS on the applicant’s behalf. The assessment indicates the Scheduled Monument, or at least the western half, lies within the zone in which the odours emanating from the poultry farm will be detectable (> 3.0 ouE /m3, assessed as faint or greater), whilst the western edge falls within the zone assessed as potentially annoying (> 5.0 ouE /m3) if the odour is persistent or unpleasant. The latter exceeds the maximum level of acceptable odour impact beyond which there would be an impact upon residential amenity. As a mean value it can be assumed the assessed level of odour will be intermittently exceeded, notably during periods of peak odour emission such as when the poultry buildings are being cleared of manure (every 42 days), and that on average it would appear likely to be noticeable and detrimentally so when considering the amenity of the monument.</p>	<p>there is concern that the proposal will be visible from the SM and will intrude on its setting it is considered that this would be less than substantial harm.</p> <p>Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.</p> <p>Therefore, when making a judgement on the impact on the heritage asset the harm to the heritage asset will need to be judged against the benefits of the scheme. The benefits of this scheme, are considered to be the reuse of a brownfield site for economic growth, the stated environmental benefits through the removal of derelict buildings and the mitigation proposed.</p> <p>In terms of public benefits the applicants have stated that the scheme provides a permanent solution to a nuisance site, will remove derelict buildings which presently detract from the asset. It will bring a range of employment opportunities and will promote agriculture in accordance with paragraph 28 of the NPPF.</p> <p>The application does propose some mitigation in terms of landscaping to the site and the reduction in the number of sheds, by one.</p> <p>Members are reminded of the general duty to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation areas and setting of listed buildings (s66 and 72 of the LB and CA Act 1990). The site is within the conservation area with listed buildings adjacent. In terms of impact the main concern with odour is the impact on the residential amenities of nearby properties. However, consideration will be required as to the impact of odour on the SM. The Archaeologist has advised that the Planning Authority must judge the viability of the landscaping and odour management proposals and assess whether the impact caused will be outweighed by the public benefit of the proposals.</p> <p>The impact of odour on the setting of a heritage asset and the ability of visitors to appreciate the significance of the asset is considered to be a subjective matter. The ES has identified that the SM straddles the area in which odour levels would be below, within and above the range of 3.0 – 5.0 ouE/m3 This means that depending on which part of the SM is being visited, a different odour experience is likely. These are as the 98%ile measure (meaning that during the remaining 2 %</p>
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<p>The NPPF identifies significance as the ‘...value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence but also from its setting’. (NPPF Annex 2). In the same document setting is described as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’. On the basis of the above definitions it would appear that the proposals have the potential to detrimentally impact upon the setting of and therefore significance of the scheduled monument. As such, in line with the EH advice, and based upon the submitted information, the LPA must judge the viability of the landscaping and odour management proposals and assess whether the impact caused will be outweighed by the public benefit of the proposals.</p> <p>Archaeological Remains: Assessment of the site to establish the potential for and character / significance of any buried archaeological remains likely to be directly affected by the development proposals. The site lies adjacent to and shares a boundary with the scheduled remains of the preceptory, headquarters and possibly leper hospital of the Order of St Lazarus. The scheduled area also saw a post-dissolution use as the site of the Hartopp mansion house and associated landscaped gardens, the house was demolished following damage to the property in a storm of 1705. The development site itself occupies the former site of the No2 Officer’s Mess and other structures associated with the operation of RAF Melton Mowbray airfield. The variously derelict buildings provide testament to both the role of the site during the Second World War and its latter post-war functions; these structures will require survey prior to their eventual demolition.</p> <p>To date it has not been possible to undertaken an investigation of the potential for buried</p>	<p>odours would be more significant), and do not include the cleaning out process which could add a further 3% (11 days) of exposure to odours. The cleansing process however could be managed so as to avoid adding to the strength of odour permitted if carried out in the manner described at page 10 above.</p> <p>The SAM is not a significant visitor attraction and as such the frequency that the odour described above (see page 10) will coincide with visits and therefore affect the experience of visitors is considered to be limited.</p> <p>Whilst from time to time, depending on exact location, there may be detectable and identifiable odours and occasionally a more severe odour issue it is considered that these experiences do not amount to a serious impact on setting of the SM and the experience of visitors.</p> <p>The most prevalent conditions will fall into the category described as “detectable and identifiable, but most observers would only describe it as faint” and the remaining periods (approx. 5%) would not be ‘persistent’. A judgement is required as to whether this would impact on the setting of the SM and visitors to this asset and balance this against the benefits of the scheme. Having considered the nature of the SM it is not considered that odour would reduce its significance in heritage terms and as such is not considered to be sufficient grounds for refusal.</p> <p>Noted, this can be controlled through conditions.</p>
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archaeological remains within the site. Any such remains may include evidence associated with its recent WW2 and post-war occupation, but may also include earlier post-medieval, medieval, Roman and/or prehistoric remains. We have, however, previously concluded that any such remains can be managed within the context of a planning approval. On that basis should permission for the scheme be granted the planning authority should require the applicant to make provision for a two stage programme of archaeological investigation and follow-up mitigation. From the perspective of the initial investigation, this will include provision for a programme of trial trenching of the development area following clearance of the existing tree cover, but prior to the start of any development or construction works on site. The results of the initial investigation will be used to identify the need for and scope of any final mitigation requirements, the latter may entail targeted area excavation and/or monitoring during the proposed development works.

To investigate and record above ground remains impact by the development scheme. This latter aspect includes a requirement to survey and record the standing military remains; these comprise the former domestic facilities provided to support the RAF service personnel operating Melton airfield. The site also saw post-War service as a Polish Displaced Persons Camp; significantly a substantial Polish community still lives in the immediate vicinity. Should permission for the scheme be granted the applicant should be required to make provision for a programme of site inspection and historic building recording, this work should be undertaken in advance of any site clearance or development works likely to impact upon the integrity of the standing structures. The site assessment should also include a walkover survey and targeted recording of the full development area to identify the presence of and record evidence for the contemporary military and post-war Polish use of the site. The latter would be usefully informed by assessment of war time and post-war aerial photographs of the site.

In accordance with National Planning Policy Framework (NPPF), paragraph 129, assessment of the submitted development details and particular archaeological interest of the site, has indicated that the proposals are likely to have a detrimental impact upon any heritage assets present. NPPF paragraph 141, states that developers are required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact

Noted. English Heritage, LCC Archaeology and the Conservation Officer have stated the importance of the existing huts on the site. These are not a designated asset but are considered to be historically important buildings. It can be conditioned, if consent granted, that the prior to removal from the site that a full record of the buildings be taken.

of development. In that context, should permission be granted for the current application it is recommended that it is approved subject to conditions for an appropriate programme of archaeological mitigation, including as necessary intrusive and non-intrusive investigation and recording. The Historic & Natural Environment Team (HNET) will provide a formal Brief for the latter work at the applicant's request.

If planning permission is granted the applicant must obtain a suitable written scheme of Investigation (WSI) for both phases of archaeological investigation from an organisation acceptable to the planning authority. The WSI must be submitted to the planning authority and HNET, as archaeological advisors to your authority, for approval before the start of development. They should comply with the above mentioned Brief, with this Department's "Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland" and with relevant Institute for Archaeologists "Standards" and "Code of Practice". It should include a suitable indication of arrangements for the implementation of the archaeological work, and the proposed timetable for the development.

Therefore recommend that any planning permission be granted subject to planning conditions to safeguard any important archaeological remains potentially present:

In response to the amended plans;

The significant change offered in the revised scheme, as detailed in Plan SL-PL-03 Rev L, comprises the removal of one of the proposed poultry sheds to the south-east of the previous scheme (Shed 7 on Drawing no.: SL-PL-03 Rev H). This facilitates a significantly improved opportunity for enhanced screening along this aspect of the site, facing toward the Burton Lazars scheduled monument (NHLE ref.: 1012242). In the light of this improvement, they are satisfied that the applicant has adequately addressed the visual setting impacts of the proposals. It is essentially that the submitted landscaping proposals detailed in Drawing nos.: 14/16 02A and 2045-PL001 both of which relate to the former 8 shed scheme, are suitably developed to address the reduced 7 shed proposal, and in that respect provide year round effective visual screening for the scheduled monument. It is also noted that Shed 6 has a reintroduced solar panel along its south-eastern roof; it is recommended that the solar panel is removed, there would have no objection to its installation on Shed 7.

With these matters addressed - the landscaping

Noted, conditions can be imposed if the development is considered acceptable.

Noted, a condition can be imposed in respect of landscaping and the removal of the solar panels.

<p>scheme to be approved post-determination secured by condition, they are confident that the visual setting has been adequately addressed.</p> <p>Whilst the primary concern raised relates to the visual impact of the proposed development on the archaeological significant of the scheduled site, consideration should also be given to the implications of odour. In line with the EH advice, and based upon the submitted information, the LPA must judge the viability of the odour management proposals and assess whether any impact caused will be outweighed by the public benefit of the proposals.</p> <p>With regard to the buried archaeological resource, the impact of the amended scheme does not significant differ from the previous proposals, and would therefore refer you to our previous advice,</p>	<p>Noted, the application site in respect of odour has been assessed by the Environmental Health Officer.</p> <p>Noted, conditions can be imposed as per the request.</p> <p><u>Conclusion</u> The heritage asset is of the highest significance and the proposal will be visible from the SM and has the potential to have an impact in terms of odour. Whilst there is concern that the proposal will be visible from the SM and will intrude on its setting it is considered that this would be less than substantial harm.</p> <p>Odour is a subjective issue and whilst the development has the potential to create odour it is considered that because of its anticipated frequency and strength combined with the limited number of visitors to the SM, that this would not significantly reduce the significance of the scheduled monument or have a unacceptably detrimental impact on the experience of its setting.</p> <p>Therefore an assessment as to whether the environmental and economic benefits outweigh the harm to the asset is required in the determination of the application. The assessment of harm against the benefits will be assessed within the conclusion of the report.</p>
<p>Conservation Officer</p> <p>The site is currently derelict but still displays some Nissan hut buildings which probably date back to WWII and were possibly associated with the Dalby airfield. As such these must be considered to be heritage assets of some significance and although in poor condition these are important buildings in terms of the social history of the town and its wartime associations. In those terms their loss would be regrettable and a full record would need to be made prior to demolition, should consent be granted.</p> <p>Furthermore there is a Scheduled Monument Site (St Mary the Virgin and St Lazarus Hospital)</p>	<p>Noted. English Heritage, LCC Archaeology and the Conservation Officer have stated the importance of the existing huts on the site. These are not a designated asset but are considered to be historically important buildings. It can be conditioned, if consent granted, that the prior to removal from the site that a full record of the buildings be taken.</p> <p>Noted, see above under Archaeology.</p>

