

## TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT CONTROL

<b>Committee:</b>	Planning
<b>Date:</b>	05.03.2020
<b>Site Location:</b>	<b>Starveall Farm, Pamington Road, Pamington, Tewkesbury, Gloucestershire, GL20 8FG</b>
<b>Application No:</b>	18/01251/FUL
<b>Ward:</b>	Isbourne
<b>Parish:</b>	Ashchurch Rural
<b>Proposal:</b>	Hybrid planning application; Full planning application for the proposed erection of a new poultry site for up to 360,000 birds with solar panels, biomass boilers and associated buildings & development. Outline planning application for one agricultural workers dwellings with all matters reserved apart from access
<b>Report by:</b>	Paul Instone
<b>Appendices:</b>	Site location plan Site layout plan Site plan Floor plan & elevations poultry unit Floor plan & elevations gate house
<b>Recommendation:</b>	Permit

### 1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 Starveall Farm is located in the Parish of Ashchurch in an area of open countryside east of Tewkesbury. The nearest settlement is Pamington which is just less than one mile to the north, the edge of Tewkesbury is some 2.6 miles north west. The total landholding at Starveall Farm amount to 18.4 hectares.
- 1.2 There are four existing broiler rearing units on Starveall Farm Provision and associated infrastructure including 16 feed bins which were granted planning permission in 2014 (ref:12/01083/FUL). These units are owned and operated by the applicant and have been operating for approximately 5 years. Vehicular access to the poultry rearing units is via a private drive which connects to the B4079 to the north east of the site. This was granted planning permission in 2014 (ref: 14/03074/FUL). There is also an existing agricultural workers dwelling on the site which is located approximately 20 metres to the west of the existing poultry units. The remainder of the landholding including the application site itself is laid to grass and used for grazing.
- 1.3 The application site itself relates to a 6.6 hectare parcel of land located approximately 150 metres to the south of the existing poultry units at the closest point. The application site is broadly rectangular with established hedgerows on the east and west boundaries. The southern boundary of the application site is open field and the Gloucestershire Way Long Distance Footpath which is a Public Rights

of Way runs on an east west axis immediately to the south of the application site. The site is relatively flat with levels being around 31-32 AOD.

- 1.4 The land is situated in an area designated primarily as grade 3 land on the provisional land classification maps published by Defra. This grade is defined as land with moderate limitations due to soil, relief or climate, or some combinations of these factors.
- 1.5 The application site is not subject to any statutory designations other than being located within area designated as a Nitrate Vulnerable Zone under the European Commission Nitrates Directive.
- 1.6 A high pressure gas main runs across the northern part of the site in between the existing and proposed poultry units.
- 1.7 The nearest residential properties to the proposed poultry units, not associated with the agricultural holding, is the farmhouse at Claydon Farm, which is approximately 430m to the west of the proposal site. The other nearest properties are approximately 570 m to the west and Claydon Cottages, which are approximately 710 m to the west.
- 1.8 The application site is located in Flood Zone 1.
- 1.9 This is a hybrid application and comprises a full application for the erection of 6 broiler rearing units with capacity for 360,000 birds and well as biomass boiler buildings, 18 feed bins and other ancillary structures and infrastructure which is detailed below. The application also includes outline proposals for the erection of one agricultural works dwelling. The application has been amended since submission reducing the proposed number of agricultural workers dwellings from two to one.
- 1.10 The six poultry units would site parallel to each other and each unit would measure 91.8 metres, by 27.7 metres, with an eaves height of 2.9 m and a ridge height of 5.3 metres. The units would be ventilated by side inlets and 15 high velocity ridge fans and 10 gables end fans on each unit. The gable end fans on the west elevation would be covered by a 3 metres canopy. Solar panels are proposed on the south facing roof slope of each unit.
- 1.11 To the front (east) of the units a 3 metre bio-secure control room corridor is proposed which would run across the front of the broiler rearing units. Adjacent to the bio-secure control room corridor two biomass boiler building are proposed in front of units which would have a ridge height of 7.2 metres and an eaves height of 6.2 metres. The majority of the remaining area to the front of the units would be covered by a canopy which would be the same height as the biomass boiler buildings and alongside the biomass boiler buildings would be 15 metres wide.
- 1.12 A total of 18 feed bins are proposed which would be located in two groups; one group of 12 in front of units 4 and 5 and one group of 6 to the front of unit 1. The proposed feed bins would be 7.2 metres high.
- 1.13 Between the poultry rearing units 5 mixer sheds are proposed with a footprint of 20 sq m and pitched roof with a ridge height of circa 4.8 metres.
- 1.14 At the northern end of the site, on the northern side of unit 1 is a proposed two storey biosecurity service and welfare building which would measure 10 metres by

15 metres with an attached storage area. The building would have a pitched roof and would have an eaves height of 6 metres and a ridge height of 6.8 metres.

