

S11/3166

South Kesteven District Council
Development Services

RECEIVED

9 - 01 - 2012



Supporting Planning Statement Fallow Lane, Foston, Lincolnshire



Report by: Sally Walker
Checked by: Robert Edwards

Date: December 2011

Submitted on behalf of:

Tim Marris
Marris Foston Ltd
The Deauvilles
Fallow Lane
Foston
NG32 2LJ

Prepared by:

ADAS UK Ltd
4205 Park Approach
Thorpe Park
Leeds
LS15 8GB



CONTENTS

| | | |
|-----------|---|----------|
| 1. | INTRODUCTION..... | 1 |
| 1.2. | Background Information..... | 1 |
| 1.3. | Overview of Planning Policy | 2 |
| 1.4. | Assessment of Development against Planning Policies | 5 |
| 1.5. | Conclusion..... | 7 |

1. INTRODUCTION

1.1.1. This statement accompanies an application for the development of four poultry units on land off Fallow Lane, Foston.

1.2. Background Information

Site Description

1.2.1. The application site forms part of a 240ha arable farm, owned by the applicant.

1.2.2. The application site lies in the southwest corner of an arable field towards the centre of the applicant's land holding at grid reference SK 865 440. The area is intensively cropped, most recently for oilseed rape.

1.2.3. The closest settlements are Foston, approximately 1.3km to the south-southwest and Westborough, approximately 1.2km to the west-northwest. The nearest house belongs to the applicant and is located on Fallow Lane, approximately 490m to the northwest of the application site. North End farm, the nearest third party property, is located approximately 660m to the southwest.

1.2.4. The site is not subject to any environmental designations.

Development Proposals

1.2.5. Four poultry units are proposed for the purposes of housing and rearing broilers. The proposed poultry units would be orientated north-south with an area of hardstanding to the south of the units adjacent to the farm track. A control room would be located between each pair of poultry units as well as three feed bins. An office and general purpose building is proposed to the south of the hardstanding area. Additional ancillary development would include gas tanks and an electrical substation. The total capacity on site will be approximately 170,000 birds.

1.2.6. The poultry units would each be 104.08 x 22.56m in dimension with a ridge height of 5.681m and 6.407m to top of the ventilation fans. The control room would be 6.096 x 6.4m. The height of the feed bins would be 7.5m. The office building would be 6 x 18m in dimension. Further floor and elevation plans are submitted with the application.

1.3. Overview of Planning Policy

1.3.1. Planning policies relevant to the proposed development are listed below.

National Planning Policies

1.3.2. The Government's National Planning Policy and guidance on various aspects of planning are set out in its Planning Policy Guidance Notes (PPG) and Planning Policy Statements (PPS). In July 2011 the Government published the draft National Planning Policy Framework for consultation. The draft document is part of proposed planning reforms to promote sustainable development whilst reducing the complexity of the planning system.

1.3.3. Planning Policy Statement 7: Sustainable Development in Rural Areas provides the national policy context for development in rural areas. It provides policy guidance to ensure that proposals for developments in rural areas allow rural regeneration, but are carried out in a manner that protects the countryside. It encourages policies in Local Development Frameworks, and the preceding local development planning system, to support developments which will enable farming and farmers to become more competitive, to adapt to changing markets and comply with changing legislation and regulatory requirements.

1.3.4. Regarding agriculture, PPS7 states that "the Government recognises the important and varied roles of agriculture, including the maintenance and management of the countryside and most of our valued landscapes."

1.3.5. Planning policies in the Regional Spatial Strategy (RSS) and Local Development Documents (LDDs) should recognise these roles and support development proposals that will enable farming and farmers to:

“(i) become more competitive, sustainable and environmentally friendly;

(ii) adapt to new and changing markets;

(iii) comply with changing legislation and associated guidance;

(iv) diversify into new agricultural opportunities (e.g. renewable energy crops); or

(v) broaden their operations to ‘add value’ to their primary produce.”

Regional Planning Policies

1.3.6. The Regional Spatial Strategy for the East Midlands (RSS8) provides the broad development strategy for the East Midlands up to 2026. Policy 3 on Distribution of New Development states that new development in rural areas should contribute to the strengthening of rural enterprise and Policy 24 on Regional Priorities for Rural Diversification requires promotion of diversification and further development of the rural economy provided it is sustainable and environmentally sound. Until the RSSs are abolished under the Localisation Act 2011, these policies remain part of the Development Plan.

Local Planning Policies

1.3.7. The South Kesteven Local Development Framework Core Strategy was adopted in July 2010. The Core Strategy forms a key part of the Development Plan for South Kesteven and will guide the determination of future planning applications.