<p>abutting the site and its setting will of course be affected to a degree by any new development. This is of course a designated heritage asset.</p> <p>Assuming from the description that the site was previously used as a poultry farm and the current buildings were utilised for that purpose. The site is also particularly well screened by a belt of mature trees and as such careful positioning of proposed new buildings would ensure that they are screened from view from the SM and more distantly.</p> <p>The heritage assets within the closest village, Burton Lazars, are sufficiently distant as not to be directly affected by the proposal.</p>	<p>A landscaping scheme has been submitted showing the retention of plantation trees along the north east and eastern boundary as well as additional tree planting.</p> <p>Noted, the village of Burton Lazars and the south of Melton Mowbray have no designated Conservation Area. There are two listed buildings in Burton Lazars, the church of St. James and Chestnut Farm. Chestnut Farm is located 450 metres from the site boundary and the church is 640 metres from the proposal separated by the A606. It is considered that the proposed development is sufficient distance from the proposed development to not have a detrimental impact on the setting of these listed buildings.</p>
<p>Natural England:</p> <p>This application presents a revised scheme to application 12/00310/FUL. Natural England wrote to the Council on 22 September 2013 removing an objection previously submitted with regard to drainage concerns and potential impact upon the River Eye SSSI as well as bats. This letter maintained an objection relating to great crested newts.</p> <p>Natural England have no objection in respect of protected sites – no conditions requested</p> <p>This application site is in relatively close proximity to the River Eye Site of Special Scientific Interest (SSSI). However, 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.</p> <p>Other advice We would expect the Local Planning Authority to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:</p> <ul style="list-style-type: none"> • local sites (biodiversity and geodiversity) • local landscape character 	<p>When considering this application Paragraph 118 of the NPPF states that Local Planning Authorities should aim to conserve and enhance biodiversity. It goes on to state that if significant harm resulting from the development cannot be avoided, adequately mitigated or compensated for then planning permission should be refused. It also states that opportunities to incorporate biodiversity in and around the developments should be encouraged. This is addressed in greater detail opposite the comments of our Ecological advisors below.</p> <p>Noted</p>

<p>Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that ‘Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity’. Section 40(3) of the same Act also states that ‘conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat’.</p> <p>Natural England have raised no objection to the amended plans.</p>	
<p>LCC Ecology: objection</p> <p>Previously Ecology recommended refusal of the first plan (12/00310/FUL) and made comments on revised plans submitted for pre-app consultation earlier this year. The recommendation is based on the loss of a colony of GCNs on site, and the views that the proposed mitigation is inadequate.</p> <p>This current application is different to the original one (12/00310/FUL) in that there is one less poultry unit.</p> <p>With the previous proposal (12/00301/FUL), there were several problems relating to the GCNs on site, which are part of a large population dispersed in many ponds over a wider area. Firstly, the temporary receptor areas for the GCNs trapped off the site and pond were along the western boundary of the site and the access track, isolated from the rest of population and with poor connectivity to the part of the site set aside for the permanent use of the GCNS (the SUDS in the north eastern corner next to the scheduled monument).</p> <p>Secondly, the required two replacement ponds were being done after construction rather than before. This has improved in the revised plan, with one pond (the western one, near the bungalow), being constructed before development. This pond is connected very poorly to the other dispersed population off site, and to the second, and main pond in the north eastern corner (part of the SUDS).</p> <p>The third concern was the loss of terrestrial habitat. Currently the site is all good habitat, and is the focus of the dispersed population – it is within a landscape that is relatively hostile to GCNs, apart from hedges and ditches and small patches of scrub. The site is the largest parcel of newt-friendly habitat in the population, and its importance is therefore high. It also has a huge number of refuges available, in the form of rubble</p>	<p>Noted</p> <p>Paragraph 118 of the NPPF states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity and should apply the following principles;</p> <ul style="list-style-type: none"> • if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. • Opportunities to incorporate biodiversity in and around developments should be encouraged • Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats ... unless the need for, and the benefits of, the development in that location clearly outweigh the loss <p>ODPM Circular 06/2005 states that the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.</p> <p>The site is the largest parcel of newt-friendly habitat in the population, and its importance is therefore high and over 80% of the currently available habitat will be lost.</p> <p>The applicants have stated that they have reduced the development’s footprint size which has enabled significant ecological improvements to be incorporated in the design. They have investigated whether they can incorporate any further amendments as suggested but this is not considered to be feasible. The applicants maintain that the scheme as a whole seeks to create a habitat which is more sustainable in the long-term</p>

<p>heaps, etc. The revised plan shows creation of more permanent terrestrial habitat tailored to the GCNs requirements than the previous one, due to the reduction of the number of poultry sheds by one unit. Still, over 80% of the currently available habitat will be lost, and do not agree that the replacement habitats will be better. At the moment, the site is by chance very good for newts, especially in the quantity of rubble refuges on site.</p> <p>Finally, concern over connectivity. At the moment the site is the focus for the population, with no barriers to dispersal within it. After development, GCN movement will be restrained to narrow corridors along the site boundaries. Within the site, it is felt that the units are so close together that there will be little available habitat for GCNs foraging and refuge. Connectivity after development will be poor along the SE and SW edges, and the link between the two replacements pond is tenuous, involving a narrow corridor along both these boundaries. Also feel that the pond just off the southern tip of the site should be better connected; although EMEC weren't able to survey it, it is highly likely to support newts at least in some years. This pond will lose much of its connectivity.</p> <p>There is no real difference between the original and the revised plans, in this respect.</p> <p>In conclusion the revised plans have improved mitigation for GCNs in two respects: one replacement pond will be created before development; and there is more replacement habitat available. In terms of connectivity within the population of newts, there are no improvements, and one of the replacement ponds is still poorly sited, with poor connectivity. In their view the amount of permanent replacement habitat is still too low.</p> <p>LCC Ecology would suggest a revised layout that might work. It will involve reduction of a further unit, along the south-eastern edge. The space occupied by this unit could be used to create additional GCN habitat, including the replacement pond and receptor site needed up-front, which would be directly connected to the main permanent GCN habitat in the NE corner, and to the off-site pond at the southern tip of the site. The green roofed unit could be shifted further north-westwards, with perhaps a relocation of the gas tanks/water tanks to the area currently occupied by the western permanent pond. This would enable the HGV turning area to be moved further from the boundary, enabling better connectivity. It is considered that this would address the connectivity problems of the</p>	<p>through an increase and substantially enhanced area of aquatic habitat, with the creation of two new ponds and one west ditch/swale to the one pond currently located on site.</p> <p>Whilst the applicants appreciate there is concern over the loss to reduce the development further would be unviable. This will need to be balanced with the positives of the scheme, including promoting a suitable agricultural business on a brownfield site that will generate employment and contribute to the economy of Melton Mowbray.</p> <p>The applicants have also committed to enhancing biodiversity within the site in other ways, including two bat and two owl boxes to the bungalow and additional bat and bird boxes to be installed on the trees within the site.</p> <p>Noted, LCC Ecology have recommend refusal on the basis that it is not possible to adequately mitigate for the impact on a European Protected species (Great Crested Newt), in accordance with NPPF paragraph 118 and the ODPM Circular 06/2005.</p>
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<p>current mitigation plans, and would allow more GCN habitat, in a single larger area, and they feel that they could support it in principle.</p> <p>As always where protected species are involved, they would however defer to NE's opinion on whether it would be 'licensable'; it is important to gain their advice in this matter.</p> <p>In addition there are minor points of detail which could be subject to further discussion at a later date: The access track along eastern edges should be left with stone surface, and with the minimum width required for its purpose. Rather than one large swale pond, a series of e.g. three smaller ponds would be better for GCNs.</p> <p>Keen to retain as much of the current vegetation on site as possible, and would rather this was done instead of the planted bund, which may not be as good for GCNs. To improve low level screening, planting a belt of dense understory/thickened hedge may be more effective.</p> <p>The green sedum roof is not appropriate in a rural setting, as the species used are non-native or not locally native. We should not be introducing non-native or alien plants into countryside settings. A better option would be a turf roof, using locally native grass/herb species.</p> <p>Comments in respect of amended plans;</p> <p>The revised layout and draft great crested newt mitigation plan (in the letter from EMEC, dated 9/10/14) have addressed the original concerns that were expressed when the project was first proposed (12/00310/FUL), and can confirm that there are no objections to this revised layout.</p> <p>Development should be subject to the following conditions: Development in accordance with SL-PL-03; Subject to GCN mitigation plan, the broad outlines of which are in EMEC 09/10/14 (note: the applicant will also need to obtain an E{PS licence form Natural England); Submission of and approval by LPA of a landscape plan and 10-year site management plan (see 6.7 of EMEC's Oct 12 report); all planting must be of locally native species of trees, shrubs, aquatic and herbaceous plants; Mitigation for impacts on bats in accordance with 6.4.1 of the Ecology report (EMEC Oct 2012), with additional pre-demolition survey (as two years have elapsed since the EMEC survey); Mitigation for badger in accordance with 6.5 of the Ecology report (EMEC Oct 2012), with additional predemolition</p>	<p>Noted, Natural England has been consulted on the application. Natural England have stated that they no longer assess applications for impacts on protected species.</p> <p>Noted.</p> <p>Noted, following the receipt of amended plans and the removal of shed 8 Ecology have removed their objection to the proposal.</p> <p>It is considered that the revised layout and removal of a shed allows for adequate mitigation measures to be in place on a European Protected species (Great Crested Newt), in accordance with NPPF paragraph 118 and the ODPM Circular 06/2005.</p>
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<p>survey (as two years have elapsed since the EMEC survey); Mitigation for impacts on Barn Owls in accordance with 6.6 of the Ecology report (EMEC Oct 2012), with additional pre-demolition survey (as two years have elapsed since the EMEC survey); Site clearance to take place outside the bird nesting season.</p>	
<p>Burton and Dalby Parish Council – Strongly Object</p> <p><u>Loss of amenity</u> – for Burton Lazars residents, Burton Hall, the 10,000 users per annum of the Village Hall, and St James’ Church, all downwind and close to the site.</p> <p><u>The preservation of Heritage</u> – of the Scheduled Ancient Monument (SAM) St. Lazarus Leper Hospital site and its landscape. The revised proposals would adversely impact on this monument. In relation to the view from the SAM the proposed screening may be effective (if maintained) in the longer term but still does not mitigate odour, dust or pollution. The ADAS report quotes odour levels at this sensitive site 60% higher than H4 recommendations of 3ouE/cu M. Odour levels have NOT been modelled with regards to “sound evidence .. in specific detail” as demanded by Inspectors of Ancient Monuments. In the report 12/00310/FUL refusal was recommended based on information that a benchmark of 3 – 5.0 ouE/m³ was invalid for intensive poultry rearing</p>	<p>The comments of the Parish Council are noted and are echoed in the significant number of objections reported below.</p> <p>Noted, an assessment on residential amenity is contained within the report pages 40 and 41.</p> <p>Noted, odour has been assessed in the report on pages 8 -10. The assessment submitted concludes that these impact levels are below levels which would cause any significant impact on residential amenity. The Environment Agency’s guidance on odour (The Environmental Permitting Regulations; H4 Odour Management, 2011) applies a threshold of unacceptable odour levels which the predicted odour levels would be exceeded at the Scheduled Monument (see pages 9 and 10 above).</p> <p>When applying the guidance of the Environment Agency on this type of development, an intensive farming unit is classed as ‘moderately offensive’. These figures are referenced to the Environment Agency document “H4 Odour Management-How to comply with your Environmental Permit “ H4 states;</p> <p><i>“Benchmark levels</i></p> <p><i>The benchmarks are based on the 98th percentile of hourly average concentrations of odour modelled over a year at the site/installation boundary. The benchmarks are:</i></p> <ul style="list-style-type: none"> • <i>1.5 odour units for most offensive odours;</i> • <i>3 odour units for moderately offensive odours;</i> • <i>6 odour units for less offensive odours.</i> <p><i>Any modelled results that project exposures above these benchmark levels, after taking uncertainty into account, indicates the likelihood of unacceptable odour pollution.”</i></p> <p>The ADAS modelling shows the Scheduled Monument as being positioned within a range of</p>