- 1.15 To the front of the proposed poultry units would be a concrete yard and a parking area adjacent to the welfare building. Vehicular access would be provided by extending the existing access road serving the poultry units to the north by approximately 430 metres along the eastern boundary of the site where it would join the concrete yard. It is proposed that this track will continue to run along the eastern boundary past the proposed poultry units to allow farm vehicles and machinery to access the remainder of the holding.
- 1.16 Other associated development comprises:
- Two groups of 6 gas tanks located to the front of the of the poultry units
  - Provision of maintenance track to the rear of the poultry units
  - Three underground dirty water tanks located east of the units
  - One above ground water tank located east of the biosecurity and welfare building
  - One dead bird shed located to the front of the of the poultry units
  - One electrical generation cabin located by the parking area
  - Detention pond located at north-east of the proposed poultry units for the management of surface water.
  - Earth bund approximately 1.5m in height to the south of unit six.
- 1.17 Once operational the combined 6 poultry units would have a capacity for 360,000 bird places. Broilers would be brought into the farm at one day old and depopulated between 32 to 43 days (two phases). Including cleaning of the units there would be 7.75 cycles per year.
- 1.18 At the end of the production cycle, the birds are removed and transported to the processing site. The buildings then go through a thorough clean-out phase which involves dry-cleaning to remove organic material, wash down and disinfecting. The normal turn around period is around 7-10 days before the buildings can be re-stocked and the cycle starts again. The break between crops could be longer at certain times of the year such as Christmas or if clean-out is delayed.
- 1.19 It is proposed that all poultry litter/manure will be removed from the site and taken to third party land / sites by an approved local contractor. As part of this process records will be kept to record how much litter has been removed, where it has been taken to and confirmation from the recipient that it will be stored or spread in appropriate circumstances and conditions in compliance to their manure management plan and DEFRA guidelines (RB209).
- 1.20 The application also seeks outline planning permission for an agricultural workers dwelling which would be located approximately 112 metres to the north of the closest proposed poultry unit. The application for the dwelling is submitted with all matters reserved apart from access which is shown to be achieved via the proposed new access to the poultry units.
- 1.21 The existing Environmental Permit for the 4 existing poultry units and biomass boilers on the wider landholding was varied to include the 6 proposed units and additional biomass boilers. The varied permit was granted by the Environment Agency on 31st August 2017 (Permit number EPR/RP3534VV/V002). This Permit increased bird numbers from 215,000 to a maximum of 595,000.
- 1.22 Due to the size of the enterprise, the development falls under Schedule 1 of the

Town and Country Planning (Environmental Impact Assessment) Regulations 2017 which requires that all proposals for units in excess of 85,000 broilers must be the subject of an Environmental Impact Assessment (EIA). The application as submitted was accompanied by an Environmental Statement which includes sections covering the following areas:

- Description of Development
- Need for the Development
- Assessment of Alternative Planning Policy
- Air Quality, Health and Climate Impacts
- Landscape and Visual Impacts
- Highway Impacts
- Ecology Impacts
- Amenity Impacts
- Noise Impacts
- Odour Impacts
- Ammonia Impact
- Water Resources Impact
- Cultural and Heritage Impacts
- Summary and Conclusions

## 2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
12/01083/FUL	Provision of new poultry unit for up to 200,000 birds to be formed by erection of four poultry houses and associated infrastructure including 16 feed bins.	PER	06.02.2014
12/01084/OUT	Outline application for erection of an agricultural workers dwelling.	PER	16.06.2014
14/00037/CON DIS	Application for the approval of details subject to conditions 2,4,6,8,12 and 16 of planning permission 12/01083/FUL	DISCHA	26.06.2014
14/00307/FUL	1. Proposed upgrade of existing access onto B4079 and new access track to serve poultry unit at Starveall Farm and agricultural land.  2. Removal of conditions 13, 14 and 15 (requiring details of passing bays and highway improvements to Starveall Lane and Pamington Lane) relating to planning permission 12/01083/FUL and variation of condition 10 (hours of operation) to allow limited collections outside of the stipulated delivery times.	PER	13.06.2014
14/00696/FUL	Provision of new poultry unit to be formed by erection of 4 new poultry houses and associated infrastructure including feed bins, biomass and cover for lorries	RET	09.10.2017
14/00704/OHL	Upgrading the line from single phase to three phase (adding a third wire)	NONINT	30.01.2015
14/00095/CON DIS	Application for the approval of details subject to conditions 1 , 4, 5, 8,9, 10 and 13 of planning application 12/01084/OUT	NOTPRO	04.09.2014