1.3.8. The Core Strategy will eventually, as part of the South Kesteven Local Development Framework (LDF), replace the existing South Kesteven Local Plan which was adopted in 1995. The LDF is at the time of writing yet to be adopted.

1.3.9. SP1: Spatial Strategy states that in other villages and countryside development would be restricted and only considered acceptable if they are for:

B. agriculture, forestry or equine developments

1.3.10. Policy EN1: Protection and Enhancement of the Character of the District requires that development is appropriate to the environment it is situated within and provides a number of aspects that the development needs to be assessed against.

1.3.11. The Core Strategy document states that some Local Plan policies remain in effect unchanged. Policy AG1: Agricultural Buildings from the Local Plan, which is not being replaced, provides the criteria that agricultural buildings are subject to.

1.3.12. Policy AG1: Agricultural Buildings remains in use and states:

The development of agricultural buildings requiring planning permission will be subject to the following criteria:

Wherever possible, new buildings will be well integrated with an existing group of farm buildings.

No adverse effect on residential properties is likely to occur by reason of noise, dust, smell or general disturbance.

The location and design of new buildings will have regard to natural features and adjoining buildings.

Where necessary the building will be landscaped to reduce its impact on the surrounding countryside.

1.4. Assessment of Development against Planning Policies

- 1.4.1. The proposed development has been assessed against the planning policies outlined in the previous section. The assessment is provided below of the extent to which the development meets the policy requirements.
- 1.4.2. The proposed development would provide for a competitive and profitable development and contribute to sustaining the rural economy. It would help to meet the demand for high quality British poultry products and reduce the reliance on imports from outside of Britain, where environmental and animal welfare standards are often less than would be expected here. The proposed development would incorporate measures to reduce the environmental impact through the use of appropriate systems to dispose of waste and as well as measures to enhance the landscaping and biodiversity of the habitat on site. The development is therefore meeting the requirements of national planning policies.
- 1.4.3. The proposed development site is not covered by any national, regional or local landscape designations, in relation to its assessment against Local Policy EN1. Maintenance of landscape character and ecological enhancement will be achieved through the planting of a species-rich hedgerow to promote greater biodiversity and to allow sufficient screening of the proposed development. The landscape has been assessed as having a low sensitivity to the development, with the effects of the minor changes to character resulting from the development determined as neutral. There is also a large existing agricultural unit that is isolated from other development on Chapel Lane, which sets a precedent for units to be remote from other buildings.

1.4.4. The proposed development site is not due to be located within an existing group of farm buildings, an objective of Policy AG1 to be achieved “wherever possible”. The applicant has considered an alternative location nearer to the existing farm buildings. However, there are a number of reasons why the current application site was selected as a more appropriate location.

- The existing farm buildings are located in an area that is vulnerable to flooding from rivers (or sea) without defences. Although land and buildings used for agriculture are regarded as ‘less vulnerable’ to flooding based on the definitions in PPS25: Development and Flood Risk, in order to take the opportunity to reduce flood risk, it is preferable that the development should not be located in flood risk zones where an alternative site is available. The development site is located in an area that is shown as not at risk of flooding on the Environment Agency Flood Map.
- Siting the development further away from the existing farm buildings will ensure protection of the amenity of the residential building at the farm. Though this property is currently owned and occupied by the applicant and his family, this may not always be the case. The amenity value of the property could be lowered by the presence of poultry units within the building complex.
- A number of archaeological artefacts have been found in the immediate vicinity of the applicant’s farm which may constrain any development in that area. Heritage Lincolnshire has given its opinion that due to the low potential for archaeological interest at the proposed site, there is no requirement for pre-determination works.
- The access to the application site and the existing farm is along the single track lane of Foston Lane. The application site as proposed reduces the travel distance to the main trunk road network by approximately 379m compared to if it had been located adjacent to the existing farm buildings.

1.5. Conclusion

- 1.5.1. The proposed development meets the requirements of all national, regional and local planning policies. The application site is not located adjacent to existing farm buildings as would be preferred under Policy AG1, although it is considered that there is clear justification for this and that the site selected is the best available to the applicant.
- 1.5.2. There are a number of aspects to the existing farm complex that have influenced the decision to locate the development separately from it, including risk of flooding, ease of access, preservation of the historic resource and amenity value. In combination, these factors mean that the proposed development site is more suitable for the proposed poultry units than the existing farm complex. The proposed development is therefore in accordance with the underlying intention of relevant national and local planning policy and legislation in terms of environmental impacts and sustainability.