<p><u>Unacceptable odour levels</u> – from this type of facility would exceed the maximum guidelines of 3 ouE/m³ specified by H4, given the close proximity of residential homes (the nearest within 250m). The applicant has presented “theoretical” i.e non-specific and inaccurate data in relation to both projected odour levels and prevailing wind directions, with the aim of minimizing sensitivity points in the Parish. No specific account has been taken of the spike in odour at the cleaning of sheds. The applicants’ slight reduction in bird numbers still equates to 7000 tons of chicken manure and associated smells.</p>	<p>odour isopleths (‘contour lines’ drawn on a map through all points of equal value of some measurable quantity). Please see assessment on pages 9 and 10 above.</p> <p>Therefore the levels of odour that may be experienced at the Scheduled Monument will vary, with intermittent odours at higher levels associated with proximity to the boundary of the site, the remaining 2% of the time and, unless adequately managed, potentially the cleaning out process (a further 3% approx. if additional).</p> <p>However, the SM is not a residential receptor and a judgment will be required as to the significance of the odour on the SM. Whilst from time to time there may be detectable and identifiable and offensive odours at the SM a judgement is required as to whether this would impact on the setting of the SM and visitors to this asset and balance this against the benefits of the scheme. Having considered the nature of the SM it is not considered that odour would reduce its significance in heritage terms and as such is not considered to be sufficient grounds for refusal (this is addressed in more detail at pages 9 and 10 above)..</p> <p>Noted, please see the assessment of the Environmental Health Officer on page 8 and 9 of the report.</p> <p>The EHO has been invited to give due consideration to planning applications that may impact on public health and to critically review the information provided by the applicant. They have reviewed the above planning application and commented on the application.</p> <p>Theoretical odour modelling is derived from data obtained from studies that seek to quantitatively assess the relationship between odour generation and human reaction. Whilst it is acknowledge that such ‘dose-response’ relations are complex and depend upon the interaction of a large number of variables, modelling is an accepted method to objectively quantify the impact of odour emissions on odour sensitive receptors.</p> <p>Modelling should not be taken as an absolute determination of whether the proposed application will generate an acceptable or unacceptable odour situation. Indeed odour concentration will vary over time due to a number of factors. Furthermore, individuals respond to odour differently; what would be acceptable to one individual might not be acceptable to another. Theoretical modelling can however be used as an indicator of typical odour concentrations and the</p>
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<p>The Parish Council have commissioned an independent appraisal of the ADAS odour</p>	<p>likelihood of complaints being generated. With this in mind, it is not considered that the raised would make any material difference to the outcome of the odour assessment or the suitability of the proposed application.</p> <p>When considering the suitability of the application in planning terms, there is a need to determine if the proposed application is an appropriate use of land. It should be stressed that the test of suitability is not an absence of detectable odour at the receptor but the severity and frequency that it is experienced. This derives from the EA H4 guidance which operates on the basis of 98%ile, rather than an 'absolute' position of no odour. The judgement necessary is whether the levels of odour are tolerable and acceptable. The Environment Agency Odour Management at Intensive Livestock installations and H4 Guidance specify a 98%ile modelling of concentration of odour. It is anticipated odour from the poultry unit will be detectable from time to time, and cleaning cycles have the potential to add to this. Unless carefully managed to coincide with lower bird populations. In this scenario,, in combination with the latitude of the 98%ile measure in H4 would mean that odours could be experienced (at a significant level) for approximately 5% of the time (average). In terms of hours or days, this equates to 1.2 hours a day or 18 days (again, average).</p> <p>However it would be possible to undertake the cleaning process in a manner that coincides with lower occupancy rates within the buildings so that it would not be additional to the emissions from birds. This could be controlled by a conditions (and is also part of the Odour Management Plan under the EA Permit).</p> <p>Nevertheless, a key decision for the Committee is to consider whether this level of impact is acceptable in residential amenity terms.</p> <p>Should the applicant be successful, the Environment Agency will permit the facility under the Integrated Pollution Prevention and Control (IPPC) regime wherein best available techniques (BAT) will apply. However, the odour emissions are to a large extent dependent upon the management and operation of the site and as such it is considered there are grounds to impose conditions separate from and additional to the Permit (should permission be granted) , as they lead toward the core planning decision regarding the suitability of the use of the site for the purpose proposed.</p> <p>The Parish Council have submitted an independent appraisal of the ADAS report</p>
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<p>modelling report. The report contains a number of critical observations.</p> <p>Firstly the growing trend of warmer atmospheric temperatures which will affect the dispersion of the odours from the site into the surrounding residential environment. The meteorological data used, already identified as unrepresentative of local conditions, makes no allowances for this factor.</p> <p>The PC does not accept that the heightened odour levels that would occur during cleaning out of each shed, cannot be incorporated within the odour model. We would also refute the fact that “little factual information exists ... during cleaning out”. They are assured that with an operation of this scale, odours released will significantly peak during cleaning and this is an accepted fact both within the industry and by the Environment Agency.</p> <p>The ADAS report undermines its own claims.</p> <p>Significant variation from 12/00310/FUL must contravene the EA permit. A 70% increase in extraction velocity will create an even greater noise issue. Both ADAS reports decline to statistically assess either DUST or NOISE.</p> <p>The revised planning application has based odour modelling on an emission rate of 0.48947 ouE/bird/second. The initial odour model that was undertaken for the initial withdrawn planning application used a higher emission rate of 0.55812 ouE/bird/second. Suddenly each bird emits 14% less odour.</p> <p>As a precautionary principle, odour emission rates utilised in atmospheric dispersion models should use the maximum value for broilers (1.22 and 10.5 ouE s⁻¹ bird⁻¹ respectively) and the mean value for the layers depending on the manure handling system used (0.47 or 1.35 ouE a⁻¹ bird⁻¹). The ADAS report omits this information and uses odour outputs per bird for laying hens. Based on a simple rule of thumb, inputting the maximum odour emission rate per bird of 1.22, would result in an approximately two-three fold increase in the predicted odour at the boundary of the site and a similar increase in odour levels outside the site. In general terms, this could equate to an odour level of between 9.7-14.6ouE/m³ being produced at the SM and 4.76-8.97ouE/m³ being produced at Burton Hall and Hall Farm as a result of the emissions from the site.</p>	<p>submitted with the application. This has also been considered by the Environmental Health Officer.</p> <p>The issue of the different emission rates was challenged to ADAS who have advised that;</p> <p><i>“The modelled emission rates were derived using the ADAS/Met Office “blueprint” emissions model spreadsheet. This is a spreadsheet system which is used to calculate site specific emission rates based on the proposed stocking details (e.g. bird numbers, bird ages/weights at the end of the crop and at any intermediate thinning stage) and building dimensions etc.. The emission rates are calculated within the spreadsheet from a database of odour emissions measurements reported by researchers and from measurements made by ADAS in both research and commercial consultancy work.</i></p> <p><i>The “blueprint” spreadsheet calculates odour emission rates through the crop cycle based on “summer” ventilation rates and internal odour concentrations, both of which are increased within the spreadsheet as bird grow based on growth curves for typical broiler chickens. The spreadsheet effectively takes account of the fact that a) odour concentrations in broiler sheds increase through the bird growth cycle (as droppings become a larger part of the litter/bedding mix in the floor litter), and b) ventilation rates increase as the birds generate more heat and therefore require more ventilation to maintain the target room temperatures. The spreadsheet calculates odour emission rates as a product of odour concentrations (in emitted air) and ventilation rates, and then calculates an emission rate per bird. Some of the key sources of emission rate data used to build up the emissions blueprint spreadsheet are reported by Clarkson and Misselbrook, and by Peirson and Nicholson.</i></p> <p><i>As an example of published emission rate taken from an Environment Agency document which summarised some published data in Tables 4.2 and 4.3, including the work by Clarkson and Misselbrook for broiler sheds with littered floors and fan ventilation systems, as are almost exclusively used in England and Wales. The maximum emission rates in Tables 4.2 and 4.3 (up to day 38-39) are generally below the summer average rate (0.48947 ouE/bird/s) that were modelled. The Clarkson and Misselbrook Site is noted to have relatively high litter moisture content for modern sheds, whereas 35% moisture content is more typical and also more favourable in terms of emission rates.</i></p> <p><i>The comparative data in Table 4.3 for site 1 clearly shows how odour emission rates increase</i></p>
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<p>The Parish Council is seriously concerned over the discrepancies between declared bird numbers and the EA permit</p> <p>Following on from the strong concerns of the Parish Council and the concern over the assessment of odour and the assessment of the Environmental Health Officer a meeting was held between the Parish Council and officers of the Borough Council to go over their key concerns in respect of odour.</p> <p>At the meeting the following were raised by the Parish Council as their main concerns;</p> <p>The current Environmental permit (EPR/SP3634FL/A001) for the facility reflects an installation having 390,000 birds, 9 sheds, and gable end fans on each shed. This does not reflect the current design submitted for planning and will need to be revised to ensure that both planning submission designs and potential newly revised permit are aligned.</p> <p>The 14% reduction in odour emissions per bird without any justification, between the original (Application 12/00310) and subsequent</p>	<p><i>quite significantly when litter moisture content increases above 40% and are much higher at 50%. Moisture contents of 50% are quoted as typical in the Irish work by Hayes where odour measurements were made in the naturally ventilated sheds in Ireland. Natural ventilation systems are associated with less even temperature distribution than is achieved in England and Wales with fan ventilation systems. Uneven (airflow and) internal house temperatures almost inevitably lead to wetter, and therefore more odorous, litter as a result of factors including uneven bird stocking (so more droppings are deposited in some areas than others) and condensation on the floor and walls in some areas causing wetting."</i></p> <p>This is ADAS's explanation as to why they used appreciably lower emission rates than those suggested by the Parish Council's independent report and also shows that their modelled emission rates are not untypical. The EHO has advised that the explanation justifies an emission rate of 0.48947 ouEs/s/bird as used in the odour modelling. After considering all the evidence available the EHO comments remain as stated above. However, it is considered that a condition should be imposed to limit the number of broilers housed at the facility at any one time to ensure that it operates on the basis that the calculations were modelled.</p> <p>This query has been raised with the Environment Agency as to whether the permit is still valid due to the scheme being amended in design and then reduced in size and layout. The Environment Agency has confirmed that the unit has a permit and the reduction in birds may reduce annual total ammonia emissions from the site depending on the crop cycle. The inclusion of biomass boilers may require a Variation to the current Permit and the new site plan will also be required to be submitted to reflect the changes to layout. Therefore to operate the revised proposal the applicants would need to apply for a variation to the existing permit.</p> <p>The latest ADAS odour report makes clear that high level vertical fan outlet stack are to be used. This is recognised as best available technology.</p> <p>The Parish Council's report questions the benefit of mechanical ventilation, indeed it goes further to suggest that mechanical ventilation could result in higher odour concentrations. This is disputed as forced ventilation is the industrial standard. The principle of 'dilution and dispersion' has long since been accepted as an industrial norm in pollution control across all sectors.</p>
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applications (0.48947 ouE/bird/second), thus resulting in a 14% reduction in the calculated odour levels predicted by the resultant dispersion model on and outside the boundary of the proposed site.

The use by ADAS of significantly lower values of emission per bird (0.489 ouE/bird/sec) compared with those suggested by Dr O'Malley and subsequently used in a recent Shropshire Development Management Report and supported by the Environment Agency (EA), namely 1.22 ouE/bird/sec and which are regarded as more typical of end of cycle odour levels and represent 'worst case scenario'. All ADAS odour levels used in all their odour modelling reports are 'averaged' throughout at the odour emission rate which is 2.5 times lower than the typical varying and worst case scenario value (1.22 ouE/bird/sec) which should be used in the modelling input and which would then meet with the recommendations put forward in the EA H4 guidance notes. We believe that if the modelling input reflected this realistic and worst case odour emission level, that the boundary odour conditions, as well as the impact at the nearest receptors, would be well in excess of the EA recommended 3.0 ou/m³ limit for this type of odour.