14/00770/FUL	Retention of agricultural storage building non livestock, bio-mass boiler (inside the storage building), landscape bund and two water tanks.	PER	01.04.2015
14/00873/APP	Erection of agricultural workers dwelling	APPROV	05.03.2015
14/00144/CON DIS	Application for approval of details subject to condition 13 of planning application 14/00307/FUL		
15/00110/CON DIS	Application for approval of details subject to condition 1 of planning application ref 14/00770/FUL.		
18/00001/SCO	EIA Scoping Opinion for proposed erection of six poultry units, biomass boilers, feed bins and associated development.	DONE	05.11.2018
18/00125/AGR	Agricultural building to provide a gatehouse and bio-secure building for Starveall Poultry Farm.	NONINT	17.10.2018
18/01251/FUL	Hybrid planning application; Full planning application for the proposed erection of a new poultry site for up to 360,000 birds with solar panels, biomass boilers and associated buildings & development. Outline planning application for one agricultural workers dwellings with all matters reserved apart from access		

### 3.0 RELEVANT POLICY

3.1 The following planning guidance and policies are relevant to the consideration of this application:

#### 3.2 National guidance

National Planning Policy Framework 2019 (NPPF)  
National Planning Policy Guidance (NPPG)

#### 3.3 Development Plan

#### 3.4 Joint Core Strategy, Adopted 2017

SD1 - Employment - except retail development  
SD3 - Sustainable Design and Construction  
SD6 - Landscape  
SD8 - Historic Environment  
SD9 - Biodiversity and Geodiversity  
SD10 - Residential Development  
SD14 - Health and Environmental Quality  
INF1 - Transport Network  
INF2 - Flood Risk Management  
INF3 - Green Infrastructure

#### 3.5 Tewkesbury Borough Local Plan to 2011; March 2006 (TBLP)

AGR2 - Agricultural Workers Dwellings  
AGR 5 - New Agricultural Buildings

#### 3.6 Preferred Options Consultation, Tewkesbury Borough Plan 2011-2031 (2018):

Flood and Water Management SPD  
Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)

The First Protocol, Article 1 (Protection of Property)  
The Conservation of Habitats and Species Regulations 2017  
Classified Highway - B4079  
Public Right of Way  
Gas Pipeline

3.7 **Neighbourhood Plan**

3.8 Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life)

3.9 The First Protocol, Article 1 (Protection of Property)

4.0 **CONSULTATIONS**

**Ashchurch Parish Council** - Object for the following reasons:

- Further expansion will create an excess of traffic onto the site at the B4079/A435 junction, and will require significant measures to remedy and assurances will be needed that the junction remains in place.
- The smell from the site currently invades the surrounding area and an expansion from 4 to 10 bins can only exacerbate this
- Further expansion may ultimately result in a move to processing on site

**Oxenton Parish Council** Oxenton Parish residents have raised the following concerns:

- The effects of an inevitable increase in traffic on an already overloaded road network, (A435 & A460) and on a dangerous road (seven bends B4079)
- Periodic highly offensive smells drifting south westward in the prevailing winds affecting both our villages (Woolstone and Oxenton). Residents are already concerned about disgusting smells drifting in this direction from Starveall activities and have previously complained to the Council. Note if planning goes ahead we would like to see shed clearance expressly prohibited on any weekend or public holiday in particular.
- Resiting of footpath - we would hope this would not happen as a result of the buildings as many residents use this footpath on a regular basis.
- Intensive Chicken Farming of the nature proposed is cruel and in our modern enlightened society with increasing recognition of Animal Rights, there is no place for expanding and encouraging this outmoded practice. If it is to be allowed we would hope with the restriction of adhering to the higher welfare standards set out by the RSPCA and NOT than those of the 'Red Tractor' which are in our opinion inhumane (38kg per sq metre).

**Environment Agency** - No objection

*Gas Pipeline*

A major accident hazard pipeline is located within close proximity to the development site. Whilst we understand the pipeline is outside of the development site, the Council should seek comments from the pipeline operator before proceeding.

*Environmental Permitting Regulations*

The proposed development will accommodate up to 360,000 birds, which is above the threshold (40,000) for regulation of poultry farming under the Environmental Permitting (England and Wales) Regulations (EPR) 2016, as amended. The Environment Agency have issued a variation to the existing Permit for the poultry operation on 31 August 2017 (reference EPR/RP3534VV). This allows six

additional poultry sheds on site, stocking a total of 595,000 birds. The whole installation site will also operate a total of twenty 230kWh biomass boilers. (Officer Note: Following inconsistencies identified between the Permit and the planning application the Environment Agency have advised that they are carrying out a review of the site's Permit).

#### *Ammonia emissions*

Ammonia may be emitted from livestock and from manure, litter and slurry, and may potentially impact on local people or conservation sites i.e. vegetation/habitat (permits may be refused if critical loads to the environment are exceeded).

With regard to 'cumulative impact', we only undertake a screening approach based on the potential impact of intensive poultry farms regulated by the Environment Agency. The same approach applies to cases when detailed ammonia modelling may be required to determine the risk to nature conservation sites.

There may be other poultry or livestock farms not regulated by the Environment Agency in the area which could be considered with respect to any 'in combination assessment' and Habitats Regulation Assessment (HRA) in your competent authority role for the planning application.

#### *Environmental Permit Controls*

The Environmental Permit will control relevant point source and fugitive emissions to water, air and land; including odour, noise, dust, from the intensive poultry farming activities within the permit 'installation boundary'.

The Environment Agency do not make detailed comments on these emissions as part of the current planning application process. It will be the responsibility of the applicant to undertake the relevant risk assessments and propose suitable mitigation to inform whether these emissions can be adequately managed. For example, management plans may contain details of appropriate ventilation, abatement equipment etc. Should the site operator fail to meet the conditions of a permit we will take action in-line with our published Enforcement and Sanctions guidance.

#### *Odour and Noise*

As part of the permit determination, the Environment Agency do not normally require the applicant to carry out odour or noise modelling, but require a 'risk assessment' be carried out and if there are sensitive receptors (such as residential properties or businesses) within 400 metres of the proposed installation boundary then odour and noise management plans are required to reduce emissions from the site. A Management Plan should set out the best available techniques that the operator intends to use to prevent and minimise odour and noise nuisance, illustrating where this is and is not possible.

A management plan may not necessarily completely prevent all odours, or noise, or at levels likely to cause annoyance. The OMP can reduce the likelihood of odour pollution but is unlikely to prevent odour pollution when residents are in proximity to the units and there is a reliance on air dispersion to dilute odour to an acceptable level. In addition, the OMP/NMP requirement is often a reactive measure where substantiated complaints are encountered. This may lead to a new or revised OMP/NMP to be implemented and/or other measures to be in place.

The Environment Agency advise that they do not regulate all sources of odour and noise associated with a site and only to certain levels. For example, they cannot control noise and emissions from feed lorries/vehicles.

For the avoidance of doubt, they not directly control any issues arising from activities outside of the permit installation boundary.

#### *Bio-aerosols and dust*

Intensive farming has the potential to generate bio-aerosols (airborne particles that contain living organisms) and dust. It can be a source of nuisance and may affect human health.

Sources of dust particles from poultry may include feed delivery, storage, wastes, ventilation fans and vehicle movements.

As part of the permit determination, we do not usually require the applicant to carry out dust or bio-aerosol emission modelling. We do require a 'risk assessment' be carried out and if there are relevant sensitive receptors within 100 metres of the installation boundary, including the farmhouse or farm worker's houses, then a dust management plan is required.

#### *Water Management*

Clean Surface water can be collected for re-use, disposed of via soakaway or discharged to controlled waters. Dirty Water e.g. derived from shed washings, is normally collected in dirty water tanks via impermeable surfaces. Any tanks proposed should comply with the Water Resources (control of pollution, sludge, slurry and agricultural fuel oil) Regulations 2010 (SSAFO). Yard areas and drainage channels around sheds are normally concreted.

Buildings which have roof or side ventilation extraction fans present, may deposit aerial dust on roofs or "clean" yards which is washed off during rainfall, forming lightly contaminated water. The EP will normally require the treatment of such water, via french drains, swales or wetlands, to minimise risk of pollution and enhance water quality.

#### *Manure Management (storage/spreading)*

Under the Environmental Permit Regulations the applicant will be required to submit a Manure Management Plan, which consists of a risk assessment of the fields on which the manure will be stored and spread, in cases where this is done within the applicants land ownership. It is used to reduce the risk of the manure leaching or washing into groundwater or surface water. The permitted farm would be required to regularly analyse the manure and the field soil to ensure that the amount of manure which will be applied does not exceed the specific crop requirements i.e. as an operational consideration.

Any Plan submitted would be required to accord with the Code of Good Agricultural Policy (COGAP) and the Nitrate Vulnerable Zones (NVZ) Action Programme where applicable.

The manure/litter is classed as a by-product of the poultry farm and is a valuable crop fertiliser on arable fields. In cases where the applicant proposes to pass the manure to a third party they are required to keep quantity records of where the by-product has been transferred to and have a contingency plan in place for alternative disposal or recycling sites in cases of an emergency.

Separate to the above Environmental Permit consideration, the Environment Agency also regulate the application of organic manures and fertilisers to fields under the Nitrate Vulnerable Zone (NVZ) Rules where they are applicable, in line with Nitrate Pollution Prevention Regulations.