The change in odour emission rates from 0.55812 ouE/bird/second to 0.48947 ouE/bird/second has been justified by ADAS by a shorter rearing cycle and an earlier thin of the flock. On that basis the EHO does not agree that the 'the facility will be operating under the same procedures as that proposed in the initial withdrawn application.'

ADAS states that the Blueprint emissions model has been developed by ADAS, the Met Office and the Silsoe research Institute based on 'emissions measurements reported by researchers and from measurements made by ADAS in both research and commercial consultancy work.' In particular, they justify their odour emission rate of 0.48947 ouE/bird/s on research by Clarkston and Misselbrook and by Perison and Nicholson.

The operational conditions of the Clarkson and Misselbrook study are more representative of those proposed by the applicant as they incorporate active fan ventilation systems resulting in lower moisture contents.

With reference to tables 4.2 and 4.3 of the EA document 'Odour Management at Intensive Livestock Installations' 2003 support emission rates similar to those used in the blueprint model. This document was published 11 years ago; it is likely that industrial standards (technology and best practises) will have progressed.

The justification of the odour emission rate submitted by the applicant is considered to be acceptable.

The Parish Council's report states that 'we would have expected that real odour data would have been used as the basis of the modelling inputs.' No odour can be extracted from the Sandy Lane facility as it does not yet exist – this is why models are used. ADAS have been clear in their report and subsequent correspondence that empirical data does underpin the Blueprint model.

The Parish Council have questioned the suitability of the Blueprint model and the scientific principles of odour modelling. Appendix 3 of the EA H4 guidance states: 'Odour modelling is specialised enough that only those who have a good technical understanding of modelling methods and who are familiar with the requirements of the Environment Agency should do it' and the EA 'does not favour or prescribe the use of any particular dispersion model... However the chosen model has to be fit for purpose and base on established scientific principles.'

<p>We do not accept the omission from the ADAS report of the effect of the odour generated during cleanout of the sheds. We would recommend that this odour level and the frequency of its occurrence should be modelled to reflect its impact on the surrounding residential environment. These are anticipated to be 3 to 4 times the level seen at the end of the 42 day cycle (using 1.22 ouE/bird/sec as the baseline input value per bird). This is reflected in the recent Shropshire Development Management Report. Although classed as a low odour potential exercise within the ADAS report, the associated odour management plan acknowledges the high odour potential problem that this cleaning activity will cause by cautioning against cleanout in the evening, weekends, bank holidays and when the wind is in the direction of local residents, thus creating local odour issues.</p> <p>The time to clean out all sheds would equate to approximately 2.8% of the year which would alone exceed the 98%ile values used to judge odour levels within the report.</p> <p>The output from the dispersion modelling undertaken by ADAS does not calculate boundary levels which are required by EA. The levels calculated at the neighbouring ancient monument exceed the maximum 3 ouE /m³ by some 47% ,even when using the low input data (0.489 ouE/bird/sec) and so by using the EA agreed 1.22 ouE/bird/sec baseline odour emission value, the</p>	<p>The Environmental Health Officer has advised that the Blueprint model used is valid.</p> <p>It is understood that odour concentrations will increase as the cropping cycle progresses. However 'a worst case scenario' to assessing emission rates should not be used as this would not reflect the spread of odour emission rates throughout the rearing cycling. With that in mind the use of a mean (average) emission rate is considered to be acceptable. The Environment Agency advice and guidance on odour and compliance with permits all refer to the 98%ile and mean (average) emission rates, which incorporate the times that odours are both stronger and weaker to provide an overall position. However this will need be considered <u>in conjunction with and additional to odours</u> potentially arising from the cleaning out activity, which is addressed below.</p> <p>The odour report from ADAS does not incorporate the cleaning-out cycles into the odour mode. The EHO has advised that this is acceptable on the grounds of feasibility. The cleaning out operations has the potential to generate higher concentrations of offensive odours and as such this needs to be considered in addition to the results of the odour modelling..</p> <p>Using the calculation of the Parish Council, the nearest residential receptor may experience increased odour concentrations for 278 hours or 11.4 days in the year. This equates to 3.1%. The Environmental Health Officer has accepted that this elevated odour levels are transient and infrequent. However, it has been calculated that the cleaning out process equates (in terms of odour emissions) to that generated by 3 or 4 occupied sheds and provided it is undertaken whilst this capacity is not in use, there would be no increase in the strength of emissions.</p> <p>The seven sheds will be operate on the same cycle and therefore taking into account the calculations above odour concentrations <u>may</u> exceed the 98%ile for 3.1% of the year, depending on how they are managed (see above). This would be about 11.4 days of the year. The 98%ile is the computer modelled hourly average odour concentrations, expressed as an annual average, based over a 5 year period. The odour level is expected to be at this specified level or below 98% of the time for each location. The remaining</p>
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<p>boundary levels will be much higher (up to 2.5 times) than the previous modelled results will have shown.</p> <p>The revised report again states a 42 day cycle but uses only a 39 day cycle for odour calculation thus omitting 3 days at the highest odour output from the model.</p> <p>Dr O'Malley pointed out the history of odour complaints against facilities similar in size and design to that proposed for Melton Mowbray. He stressed the fact that building the plant up wind and within close proximity of local residents (up</p>	<p>2% will be higher than this.</p> <p>Therefore the Parish Council calculations shows that for 3.1% of the year the smell may be offensive related to the cleansing process unless it is managed to coincide with lower stocking rates.. This would be in addition to the 98%ile on which the assessment is based, but is avoidable by proper management This is the level above which the smell is recognisable and it is likely complaints will be made. However, elevated odour levels are transient and infrequent and individuals respond to odour differently and what would be acceptable to one individual might not be acceptable to another.</p> <p>In assessing whether the application is an appropriate use of land in relation to public health, the Environmental Health Officer is only concerned with the impact of odour on sensitive receptors. An odour nuisance cannot exist at the site boundary as no sensitive receptors are located at the site boundary. Whether or not the Environment Agency wishes to impose a condition relating stipulating a maximum odour level at the boundary of the process is matter for the Environment Agency.</p> <p>The Parish Council quotes H4 guidance in suggesting that no odour should be observed beyond the process boundary. Whilst this is a matter for the Environment Agency it should be noted that model H4 guidance conditions clearly states:</p> <p>“Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Agency, unless the operator has used appropriate measure, including, but not limited to, those specified in an approved odour management plan to prevent or where that is not practicable to minimise odour.”</p> <p>This does not mean that the process should be odour free nor should it be odour free at the site boundary.</p> <p>This reduction has been justified as the applicants have advised on a shorter rearing cycle and an earlier thin of the flock.</p> <p>It is accepted that a number of Moy Park facilities have been subject to enforcement action by the Environment Agency. However it should also be noted that other poultry farms are currently operating within the Borough of Melton without complaint. Each application should be judged on</p>
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<p>to 450) was not good practice in terms of the recommendations of the EA.</p> <p><u>Dust and Noise</u> – levels have NOT been included in the modelling</p> <p><u>Disruption to Nature</u> – in general and specifically the protected species of Great Crested Newts and</p>	<p>its own merits.</p> <p>Where Moy Park facilities have failed to comply with permit conditions they have been subject to prosecution by the Environment Agency. The Environment Agency prosecutions would not have occurred as a consequence of complaints whilst the Moy Park facilities were operating under normal operating conditions and in compliance with their odour management plans. As such it does not follow that ‘the current best practice procedures are not wholly reliable’.</p> <p>Conclusion on odour and comments of the Parish Council; It is appreciated that there is strong objection and concern over the development and the impact of the proposal in the nearby residents and the Scheduled Monument in relation to odour.</p> <p>It is anticipated odour from the poultry unit will be detectable from time to time, However, based on the information submitted it is not considered that odour from the poultry unit will impart a significant and unreasonable interference on residents. The occasional odour from the unit, even if as high as 5.1% of the year (the levels calculated from the odour modelling plus the cleansing process, which is avoidable) is not considered to be sufficient to warrant a refusal. Particularly as individuals have different susceptibility levels to odour. It is considered that experiencing some odour at certain times of the cycle does not necessarily equate to an unacceptable loss of residential amenity to nearby residents.</p> <p>Therefore, it is considered that the proposed development will not have a undue detrimental impact on the nearby residential amenities of properties in respect of odour.</p> <p>There is a high level of objection to the modelling that has been used in the assessment of the application. If it was considered that the modelling used is not acceptable then there would be no understanding as to what odour impacts the development is likely to have. Therefore there would be no evidence to show that the application would have a detrimental impact and would warrant the recommendation of approval.</p> <p>Noted, noise and dust has been considered by the EHO.</p> <p>Noted, commentary in relation to protected species is contained on page 18 and 19 of the report.</p>
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<p>the destruction of existing GCN habitats (over 80%).</p> <p><u>Best practice</u> – the applicants makes many assumptions and presumptions of best practice procedures on the parts of the builders, managers, rearers, and cleaners of the factory. Moy Park has a poor track record in conforming in the terms of their Environmental Permit and responding to complaints, as evidenced in various press reports of Court Proceedings against them.</p> <p><u>Unsustainable</u> – Burton Lazars is an unsustainable location for the purpose of new build housing. The applicant proposes building a 4 bedroomed bungalow that is outside the village envelope.</p> <p><u>Numerical Inaccuracies</u> – manipulation in the revised application that do not reflect the full capacity of the proposed site as stated in the environmental Permit EPR/SP3634FL which approves a rearing capacity of 390,000 birds.</p> <p>The Parish Council is convinced that the adverse impacts of this project on Burton Lazars and the surrounding area would far outweigh the minimal benefits that such a development offers to the community.</p>	<p>Noted, this matter is not a planning consideration.</p> <p>Local Plan Policy OS2 supports agricultural development within the open countryside whilst policy C3 stipulates; amongst other criteria for new buildings, that development would not cause loss of amenities through unacceptable noise, smell, dust or other forms of pollution. An assessment in respect of the impact of noise, smell, dust and pollution is considered within the report above. The justification in relation to the residential unit is contained on page 36 of the report.</p> <p>Noted, as stated above the number of broilers can be conditioned.</p> <p>Noted. The proposal is considered to have some environmental benefit in reusing a brownfield site for development in this location. The site is currently derelict and has been subject to vandalism and flytipping.</p> <p>The proposal is also supported in terms of the NPPF by providing economic growth which is given significant weight (paragraph 19 of the NPPF, and rural economic growth). The applicants have stated there would be 15 FTE jobs created by the development. The have also stated that they would be prepared in principle to enter into a planning obligation that secures training and employment opportunities for local people and in respect of the construction phases, to work with Construction Futures.</p> <p>These benefits would need to be balanced against any harm of the proposal, an assessment of which is contained within the report.</p>
<p>CPRE: Objection</p> <p>CPRE supports a ‘brownfield first, greenfield last’ strategy as a general principle. However, not all previously developed sites are suitable for intensive farming development.</p>	<p>Noted.</p>