**Environmental Health (Noise and Odour)** - No objection further to clarifications from applicant

**Environmental Health (Air Quality)** - No adverse comments

**Highways England** - No objection

**Highways Authority** - No objection subject to conditions

**Local Lead Flood Authority** - No objection and no requirement for any conditions.



**Public Rights of Way Officer** - No objection subject to conditions

**Planning Casework Unit** - No comments to make on the Environmental Statement

**County Archaeologist** - No objection, the development has low potential to have any impact on archaeological remains.

**Natural England** - No objection, based on the plans submitted the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites

**National Grid** - Further to clarifications from applicant agree with the plans in principle subject to a Deed of Consent being completed

**Health and Safety Executive** - Do not advise against

**Severn Trent** - No objection

**Conservation Officer** - No objection

**Homes England and a neighbouring landowner** have been consulted under provision of Regulation 19(3)(d) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and have commented as follows:

**Homes England** - No comment

**Neighbouring Landowner** - The extension to the chicken farm is 500m away from our closest boundary and it does not appear from the reports that we will be impacted. The existing chicken units are 100m away. Within the Garden Town, we anticipate that 40% of the land will be green - public open space / landscaping and so forth, with planned manufacturing locations and residential. As such the Garden Town Masterplan can be designed around any impacts.

## 5.0 **PUBLICITY AND REPRESENTATIONS**

5.1 The application has been publicised through the posting of a site notice for a period of 21 days and through a press notice.

5.2 **Local Residents** - 3 representations have been received objecting to the proposal for the following reasons:

- There is sometimes odour noticeable from the site which would get worse if the size of the operation is increased
- The present site is visible from the AONB to the east and the increase in size would cause another unacceptable visual intrusion into the open countryside
- The increase in traffic would make the B4096 and the junctions to the north and south even more unsafe.
- The existing planning conditions are regularly flouted

## 6.0 **POLICY CONTEXT**

6.1 The determination of a planning application is to be made pursuant to section 38(6)

of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of The Town and Country Planning Act 1990. Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which "indicate otherwise". Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other materials considerations."

- 6.2 The development plan comprises the Joint Core Strategy (JCS) (2017) and saved policies in the Tewkesbury Borough Local Plan to 2011 (March 2006) (TBLP).
- 6.3 Other material policy considerations include national planning guidance contained within the National Planning Policy Framework and the emerging Tewkesbury Borough Local Plan (Preferred Options Consultation) 2011-2031.
- 6.4 The relevant policies are set out in the appropriate sections of this report.

### **Community Infrastructure Levy Regulations**

- 6.5 The Community Infrastructure Levy (CIL) Regulations allow local authorities to raise funds from developers undertaking new building projects in their area. The regulations stipulate that, where planning applications are capable of being charged the levy, they must comply with the tests set out in the CIL regulations. These tests are as follows:
  - a) necessary to make the development acceptable in planning terms
  - b) directly related to the development; and
  - c) fairly and reasonably related in scale and kind to the development.
- 6.6 As a result of these Regulations, local authorities and applicants need to ensure that planning obligations are genuinely 'necessary' and 'directly related to the development.' As such, the Regulations restrict local authorities' ability to use Section 106 Agreements to fund generic infrastructure projects, unless the above tests are met. Where planning obligations do not meet the above tests and restrictions, it is 'unlawful' for those obligations to be taken into account when determining an application.
- 6.7 In October 2018 the Council adopted CIL and implemented the levy on the 1st January 2019. For CIL purposes the application site falls within a 'Generic Site' and is subject to the levy for residential development at £200 per square metre on all the market elements of the proposed development.
- 6.8 Infrastructure requirements specifically related to the impact of the development will be secured via a S106 legal agreement, which may include the provision of commuted sums. CIL would be collected in addition to any site specific S106 requirements.

## **7.0 ANALYSIS**

- 7.1 The principal determining issues are the principle of the development, need and alternatives, effect on the character of the area including landscape and visual impact, transportation and highways, impact on residential amenity including bio-

aerosols, odour, noise, vibrations, traffic movements and drainage issues, flooding, ecological and environmental issues, impact on heritage assets, archaeology and impact on the emerging Tewkesbury Garden Town proposals. The principle of an agricultural workers dwelling in this location and the residential amenity of future occupiers, is also a determining issue. The proposals, in accordance with regulations, are considered on their own merit and in terms of the accumulation with other development.

### **Principle of Poultry Development**

- 7.2 The definition of agriculture, provided by section 336 of the 1990 Town and Country Planning Act, includes 'breeding and keeping of livestock (including any creature kept for the production of food)'. The application does not include the processing of meat at the site and therefore it is considered that the proposal falls under the definition of an agricultural activity and should be assessed against agricultural policies in the development plan.

- 7.3 Paragraph 80 of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. In respect to the rural economy paragraph 83 of the NPPF states that planning decisions should, inter alia, enable:

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

- 7.4 Policy SD1 of the JCS sets out that employment related development will be supported where it is located within or adjacent to a settlement or existing employment area and is of an appropriate scale and character; and farm diversification projects which are of an appropriate scale and use.

- 7.5 Policy AGR5 of the Tewkesbury Borough local Plan to 2011 - March 2006 supports proposals for the erection of agricultural buildings subject to certain criteria which are discussed in the relevant sections below. Similarly emerging policy AGR1 and AGR2 of the emerging Borough Plan support agricultural development subject to acceptable impacts on the area.

- 7.6 The broad principle of the proposals is therefore considered to be acceptable subject to the overall planning balance taking into account the material planning considerations.

### **Need**

- 7.7 The applicant has advised that the need for the proposed poultry units primarily comes from a combination of a growing population and increasing demand for British grown food. The British Poultry Council's document, 'Economic Impact of the British Poultry Meat Industry 2015' states that "The UK poultry meat industry is estimated to support a £3.6 billion gross value added contribution to GDP through its direct, supply chain and wage consumption impacts".
- 7.8 The industry continues to grow to meet the demand of home grown produce and suppliers require sites. The continued growth of the UK poultry sector has made an

important contribution to the UK poultry meat production capacity and the proposed site at Starveall Farm is part of this process. This is part of the development of the industry to bringing the UK closer to being self-sufficient in poultry meat and reducing the need to import meat, reducing greenhouse gasses from fossil fuel in transportation and other associated pollution.

### **Alternatives**

- 7.9 The Environmental Impact Assessment Regulations require the assessment of main alternatives considered by applicants and the main reasons for the chosen proposal taking into account environmental effects.
- 7.10 The applicants existing farm holding was discounted from the site selection process as it was closer to neighbouring residential properties and closer to existing poultry sites. The site at Starveall Farm was purchased by the applicant specifically with the idea of using it as a poultry site.
- 7.11 Against this context, the Environmental Statement confirms that the proposed location was selected for the following reasons:
- The site has direct access off the B4079 and is approximately 5.5 miles from the M5 based on the HGV route plan.
  - The existing on-site track can be utilised to access the poultry units.
  - The site is located over 400m from the nearest neighbouring residential properties and there are few residential properties in the locality.
  - An Environmental Permit was approved for the proposed poultry site.
  - The site has existing mature hedgerows on all its eastern and western boundaries, which will help screen the physical development.
  - The site has no special environmental or ecological designations.
  - Initial findings and research confirmed that environmental impacts and impacts of residential occupiers would be likely to be minimal.

### **Tewkesbury Garden Town**

- 7.12 The Tewkesbury Garden Town is a development proposal for the Tewkesbury area. The size of the development will help to meet the housing and employment needs for the longer term. The Garden Community scheme is a Government led initiative to bring forward development to help meet the target of 300,000 homes delivered nationally per annum by 2025.
- 7.13 A Draft Concept Masterplan for the Tewkesbury Garden Town was published in January 2018. The Concept Masterplan provides an indicative boundary of the Garden Town which is centred around Ashchurch. The existing poultry units are located within but on the edge of the indicative boundary and the proposed poultry units would be located just to the south of the indicative boundary. The final phase of the Masterplan (phase 4) indicates that land approximately 300 metres to the north of the existing poultry units and 630 metres to the north of the proposed poultry units is a 'potential future residential area'.
- 7.14 The following sections of this report indicate that the proposal, alongside the existing poultry units, give rise to the potential for environmental impacts in respect to odour on some land identified for potential residential development within the Masterplan.
- 7.15 However, it is a material consideration that there are existing poultry units at Starveall Farm, which are an existing potential source of odour emissions, that are

located closer to the land identified for potential residential development within the Masterplan than the current proposal. In addition the current application is not introducing a new use onto the wider landholding.

- 7.16 Paragraph 182 of the NPPF states that planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and that where the operation of an existing business facility could have a significant adverse effect on new development in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed. Future planning applications within the Masterplan Area would be determined in accordance with these principles (or in accordance with prevailing policy at the time of submission).
- 7.17 Section 38(6) of the Town and Country Planning Act 2004 requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which "indicate otherwise". Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 7.18 In this instance, given the very early stage in preparation of the Concept Masterplan, the indicative nature of the potential future land uses and the likely timeframe for the development proposals it is considered that very little weight can be afforded to the emerging development proposals in the decision making process.

### **Landscape Impact**

- 7.19 Paragraph 170 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by, inter alia:
- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)
  - recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
- 7.20 The application site is not identified as a 'valued' landscape in the development plan.
- 7.21 Policy SD6 of the JCS states that development will seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being. Proposals will have regard to local distinctiveness and historic character of different landscapes and proposals are required to demonstrate how the development will protect landscape character and avoid detrimental effects on types, patterns and features which make a significant contribution to the character, history and setting of a settlement area.
- 7.22 Policy AGR5 of the Local Plan requires that proposals for the erection of

agricultural buildings should be well sited in relation to existing buildings, ancillary structures and works and landscape features in order to minimise adverse impact on the visual amenity of the locality. Furthermore, that the proposed development should be sympathetically designed in terms of height, mass materials, colour and landscaping where appropriate.