<p>Industrial Development in Open Countryside - The applicant’s Environmental Statement makes no mention of the proposal being connected to an existing farm or agricultural business. It is therefore concerned purely with industrial food production. A farm business would traditionally be more self-contained, having ancillary buildings and land available for storage to support the rearing of stock. Everything to do with this site would have to be transported to and from the poultry unit on vehicles. The proposal would offer little if any local employment, being entirely reliant on machinery. Fork-lift trucks etc. would be brought onto the site by contractors’ lorry for the change-over period. During the change-over period the site would not only generate odours, dust and the sound of machinery working but, in all probability, the constant warning signals generated by these vehicles as they manoeuvre on site.</p> <p>The Environmental Statement describes the site as ‘surrounded by arable land on all sides’. This gives the impression of intensive farming going on all round the site. In fact, there is a lot of pasture land adjacent to the site. Directly next to it the SAM is, by its very nature, permanent pasture grazed by domesticated livestock. The landscape surrounding the site is therefore not regularly subject to the sounds of farm machinery and is a tranquil tract of countryside enjoyed by walkers, cyclists and horse riders. Writing about Burton Lazars, the great local historian Nichols wrote, ”there is something uncommonly salubrious here in the air as well as the water, which may perhaps increase its effects, situated as it is upon a gentle ascent surrounded by high hills.” The area retains its serenity to this day.</p> <p>Impact on Amenity - Leics Highways view of the proposal in 2012 was that “Sandy Lane is not considered suitable in its current form to cater for the traffic likely to be generated by the proposed use. However the applicants have offered to provide improvements to Sandy Lane to the south of the site, and these improvements should mitigate any increased dangers that their traffic would have caused”. CPRE is not convinced that the proposed improvements will be sufficient.</p> <p>On some stretches of Sandy Lane there is no potential for road widening, as the hedges themselves are too close to the road. Disruption of these hedgerows would lead to the loss of important wildlife habitats. Meeting a lorry at narrow point would require one of the vehicles to reverse to a wider point, sometimes round a blind bend. Sandy Lane is a narrow ancient routeway</p>	<p>Noted, the application is for an intensive agricultural unit and is on a large scale. The appearance of the sheds are considered not to be unusual within the open countryside. The site is considered to be previously developed and has existing structures within the site. Whilst the proposed units are not of the same size, scale and density as the existing units they have been designed to be typical of this type of farming practice. Proposed landscaping will provide visual screening.</p> <p>Local Plan Policy OS2 supports agricultural development within the open countryside whilst policy C3 stipulates; amongst other criteria for new buildings, that development would not cause loss of amenities through unacceptable noise, smell, dust or other forms of pollution. An assessment in respect of the impact of noise, smell, dust and pollution is considered within the report above.</p> <p>Noted, the impact on highway network has been assessed above on pages 4 and 5 of the report. This includes considering highway and pedestrian safety and the footpath network.</p> <p>The proposed development is considered to have a limited impact on the green corridor. The site is</p>
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<p>that has received a surface finish. The underlying structure is not strong enough to withstand heavy traffic and it will deteriorate quickly. LCC would have to make constant and costly repairs.</p> <p>For Leisure users living in Dorian, Craven and Warwick wards, Sandy Lane is an amenity comparable to the Country Park off Scalford Road. It is identified in Melton Borough's Green Spaces Consultation document as a City Scale Green Infrastructure Corridor (Fig 4.4). It is an all weather leisure route for wheelchair users, the elderly, family groups, walkers, horse riders and cyclists. Two recent deaths of local cyclists on the B6047 nearby are tragic testimony to the need to retain this safe route for local and visiting cyclists.</p> <p>Sandy Lane is part of the National Cycle Network; cyclists are actively encouraged to use it. The damage caused to the surface of the lane, coupled with the likelihood of encountering heavy lorries would discourage its use.</p> <p>Natural England has campaigned for the last decade to encourage people to walk for health. Their report, NECR068 (2011) found that informal walking with friends and family was the most common type of physical activity mentioned and that important incentives were: the ability to be spontaneous, open countryside nearby, and not having to drive to the walk location. There is no alternative safe route to open countryside for south Melton residents. NPPF para 129 specifically requires LPAs to 'take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.'</p> <p>Impact on Heritage - The scheduled ancient monument (St Mary & St Lazarus Hospital) is accessible to the public and can be approached by footpaths from the eastern side. The proposed poultry farm would be immediately beyond the monument, directly ahead of such a visitor. Even if the applicant's proposals to screen the site from view were successful there would still be intrusion on the ancient monument from odours and the sound of vehicles moving on site.</p> <p>CPRE considers that NPPF policies support their concern that the proposed development would have a substantial impact on the scheduled ancient monument of Mary and St Lazarus Hospital, moated site and two fishponds in Burton Lazars; the grade II listed Chestnut Farm, adjacent to the SAM; and on the grade I listed</p>	<p>considered to be a brownfield site with existing buildings and tracks. The proposal is not considered to have an adverse impact on the highway or public footpath (see commentary above).</p> <p>The Highway Authority have advised that whilst Sandy Lane is on the National Cycle Route, this on its own would not be sufficient to recommend refusal of the planning application, especially as the developer is proposing to carry out works to improve the route, by series of passing bays and junction improvements.</p> <p>Noted, an assessment of the impact on heritage assets is contained within pages 11 and 12 of the report.</p>
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church of St James. The SAM, endowed by Roger de Mowbray, is linked to the town centre by Sandy Lane, and is an important element in understanding the history of Melton Mowbray. St. Mary's church, described by Pevsner as, "the stateliest and most impressive of all parish churches in Leicestershire" is witness to the fact that Melton Mowbray was once a very important and wealthy town, visited by two Plantagenet kings. The castle of the de Mowbrays occupied a large area to the north of the market place. From the market place, running south beside the church, 'The King's Way' is the route along which travellers would have arrived at this great castle. Further south this route becomes Sandy Lane and links the castle and church to the Hospital of St Mary & St Lazarus at Burton Lazars. Sandy Lane has ancient origins and was for much of its history the main route between London and the north of England. It is therefore likely that the ancient driveway leading from Sandy Lane to the SAM (the proposed access to the poultry unit) was the main entrance to the hospital.

Archaeological finds made in the vicinity of Sandy Lane indicate that it was probably a Pilgrimage Route. The Hospital of St Mary & St Lazarus had strong links with the monastic order of St Lazarus of Jerusalem. Leicestershire County Council recognises Sandy Lane itself as a heritage asset, listing it as MLE20860 in the county list. It is a historic route through the countryside probably dating from the Iron Age. Evidence of this includes the range of archaeological finds nearby from early neolithic/late bronze age flint scraper, iron age coin, many Roman finds, Anglo Saxon finds and many Medieval finds associated with the Hospital of St Mary & St Lazarus. Sandy Lane itself, and its grass verges and hedgerows have potential to reveal a great deal of archaeological evidence that could be lost if it were used by inappropriate heavy traffic. NPPF para 129 specifically requires LPAs to 'avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

Local economy -

A new report launched on 14/7/14, arising out of a leadership event organised by the Royal Society of Arts in partnership with the Heritage Lottery Fund, states that many local leaders disregard the potential offered by local heritage when developing their local area's economic, cultural or social strategies. Heritage organisations should play a more central role in 'place shaping' and developing a strong local identity that promotes the general well-being of a community.

Noted

<p>One of the core planning principles included in NPPF para. 17 is that planning should ‘conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life for this and future generations’.</p> <p>The proposed poultry farm is too large in scale. It is not appropriate for such a sensitive and elevated location in proximity to a large number of important heritage assets.</p> <p>In respect of the amended plans; Although the changes may result in fewer birds on site we do not feel that they address our objections in relation to 1) Industrial Development in Open Countryside, 2) Impact on the amenity value of Sandy Lane, 3) Impact on Heritage value of the adjacent SAM and the landscape and archaeology value of the surrounding area. Even with a reduced number of birds the development would have a considerable nuisance impact on residents and visitors in the vicinity of the poultry farm. CPRE maintains its objection to this application.</p>	<p>An assessment of the size and scale of the proposal in relation to the location is contained below.</p> <p>Noted.</p>
<p>Agricultural Advisor:</p> <p>Advice: that there is an essential need for one agricultural dwelling to be sited adjacent to the unit on the proposed site, and enable the manager of the unit to be available to provide any essential need necessary outside normal working hours.</p> <p>On the amended plans; That if the proposed use of the site is acceptable to the Local Planning Authority on normal planning grounds, and consent is granted for the seven large poultry buildings there would be agricultural support for one permanent agricultural workers dwelling to house the unit manager and this dwelling should be sited adjacent to the proposed buildings, and should not be occupied until the seven poultry buildings have been granted consent, constructed, and are capable of housing the first crop of birds.</p>	<p>Noted. The application proposes one dwellings to enable a manager to live on site. A planning justification statement for the permanent farm worker dwellings has been submitted as part of the application. This statement has been assessed by an agricultural advisor who has stated that there is an essential need for one dwelling.</p> <p>Noted, this can be controlled by conditions.</p>
<p>Melton Civic Society: Objection</p> <p>The changes to the original proposal cannot alter the fact that the site is adjacent to a Scheduled Ancient Monument.</p> <p>The comments that were submitted by the Civic Society last year still apply.</p> <p>The applicant shows very little appreciation of significance of the site, for example, proposes to use an "underground catchment tank" and "planting to be as deep as possible" (notes on Site</p>	<p>Noted</p> <p>Noted, the comments are repeated in this report on page 25.</p> <p>Noted, all of the issues raised are addressed within the report.</p>

Masterplan) which would adversely affect the archaeology. Permitting the development of a poultry farm will lead to substantial harm to a designated heritage asset and its setting, and should not be permitted according to the National Planning Policy Framework (para 132 and 133).

NPPF, para 28, states that "Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development" however, the proposed development will be very detrimental to the local environment and have a major impact on the local infrastructure yet provide only a few jobs ("Given the nature of the proposed development and the small number of employees anticipated to be employed on site..." paragraph 2.24 Waterman Boreham, Transport Planning Statement, April 2012.").

The costs to the community will outweigh the benefits.

Routing HGVs along Dalby Road and through the town centre would not be a safe or sensible solution. This route passes two primary schools and a major leisure facility. Paragraph 4.1 Table 2: HGV Movements, Waterman Boreham, Transport Planning Statement, April 2012, does not clearly state over what period the 117 movements given in Table 2 would take place. If one assumes that the figures relate to the seven week crop cycle the additional annual vehicle movements would be approaching 1000 per annum. Thus, contrary to the statement in the Conclusions, para 6.3 that "Additional vehicular trips associated with the development are considered to be minimal with a maximum 10 additional HGV movements generated each day." additional vehicle trips would not be minimal.

Residents on the southern side of Melton do not have easy access to the Country Park to the north therefore the quiet rural extension of Sandy Lane is a valuable amenity for walkers and cyclists (Sandy Lane is part of the Sustrans National Cycle Network National Route 64) which would be destroyed by a poultry farm in the vicinity.

Comments of the Civic Society 12/00310/FUL reported below;

The environmental impact of such a development would be detrimental to the area; the cumulative effect of noise, odours, waste disposal, and additional traffic would be extremely unpleasant and adversely affect the quality of life of many of Melton Borough's residents.

<p><i>However, the foremost issue is the proximity of the proposed development to the Scheduled Ancient Monument of the Burton Lazars Leper Hospital. This site is of major national importance. It was the headquarters of the Order of St. Lazarus in England and was joined by a road, guarded by a gatehouse, to Sandy Lane (once called the London Road). Thus the area to the west of the Scheduled Ancient Monument is archaeologically important.</i></p> <p><i>The National Planning Policy Framework emphasises the need to conserve and enhance the historic environment (Section12) and states that "Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting" (para 132). A poultry farm located in the setting of the Scheduled Ancient Monument would cause irreparable damage.</i></p> <p>In response to the amended plans; Submit further comments in support of the objection to this application by Melton Mowbray and District Civic Society.</p>	<p>Noted.</p>
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Representations:

A site notice was posted at the site entrance along with a notice published in the local press. As a result 89 separate letters of objection representing objections from 72 households and groups have been received to date. A further 22 letters of objection have been received following the receipt of amended plans. The objectors have commented on the proposal on the following grounds:

Representations	Assessment of Head of Regulatory Services
<p>Character and appearance of area:</p> <p>Detrimental impact on the surrounding countryside. This type of factory is out of keeping with the nature and character of the surrounding countryside.</p> <p>It would be visually intrusive.</p> <p>The site is located substantially above the surrounding area.</p> <p>Industrial development is unsuitable for this location.</p> <p>A 10 acre site with grain silos approaching 30 feet high and multiple buildings would be enormously prominent and an eyesore.</p>	<p>The application proposes the erection of poultry farm which would comprise of eight poultry units each with associated grain store. Each unit (shed) would have a ridge height of 4.56m with the vents extending a further 0.70m in height. Units 1 – 7 are proposed to be 91.44m long and 20.117m wide. Unit 8 is the same width but 85.3m long. The total floorspace of the units would be 14,716 sqm for up to 295,000 birds. The grain silos would have a maximum height of 8.52 metres. To the north of shed 1 site would be a water tank which is 2.3m high.</p> <p>Within the site the sheds are arranged in a group of seven orientate northeast to south west and shed orientated northwest to southeast. To the north of the site would be a four bed bungalow and a GP building.</p> <p>The sheds are proposed to be constructed of corrugated green panels. Each elevation will have windows with shutters to let in natural light. It is proposed that shed 7 will have a green roof adjacent to the boundary.</p>

<p>The landscape proposals are inadequate.</p> <p>Claims that it is clearing the site which is subject to vandalism does not require the construction of a poultry farm</p> <p>Does not make a positive contribution to the local character and distinctiveness of the village.</p> <p>Would be a blight on the village.</p> <p>Although trees may be replanted it will be many years before they provide sufficient screening and we will be able to view the development from our garden.</p>	<p>The application proposes a landscaping scheme to mitigate the proposed development.</p> <p>It is agreed that the proposal is an intensive agricultural unit and is on a large scale. The appearance of the sheds are considered not to be unusual within the open countryside. The site is considered to be previously developed and has existing structures within the site. Whilst the proposed units are not of the same size, scale and density as the existing units they have been designed to be typical of this type of farming practice. Proposed landscaping will provide visual screening.</p> <p>It is not considered that the buildings in this location would have an unduly detrimental impact upon the character of the countryside.</p> <p>The site has a number of existing buildings but has been left in a state of disrepair and has been subject to vandalism. Whilst leaving a site to be derelict is not considered to be grounds to allow development the reuse of brownfield site is encouraged in the NPPF, paragraph 111. It should be acknowledged that developing the site can be considered to be an environmental benefit which should be given some weight in considering the benefits of the application.</p> <p>The site lies within approximately 550 metres of the main residential area of Burton Lazars. The site is separated by various fields, a Scheduled Monument and the proposed screening to the eastern boundary. Due to the distance separation, various field boundaries and screening it is not considered that the proposal would have an adverse impact on the character of the village.</p>
<p>Impact upon the Highway:</p> <p>Sandy Lane is residential and in not adequate for heavy transport.</p> <p>Danger to pedestrians and cyclists from heavy traffic on unsuitable road.</p> <p>Sandy Lane is a narrow road and a designated cycleway and bridlepath unsuited to HGV's.</p> <p>The infrastructure is not suitable for the amount of heavy traffic.</p> <p>Increase in volume of traffic.</p> <p>No passing places.</p>	<p>Please see Highways comments above and response to them.</p> <p>The proposed use of Sandy Lane by the Poultry Farm should not create any more dangers to existing road users than currently exist. The provision of passing bays should improve the road. Currently the road is lightly trafficked, but the increase in traffic likely to be generated is relatively small. Currently any walkers using Sandy Lane would have to move on to the grass verge to avoid existing vehicles, and this would be the same for the traffic generated by the Poultry Farm. It could perhaps be argued that the relatively small number of HGVs generated, may lead to vehicle speeds reducing on Sandy Lane, which would be beneficial. Currently Sandy Lane</p>

<p>Sandy Lane can not provide an access to and from the site which is good, safe and easy.</p> <p>A right turn out of the site will force HGV's into a residential area where there are further narrow roads, schools for small children and turnings with obscured views.</p> <p>If the trucks break the rules, they head along unsuitable road into the tranquil village of Dalby.</p> <p>Need to consider vehicle movements to collect waster and the chickens, feed and employees.</p> <p>It should also be borne in mind that an application has been submitted for wind turbines to be erected on the Aerodrome and also in the field at the end of Sandy Lane. This field borders the roadway where the poultry lorries would be turning off Dalby Road to access Sandy Lane. Should the wind farm be approved then all the heavy plant and equipment related to its installation would also be using the same section of Dalby Road and access at the top of Sandy Lane. It would just be a matter of time before an accident occurred.</p> <p>disturbance to the residential areas of South Melton (especially if lorries travel during the night or very early morning) which again, were not intended for lorries on this scale driving past their doors and more worryingly through residential areas with many children being taken to and brought home from Swallowdale Primary School. Added to this such vehicles will then join the road network into and around Melton which is already congested and struggling with overcrowding and for which a ring road or bypass is badly needed.</p> <p>Lorries used are huge and will not be able to traverse the roads without difficulty, particularly the estate roads.</p> <p>Traffic will have an impact on housing estates near the site and on Sandy Lane in particular. Sandy Lane is used by the public for recreational use.</p> <p>Sandy Lane forms part of the Sustrans National Cycle Network. Transport Statement has not fully considered that National Cyle Route 64 is routed along Sandy Lane. Existing traffic flows noted in the report do not indicate cycle numbers suggesting that the presence of cyclists on Sandy Lane has not been properly considered. Whilst the increased number of HGV's is low, any increase provides a threat to the safety of cyclists on a very narrow road. This is at a time when the number</p>	<p>will have agricultural vehicles using it, so the problems identified already exist to some degree, and there have not been any reported personal injury accidents within the last 5 years.</p> <p>It is not considered that the proposal could be resisted on highway safety grounds, given the improvements proposed to Sandy Lane.</p> <p>With regard to the concerns that HGV's will not keep to their restrictions this is a matter that can be controlled by the Planning and process and enforced by the Authority, it would not be reasonable to seek to resist the planning application on the grounds that it was feared the applicant would not comply to the conditions/restrictions placed upon it.</p> <p>With regard to HGV movements the TA includes movements for litter collection (waste).</p> <p>Regarding Swallowdale School, given the relatively high flows of traffic on Dalby Road already, the increase in traffic passing the school as a result of the development will be insignificant and therefore there could be no requirement for the developer to fund any measures on Dalby Road outside the school nor could a reason for refusal be justified on that basis.</p> <p>The highway authority have advised that whilst Sandy Lane is on the National Cycle Route, this on its own would not be sufficient to recommend refusal of the planning application, especially as the developer is proposing to carry out works to improve the route, by series of passing bays and junction improvements.</p> <p>No objection has been received by the Highways Authority and it is considered that a refusal based upon the increase in traffic movements could not be supported in this instance.</p>
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<p>inexperienced cyclists using the NCN is increasing as the popularity of cycling increases. This lack of consideration casts doubts on the adequacy of the passing places and of the suggested signing which does not include warnings for HGV's of cyclists.</p> <p>Bus services on the A606 and Sandy Lane are infrequent making them unsuitable for shift-based work. There is no suitable public transport framework here.</p> <p>If ring road built there is no access to site from northerly direction only from the south. Access will be maintained by ramp footbridge over the road over ring road as it is route 64 cyclists.</p>	
<p>Impact on Residential Amenities:</p> <p>Too close to residential properties and the village facilities of the Village Hall and the Church of St James. The village hall is in daily use.</p> <p>The site is within only 250 metres of Burton Hall and outlying properties.</p> <p>Burton Hall is only 250 metres from the proposal</p> <p>The Regulations suggest that this type of development should be a minimum of 400 metres from residences.</p> <p>The development is too close to the village.</p> <p>Impact on the peace and tranquillity of village life for families and future families.</p> <p>The maps and plans are wrong and should be rejected for this alone. The site is too close to dwellings, Burton Hall and Quenby Park. Both will be directly affected.</p> <p>The odour and pollution will affect use of gardens and quality of life.</p> <p>Airborne contamination will adversely affect all the residents of Burton Lazars.</p> <p>Affect the quality of life of the residents.</p> <p>Intensive factory farming too close to residential properties.</p> <p>Smell and dust will be blown into residential area, especially due to the prevailing wind direction. Causing significant loss of amenity.</p> <p>Dwelling will be on the front line to receive the effects of smells and noise from ventilation fans.</p>	<p>A significant number of objections have been received in relation to the proximity of the proposed development to residential properties. There are a number of properties within 250 metres and information contained within the application have made errors in respect of some of the distances.</p> <p>The main concern is in respect of noise and odour and the impact that this would have on the amenities of these properties and their enjoyment of the outdoor space. An assessment in respect of noise and odour is contained above within the report.</p> <p>The development will also need to be assessed in respect of the impact of the proposed on residential privacy and outlook. Due to the distance separations involved and the nature of the buildings it is not considered that the proposal would have an undue impact on residential amenities in respect of privacy and outlook.</p>

<p>It will cause a great deal of disturbance and seriously change the environment.</p>	
<p>Heritage Site</p> <p>Proximity to a heritage site which should be conserved.</p> <p>Threatens the ancient ruin of the Leper Hospital.</p> <p>Contrary to BE11.</p> <p>The site is immediately adjacent to a Scheduled Ancient Monument. The Leper Hospital is the largest and most important site pertaining to the Order of St Lazarus and is poorly understood, particularly in terms of its boundaries. To site a industrial plant in an area that could be one of Leicestershire's most valuable but least explored historic sites is scandalous.</p> <p>Sympathetically excavated the site could be a major tourist attraction in future years, helping Melton and Burton financially.</p> <p>The ancient St Mary and St Lazarus Hospital dating from the 12th century Order of St Lazaurus of Jerusalem should be protected as a heritage asset.</p> <p>The medieval church of St James in Burton Lazars is also likely to be affected by this site.</p> <p>Any development in such close proximity may jeopardise its integrity and conservation.</p> <p>The application will result in significant loss of vegetation and the new buildings will be clearly visible, the planned planting will only afford 'better' not complete or even adequate cover after 15 years.</p> <p>Ancient Grade I Listed Church lies within 500 metres of the proposal. Devastating for the congregation.</p> <p>The plant is directly in line with the value and historic St James Church and its Gardens of Remembrance, impacted by the smell.</p>	<p>Noted, the heritage asset is of the highest significance and the proposal will be visible from the SM and has the potential to have an impact in terms of odour. Whilst there is concern that the proposal will be visible from the SM and will intrude on its setting it is considered that this would be less than substantial harm. Odour is a subjective issue and whilst the development has the potential to create odour it is not considered that this would reduce the significance of the scheduled monument or have a detrimental impact on its setting.</p> <p>Therefore an assessment as to whether the environmental and economic benefits outweigh the harm to the asset is required in the determination of the application.</p> <p>Noted, commentary in relation to the proposed landscaping is contained above within the archaeology section above.</p> <p>Noted, due to the distances involved and the odour modeling undertaken it is not considered that the Church or Garden of Remembrance would be detrimentally affected in respect of odour.</p>
<p>Odour</p> <p>The location is very near a populated area where people will be affected by the smell.</p> <p>It has been established that the prevailing winds come predominantly from the direction of the</p>	<p>Noted, the main concern of the objections received has been in respect of concern over odour and the impact on residents, their properties and gardens and the village.</p> <p>A full assessment in relation to odour is contained in the report.</p>

proposed development and blow directly over my property and that of my neighbours. It seems clear from research that neighbouring properties will be adversely affected by noxious odours and dust resulting from the poultry units and these will effect neighbouring houses and the quality of life of the occupants. Indeed these emissions would exceed the maximum recommended by the Environment Agency.