- 7.23 The application site is not within an area subject to any national or local landscape designation, although the AONB is located approximately 600 metres to the east of the site and the Gloucestershire Way PROW runs immediately to the south of the site. The application site itself is on level ground and there are mature hedgerows to the north, west and east of the site as well as well as hedgerows and woodland within the wider area which filter and screen views of the site from level ground within proximity, including from the B4079.
- 7.24 The application site is visible from the Gloucester Way Footpath which runs to the south of the site and the proposed development would be highly visible from short sections of this footpath, however the development would be viewed in the context of the existing poultry units to the north. The application also proposes a 1.5 metre high bund with tree planting between the proposed units and the PROW which would mitigate the visual impact of the proposal from the PROW as well as from further viewpoints to the south.
- 7.25 The application site is visible from more elevated viewpoints to the east, including from a PROW on Oxenton Hill **a photo of this viewpoint is provided in the Committee Presentation** which is located within the AONB. The application proposals would be viewed in the context of the existing broiler units to the north and by virtue of the scale of the proposal and the cumulative built form within the wider site the application would have an adverse effect on the landscape. However, the visual impact would be partially impacted by the colour of the proposed buildings which from distant viewpoint would help to mitigate the prominence of the built form.
- 7.26 The planning application is supported by a Landscape and Visual Impact Assessment which assesses the visual impact of the proposal from 10 viewpoints, including both short distance and long distance viewpoints and similarly concludes that visual impact from parts of the PROW to the south would be moderate/major adverse and that the impact from elevated viewpoints on Oxenton Hill would be minor adverse. Further to site visits officers agree with this assessment.
- 7.27 Overall, it is concluded that there would be harm to the landscape arising from the proposal, given the scale of the buildings and extent of the site. However, it is considered that the impact is primarily restricted to short sections of the PROW in the vicinity of the application site and there is precedent for large scale agricultural buildings in the vicinity, and it is considered that due to the low-lying nature of the site the proposed bund and planting would provide effective mitigation. It is also concluded that there would be a minor adverse impact on the landscape from elevated viewpoints to the east.
- 7.28 The harm to the landscape is a factor that weighs against the proposal in the overall planning balance, but the landscape impact is tempered by the colour of the built form, which will be controlled by condition, landscape mitigation and by virtue that the application site is not identified as a 'valued' landscape in the development plan.

#### **Pollution Control, Residential Amenity and Local Amenity Considerations**

- 7.29 The effect of a development upon the vitality and social inclusivity of a local community has been shown to be a material planning consideration that is rooted in planning policy guidance. Paragraph 8 of the NPPF states that the planning system performs a social role; supporting strong, vibrant and healthy communities. More specifically, paragraph 91 states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Further to this, the PPG advises that local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making.
- 7.30 The NPPF states at paragraph 180 that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to the impacts that could arise from the development.
- 7.31 It also makes clear at paragraph 183 that when determining applications, local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. Local planning authorities should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.
- 7.32 Policy SD14 of the JCS states that development must cause no unacceptable harm to local amenity including the amenity of neighbouring residents and result in no unacceptable levels of air, noise, water, light or soil pollution or odour either alone, or cumulatively, with respect to relevant national and EU limit values.
- 7.33 Article 8 of the Human Rights Act gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the Country in the interests of the Community. First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents. The potential for cumulative impacts arising from the proposed development (site operations and vehicular HGV traffic generated by the development) upon the local area, including residents and all users of the highway and public rights of way network, is a key factor.
- 7.34 In order to operate, the proposed poultry units require an Environmental Permit as regulated by the Environmental Permitting (England and Wales) Regulations (EPR) 2016. The Environment Agency issued an Environmental Permit for the proposed development on 2nd August 2017, although this is currently being reviewed further to comments raised by the planning authority about the existing agricultural workers dwelling to the north.
- 7.35 Key environmental issues that are covered in the Permit include emissions to water, air and land including odour, noise, bio-aerosols and dust and relate to emissions that are generated from within the installation boundary. The Permit does not control any issues arising from outside the installation boundary.
- 7.36 No odour or noise modelling is submitted as part of the Permit application and Environment Agency policy is that odour and noise modelling is not required as part

of the intensive farming Environmental Permitting Regulation (EPR) application. Within the permitting process, where there are sensitive receptors within 400m of the installation boundary, the Environment Agency require Odour and Noise Management Plans to reduce emissions from the site. Under the EPR the applicant is also required to submit a Manure Management Plan, which consists of a risk assessment of the fields on which the manure will be stored and spread, in cases where this is done within the applicants land ownership.