The village is not linked to livestock farming and is odour free.

Past experience relating to the town and its sewage plant confirms odour can carry long distance with the wind.

The prevailing wind blows directly towards the village.

Whilst there will be undertakings to mitigate the offensive odour of chicken manure it has been shown beyond reasonable doubt that mitigation is not the same as elimination by a very large measure.

Figures demonstrate that the amount of chicken manure produced will be in the region of 900 tons per annum of which 2/3 will evaporate into the air.

Polluting the air with smell and dust particles.

The pollution from the manure of the birds will envelop the village.

The Environment Agency have advised that there may be issues with odour and would result in complaints from residents.

Due to prevailing winds the filth and stench vented from this industrial-sized plant will be carried East directly over and through the village. Also liable to pollute south Melton. The village will be heavily affected by reeking odours with a resulting damage to air quality.

There is no guarantee that this factory will not engender unacceptable smells and dust pollution and the full extent of it cannot be ascertained until it is too late.

Previous experience of living in the village when a battery chicken establishment of similar distance and wind direction but considerably smaller. At certain time of the year when sheds cleaned the odour was overpowering and unbearable. The smell was so intense and nauseating that villagers were forced indoors with windows firmly closed for days at a time.

<p>Odour assessment contains errors .</p> <p>The projected odour emission exceed the maximum recommended by the Environment Agency.</p> <p>The Environment Agency guide states that the LPA should be confident that the development will not result in unacceptable risk of pollution.</p> <p>Reducing the project by one shed and the resiting makes no practical difference and the stink produced by the farm will have a huge impact on the village and its environment.</p>	
<p>Noise</p> <p>The majority of the plant will be automated and mechanised will inevitably result in constant invasive noise, most noticeable at night.</p> <p>Unacceptable noise levels will result in loss of amenity to Burton Lazars village.</p>	<p>Matters relating to noise will be controlled by the Environmental Permit and can be controlled by means of a condition.</p>
<p>Pollution</p> <p>Risk of noise pollution and light pollution.</p> <p>noise disturbance from the industrial sized fans used to aerate the enormous barns and the sheer numbers of birds inside them will themselves generate noise. Although trees may be replanted it will be many years before they provide sufficient screening and we will be able to view the development from our garden. These trees will not stop the noise of the fans and it is these very fans that will help distribute the biological matter into the atmosphere and thus spread pollution</p> <p>The planning authority should be confident that the developments will not result in unacceptable risks of pollution. Can we be confident that the risk of pollution will not occur?</p> <p>Rodent, bird and insect activity. Nuisance from flies</p> <p>The affect of waste on polluting water courses.</p>	<p>Matters relating to pollution will be controlled by the Environmental Permit</p>
<p>Drainage and flooding</p> <p>In the vicinity(Hall Drive) because we are down stream of all the natural drainage from that area and are below the level of the proposed site. This means that we already experience flooding in our properties when there is heavy rainfall from the fields above and behind us i.e the proposed site and the risk will be increased. Added to which</p>	<p>All waste water from the chicken houses will be directed to underground waste water tanks. Waste water will then be removed from the site in appropriate containers. Run off from roof will be directed to a lagoon on the northern part of the site.</p> <p>Severn Trent Water have no objection to the</p>

<p>some of the water from the site may well be contaminated.</p>	<p>proposal in terms of drainage.</p> <p>Surface water and flood risk form part of the Environmental Statement and a Flood Risk Assessment (FRA) has been required by the Environment Agency. The application proposes a new surface water drainage system which has the potential to influence the existing surface water on the site. The Environment Agency are satisfied that adequate surface water treatment is in place and they have raised no objection to the proposal.</p>
<p>Dwellings</p> <p>The dwelling would set a precedent.</p> <p>The site is unacceptable for housing and would not stand alone as a project.</p>	<p>The application proposes an agricultural workers dwellings. It is agreed that the location for the dwellings would not be considered sustainable in terms of residential properties. However, the NPPF does allow for exceptions to allow for rural workers to live at or near their work where there is an essential need. An assessment in respect of this is contained within the report.</p>
<p>Ecology</p> <p>Newts – treatment of them is inadequate and inhumane.</p> <p>Badgers not adequately addressed, setts will not remain viable in such conditions.</p> <p>A small wood will be demolished damaging trees, and a known wildlife habitat for owls , bats, and the great crested newt and other species.</p>	<p>Noted, an assessment in relation to ecology is detailed above in the report.</p>
<p>Policy</p> <p>The location, nature, design and scale of the factory fails to meet national policy framework recommendations.</p> <p>The planning department would be failing the core principles of the NPPF is it were to permit the application.</p> <p>Unsustainable village location.</p> <p>Is contrary to Policy C3 and BE11 of the Local Plan.</p> <p>Paragraph 6.23 of the Local Plan state that ‘intensive food production units ...can create greater environmental problems than general agricultural buildings .. it is therefore important that good access to classified roads is available and the units are located well away from existing residential areas’ – these are not well away.</p> <p>This development is using a site on green belt land in a conservation area.</p>	<p>Noted, an assessment of the relevant policy is detailed throughout the report.</p>

<p>Animal Welfare</p> <p>Concern of welfare of the birds.</p> <p>Unnatural ways to raise birds.</p> <p>Cruelty to provide cheap meat.</p>	<p>Noted, it is not considered that this is a material planning consideration.</p>
<p>Health Issues:</p> <p>Health hazards – danger to sufferers of respiratory conditions.</p> <p>Health risk from air pollution and ammonia.</p> <p>Dust from litter and feed will be a health hazard.</p> <p>Local residents are sensitive to airborne allergens.</p> <p>Suffers of acute asthma live within 600 yards of the proposed unit.</p> <p>The village has many elderly residents who will be at risk from airborne risks which will affect the lungs.</p> <p>Bird Fancier’s Lung – disease which can be fatal.</p> <p>Noroviruses – flu mutations in birds, often chickens.</p> <p>Not only do such developments produce noxious smells but that they also carry pathogens which can pose serious harm to human health. This has the potential of effecting the health of all those residents in Burton Lazars.</p>	<p>There has been a significant number of objection in relation to health, in particular respiratory conditions.</p> <p>The main sources of dust are the milling of feed or the open delivery of feed. It is stated in the application that no milling will take place on site and modern enclosed systems will be used to deliver the feed from the lorry to the silos and then from the silo to the houses.</p> <p>Dust can be derived from the ventilation of the houses, however, good litter management will minimise this.</p>
<p>Other Matters:</p> <p>The potential owners have in the relatively recent past have had to defend themselves in a court of law for not complying with legal requirements covering the running of such a business. Moy Park failed to follow its own odour management plan.</p> <p>Impact on weddings, funerals and christenings at the Church.</p> <p>Detrimental impact on community facilities of the Church and Village Hall.</p> <p>The village hall has spent over £75,000 improving and renovating the Hall, over 40% of this on outside facilities. The location of the farm will mean inevitable obnoxious smells, dust and noise severely interfering with the enjoyment of these facilities. The Hall is directly in line with the prevailing wind, ironically a traditional factor that historically characterises Burton Lazars as a healthy environment.</p>	<p>This matter is not a planning consideration.</p> <p>There has been a significant amount of objections in relation to the impact of the proposal on the Village Hall. The concern is in relation to odour, dust and smells. These have been addressed above in the report. However, on the odour modeling that has been undertaken the Hall in an area where the odour would be undetectable.</p>

<p>Noise, water and odour pollution.</p> <p>Impact on potential house buyers/value of properties.</p> <p>Light Pollution</p> <p>No economic benefit, the company has a policy of shipping in itinerant outside labour on a temporary basis.</p> <p>No advantages for local employment or skills training as they use temporary workers on minimum wage.</p>	<p>Noted, addressed above in the report.</p> <p>Not a planning consideration.</p> <p>External lighting can be controlled by means of a condition in respect of location and timings.</p> <p>Economic benefits will be gained in other sectors and not just at this site.</p> <p>The NPPF seeks to support all economic development in the quest for sustainable development which includes economic, social and environment strands which make up the framework. The NPPF advises that ‘Planning should do “everything it can” to encourage growth, not prevent it and should plan proactively to encourage economic growth’ it goes as far to say that ‘significant weight should be given to the need to support economic growth’. The proposal seeks to create a rural business on the site of previous agricultural and industrial use. The application states that proposal would generate equivalent to 15 full time workers. This development will have a knock on affect to the economy elsewhere (delivery drivers, slaughter house, product packaging etc) and the economic benefits will be more far reaching than just the immediate local area. It is considered that the proposed economic development on a brownfield site is considered to be a material consideration in the determination of the application.</p> <p>There is a question as to whether the site is brownfield land. The site has clearly been used in the past and there are existing redundant structures on the site. The site has been used for military purposes and a previous poultry unit. Previously developed land (brownfield) is classed as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.</p>
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<p>Is factory farming good for Melton's Capital of Food image?</p>	<p>It is clear that there are structures on the site and that the site has a derelict appearance which over the years has been the subject of unlawful tipping. A judgement will be required as to whether the land is considered to be previously developed in line with the above definition. The site is currently occupied by buildings which are not agricultural or forestry buildings, although they have been adapted for these purposes, and therefore it is considered that the site is previously developed land and the proposal would constitute the redevelopment of a brownfield site.</p> <p>Noted, the application is required to be determined on planning merits.</p>
<p>Comments in response to amended plans;</p> <p>The majority of the letters state that they wish to reiterate their objection.</p> <p>Concern that no matter how many times the layout is changed the development is in the wrong place.</p> <p>The development would create high odours in close proximity to residential properties and is downwind.</p> <p>Concern over odour levels at clean out.</p> <p>The latest ADAS odour modelling report shows predicted odour levels 46% above the predicted maximum, well beyond the boundary of the site and across the site of the Scheduled Monument.</p> <p>The area is most suited for housing and would be an adjunct to the relief road.</p> <p>Concern over increase in traffic.</p>	<p>Noted, all original objection letter have been reported above.</p> <p>Noted, an assessment of the development is contained in the report.</p> <p>Noted, an assessment of odour is contained in the report.</p> <p>The application is for a poultry farm and this is what the Local Planning Authority is required to consider.</p> <p>Noted, an assessment of the impact on highways is contained within the report.</p>

Other Material Considerations:

<p>Compliance (or otherwise) with Planning Policy</p>	<p>The Local Plan policies are considered to be complemented by the NPPF and should not be set aside because of it.</p>
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Conclusion

The determination of this application requires a balance of all the issues raised and considered through out this report. The benefits of the proposal will need to be balanced against the harm of the proposal and **refusal should follow only if harmful impacts 'significantly and demonstrably outweigh the benefits'** .

The main benefit of the proposal is the economic growth that the proposal will deliver. Paragraph 19 of the NPPF state that "significant weight" should be placed on the need to support **economic growth**. As an intensive food production unit the application is considered to be supported by the NPPF. The NPPF also supports economic growth in rural area to create jobs and prosperity, paragraph 28, and the

effective use of brownfield land, paragraph 111. The Local Plan is supported of agricultural development in the open countryside. As such it is considered that the proposed development is an acceptable use in the open countryside as it relates to agricultural and is suitable in a rural location.

The proposal is not considered to have an adverse impact on the highway, the outlook and privacy of residential properties, ecology or flooding and in these respects is considered to be ‘neutral’.

As detailed in the report the proposed development is considered to have **less than substantial harm on the setting of Scheduled Monument** (para 134 of the NPPF). The heritage asset is of the highest significance and the proposal will be visible from the SM and has the potential to have an impact in terms of odour. However, this is considered to be harm of very limited consequence bearing in mind the volatility, longevity and relative infrequency of the odour issues. It needs to be balanced against the benefits of the proposal. With regards to impact on the **amenities of residential properties** the odour levels – whilst recognising odours will be likely on occasion – will fall below the levels considered to have a significant adverse impact on amenity. Whilst the report is not stating that there will not be odour from the development, it is anticipated odour from the poultry unit will be detectable from time to time, in particular during cleaning cycles when odour concentrations are likely to be highest. However, based on the information available it is considered that odour from the poultry unit will not be persistent and will not therefore impart a significant and unreasonable interference on residents.

The key issue for the Committee is to consider the significance of the harmful impacts and to balance them against the benefits. It is considered that the impact on the adjacent Scheduled Monument and residential amenity arising from odour are harmful but in view of their severity and frequency carry limited weight. The NPPF attaches a high level of importance to economic development and it is considered that the balance of these issues in this case favour the economic interests.

RECOMMENDATION: PERMIT, subject to:

- (a) The completion of an agreement under s 106 to secure:
 - (i) Routing agreement for construction and operational traffic to ensure that vehicles do not enter the site through the residential estates to the north of the site.
 - (ii) Employment and Training opportunities; AND
- (b) The following conditions to include:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The development shall be carried out in accordance with plan drawing nos SL-PL-03 Rev L, received on the 13th October, SL-E201 Rev B, SL-E202 Rev B SL-B-01 REvA, SL-E203 RevB, received on the 28th May 2014.
3. No development shall start on site until all materials to be used in the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.
4. No development shall start on site until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall indicate full details of the treatment proposed for all hard and soft ground surfaces and boundaries together with the species and materials proposed, their disposition and existing and finished levels or contours. The scheme shall also indicate and specify all existing trees and hedgerows on the land which shall be retained in their entirety, unless otherwise agreed in writing by the Local Planning Authority, together with measures for their protection in the course of development
These details shall include, as appropriate:
 - Retained historic landscape features and proposals for restoration, where relevant.
 - Planting plans
 - Written specifications (including cultivation and other operations associated with plant and grass establishment)
 - Schedules of plants, noting species, planting sizes and proposed numbers /densities where appropriate
 - Implementation timetables.
5. The approved landscape scheme (both hard and soft) shall be carried out before the occupation of the buildings or the completion of the development, whichever is the sooner; unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
6. No development shall commence on site, unless otherwise agreed with the council, appropriate measures have been approved by the local planning authority that restricts the movement of HGVs to using Sandy Lane to the south of the site and not that section to the north of the site. Such measures to include the provision of appropriate signage. The approved measures shall then be in place before development commences and thereafter all HGV movements (including construction traffic) shall comply with these measures and all associated signage shall be permanently be so maintained.
7. No development shall commence until such time as the proposed highway improvements shown generally on the plans included in Appendix B of the Traffic Assessment, have been provided in accordance with Highway Authority standards to the written approval of the Local Planning Authority.
8. If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 20 metres behind the highway boundary and shall be hung so as to open inwards only.
9. Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway and thereafter shall be so maintained.

10. For the period of the construction, the applicant shall take measures to ensure that the highway is kept free of mud, water, stones etc, in accordance with details that shall have first been approved in writing by the Local Planning Authority.
11. For the period of the construction of the development, vehicle parking facilities shall be provided within the site and all vehicles associated with the development shall be parked within the site.
12. Before the development is first brought into use, staff car parking shall have been provided, hard surfaced and made available for use within the curtilage of the site in accordance with details that shall first have been submitted to and approved by the Local Planning Authority. Once provided the parking facilities shall thereafter be permanently so maintained.
13. The car parking facilities (including the garages) shown within the curtilage of the dwelling shall be provided, hard surfaced and made available for use before the dwelling is occupied and shall thereafter be permanently so maintained.
14. Before first use of the development, the access road shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 20 metres behind the highway boundary and shall be so maintained at all times.
15. Before first use of the development hereby permitted, the proposed turning facilities shown within the site, shall be provided, hard surfaced and made available for use within the site in order to allow vehicles to enter and leave in a forward direction. The turning area so provided shall not be obstructed and shall thereafter be permanently so maintained.
16. The restricted byway shall be kept safe, open and available whilst construction work is undertaken. No machinery or building materials should be stored on the right of way and no new structures (gates or other barriers) should be placed across the route of the right of way without the prior consent of the Highway Authority.
17. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Appendix 8.1 FRA within the EIA dated May 2014 and the following mitigation measures detailed within the FRA:
 1. Limiting the surface water run-off generated up to the 100 year plus climate change critical storm so that it will not exceed 22.6l/s.
 2. Two trains of SuDS treatment will be provided for external hard standing and one train of treatment will be provided for the roof.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

18. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- The scheme shall also include:
- details of how the scheme shall be maintained and managed after completion
 - Surface water drainage system/s to be designed in accordance with either the National SUDs Standards, or CIRIA C697 and C687, whichever are in force when the detailed design of the surface water drainage system is undertaken.
19. The rated noise level from all fixed machinery shall not exceed the background level as determined by British Standard 4142:1997 at the external façade of the nearest noise sensitive receptor. The rated noise level shall include a 5dB character correction where appropriate.
20. The number of broilers housed at the facility at any one time shall not exceed 268,000 broilers.
21. Prior to the commencement of development, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted and approved in writing by the Local Planning Authority. If, during development, contamination is found to be present at the site, not previously identified, then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
23. No demolition/development shall take place until a programme of archaeological work, informed by an initial phase of trial trenching, has been detailed within a Written Scheme of Investigation. Proposals for both stages of archaeological work (initial trenching and final mitigation) shall submitted to and approved by the local planning authority in writing. They shall include an assessment of significance and research questions; and:
- The programme and methodology of site investigation and recording
 - The programme for post-investigation assessment
 - Provision to be made for analysis of the site investigation and recording
 - Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - Provision to be made for archive deposition of the analysis and records of the site investigation
 - Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
24. No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (23).
25. The development shall not be utilised until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (23) and provision made for analysis, publication and dissemination of results and archive deposition has been secured.

26. A site inspection and historic building recording should be undertaken in advance of any site clearance or development works likely to impact upon the integrity of the standing structures. The site [inspection] should also include a walkover survey and targeted recording of the full development area to identify the presence of and record evidence for the contemporary military and post-war Polish use of the site. The details of the inspection and historic building recording shall be submitted to and approved in writing by the Local Planning prior to commencement of development.
27. No development shall commence until a Great Crested Newts mitigation plan, the broad outlines of which are in EMEC 09/10/14 has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plan.
28. No development shall commence until the proposed mitigation measures in relation to bats as been implemented in accordance with 6.4.1 of the Ecology report (EMEC Oct 2012), with additional pre-demolition survey (as two years have elapsed since the EMEC survey).
29. No development shall commence until the proposed mitigation measures in relation to badgers has been implemented in accordance with 6.5 of the Ecology report (EMEC Oct 2012), with additional predemolition survey (as two years have elapsed since the EMEC survey).
30. No development shall commence until the proposed mitigation measures in relation to the impacts on Barn Owls have been implemented in accordance with 6.6 of the Ecology report (EMEC Oct 2012), with additional pre-demolition survey (as two years have elapsed since the EMEC survey).
31. Site clearance shall only take place outside the bird nesting season.
32. The occupation of the dwelling shall be limited to a person solely or mainly working or last working as such in the locality in agriculture, (or in forestry) as defined in Section 336 of the Town and Country Planning Act 1990, or a widow or widower of such a person and to any other resident dependants.
33. The dwelling hereby permitted shall not be occupied, or capable of being occupied, until the seven poultry buildings have been constructed and are ready to house the first crop of birds.
34. Prior to the commencement of development a detailed scheme for any external lighting to the permitted development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved lighting scheme.
35. Notwithstanding the plans submitted, reference SL-PL-03 Rev L, there shall be no solar panels installed on Shed 6.
36. The development hereby permitted shall be constructed and operated in accordance with the details submitted in the Environmental Statement, Chapter 5, 'The Project'.
37. The development hereby submitted shall not be brought into use until a Waste Management Plan has been submitted to and approved by the Local Planning Authority. The Waste Management Plan shall include the following features:
 - a) Only one shed should cleaned out at a time
 - b) The shed which is being cleaned out should operate with the minimum amount of ventilation consistent with safe operating conditions and provision of inward air movement through the doorway (so that emissions are predominantly dispersed through high level fans).
 - c) No sheds should be cleaned out until **at least four sheds have been de-stocked** at the end of each crop
 - d) Fans should be switched off, and doors kept closed, in sheds which have been de-stocked until they are cleaned outThe development shall be operated in accordance with the approved details at all times.

The reasons for the conditions are:-

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To enable the Local Planning Authority to retain control over the external appearance as no details have been submitted
4. To ensure satisfactory landscaping is provided within a reasonable period.
5. To provide a reasonable period for the replacement of any planting.
6. In the interests of highway safety and to ensure that HGV's use an appropriate route to access the site.
7. To ensure that Sandy Lane is improved to a standard suitable of carrying the HGVs generated by the development and to ensure that these vehicles do not cause highway dangers for existing highway users.
8. To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway.
9. To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users
10. To reduce the possibility of deleterious material (mud, stones etc) being deposited in the highway and becoming a hazard for road users.
11. To ensure that adequate off-street parking provision is made to reduce the possibilities of development of the site leading to on-street parking problems in the area during construction.
12. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.
13. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.
14. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.
15. To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)
16. To enable vehicles to enter and leave the site in a forward direction in the interests of the safety of road users.
17. To ensure that the restricted byway remains safe, open and available for use.
18. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

19. To prevent the increased risk of flooding, both on and off site.
20. To restrict noise levels from the development in the interest of residential amenity.
21. In the interest of the surrounding area and residential amenity.
22. To screen the development and protect and enhance the character of the adjacent scheduled monument.
23. To ensure satisfactory archaeological investigation and recording.
24. To ensure satisfactory archaeological investigation and recording.
25. To ensure satisfactory archaeological investigation and recording.
26. To ensure satisfactory archaeological investigation and recording.
27. In the interest of protected species.
28. In the interest of protected species.
29. In the interest of protected species.
30. In the interest of protected species.
31. In the interest of protected species.
32. The erection of dwellings in the countryside is contrary to the Local Planning Authority's general planning policy for the protection of the open appearance and character of the countryside and were it not for the special agricultural justification the development would not be permitted.
33. The erection of dwellings in the countryside is contrary to the Local Planning Authority's general planning policy for the protection of the open appearance and character of the countryside and were it not for the special agricultural justification the development would not be permitted.
34. To ensure that the use remains compatible with the open countryside.
35. In the interest of preserving the setting of the adjacent Scheduled Monument.
36. For the avoidance of any doubt.
37. To ensure that the cleansing out operations do not add to the level of odours experienced in the surrounding area and at residential receptors.

Officer to contact: Mrs Jennifer Wallis

Date: 8th December 2014