- 7.37 Notwithstanding that a Permit has been issued for the proposal it is a requirement to submit an Environmental Impact Assessment in support of the application and the local authority are duty bound to robustly consider the applicant's submission which includes an assessment of odour, noise and dust arising from the proposal. The planning and permitting processes are separate from each other and are properly operated independently of each other. The permitting regime is concerned with the operation of facilities; the planning system looks at whether a proposed facility is acceptable in land use planning terms, including whether there are acceptable impacts, in planning terms, on the living conditions of the local community.
- 7.38 There have been a number of objections to the proposal on the grounds of potential smell and odour. The application site is located in a remote rural location with the nearest settlement (Pamington) lying just under one mile to the north, the edge of Tewkesbury is some 2.6 miles north west. The nearest residential property, not associated with the poultry units, is the farmhouse at Claydon Farm which is approximately 430 metres to the west; Claydon Farmhouse, approximately 570 metres to the west and Claydon Cottages which are located approximately 710 metres to the west.
- 7.39 There is also an existing agricultural workers dwelling located approximately 26 metres to the north of the existing poultry houses and this dwelling would be located approximately 380 metres from the proposed poultry houses. In addition a new agricultural workers dwelling is proposed between the existing and proposed poultry houses; and would be located approximately 110 metres from the proposed poultry houses and 125 metres from the existing poultry workers houses.
- 7.40 As part of the application process the local planning authority employed a specialist odour and bio-aerosol consultant to review the applicant's submission in order to assess the impact of the proposal on residential amenity and health. Public Health England, the Environment Agency and Environmental Health have also been consulted on the proposals.

#### *Odour*

- 7.41 The Environment Agency odour bench mark of 3.0 ouE/m<sup>3</sup> 1-hour average 98%ile is proposed to ensure no reasonable cause for annoyance at neighbouring properties. An odour assessment has been submitted with the application which uses computer modelling to assess the impact of odour emissions. The assessment has also been updated further to comments from the Council's advisors.
- 7.42 In respect to odour, the Council's review of the assessments raised concerns over the robustness of the methodologies and considers that there are very little margins for errors in the predicted odour impact, but identifies that the maximum modelled odour concentration at the nearest sensitive residential receptor (Claydon Farm) is



2.8 ouE/m<sup>3</sup> 1-hour average 98<sup>th</sup>ile, being 93% of the Environment Agency's benchmark to ensure no reasonable cause for annoyance at neighbouring properties.

- 7.43 This allows very little margin in the modelling for unaccounted uncertainty without exceeding the Environment Agency benchmark. However, if the Environment Agency benchmark is exceeded causing unreasonable levels of odour in the neighbourhood, then measures to reduce odour emissions would be required by the Environment Agency through an odour management plan such as reducing the number of birds at the farm.
- 7.44 The odour contours presented in the odour dispersion model does identify that the Environment Agency benchmark is exceeded on some land identified for residential development in the Tewkesbury Garden Town Masterplan. However, for the reasons set out in Section 9 of this Report, very limited weight can be afforded to the potential future use of this land in the decision making process.
- 7.45 In respect to poultry litter, the Environmental Statement states that states that all poultry litter will be removed from the site and taken to third party land/sites by an approved local contractor via covered trailers to be stored or spread in compliance with their manure management plans and DEFRA guidelines. Environmental Health have confirmed that any complaints arising from the spreading of chicken litter would be dealt with under the provisions of the Environmental Protection Act 1990, Statutory Nuisance.
- 7.46 The Council's Environmental Health Officer has been consulted on the application and advises that there is no objection to the application in regard to odour.

#### *Dust and Bio-aerosols*

- 7.47 In respect to public health issues, the Environment Agency requires a bioaerosol risk assessment and dust management plans for instances where there is a sensitive receptor within 100 metres of the installation boundary, including agricultural workers dwellings.
- 7.48 There are no residential receptors located outside the applicant's landholding within 100 metres and the Environmental Statement concludes there is no risk to public health in this regard. Furthermore, in regard to the Tewkesbury Garden Town proposals, the applicant's submission advises that the background concentrations of dust and bioaerosol emissions would be well within air quality limit values.
- 7.49 There is public footpath located as close as 20m from the proposed broiler houses. However, it is the case that the duration and frequency of exposure to dust, bio-aerosols as well as other emissions would be infrequent and minimal on the PRoW. The short term air quality objective is 50µg/m<sup>3</sup> as a daily (24-hour average) not to be exceeded for more than 35 times per year. This objective would not be exceeded at this location as members of the public would not be at this location for periods of 24 hours.
- 7.50 The proposed agricultural workers dwelling would be located approximately 110 metres from the proposed poultry houses and 125 metres from the existing poultry workers houses and similarly the applicant's submission and the Council's advisor conclude that there is no risk to public health for future residents of this dwelling.

- 7.51 However, the existing agricultural workers dwelling is located approximately 25 metres from the existing poultry units. The recent variation in the Permit has increased the number of birds consented by the Environment Agency in the existing poultry units to 235,000 birds, although the planning permission is for 200,000 birds. Should the number of birds be increased in the existing units, then the applicant would be required to vary the existing planning permission, or submit a new planning application. With 235,000 birds, the Council's advisor has advised that dust (PM10) concentrations would exceed the 24-hour mean PM10 air quality objective of 50 µg/m<sup>3</sup> whereas the applicant shows that with 200,000 birds, the air quality objective would not be exceeded. There would also be an addition to PM10 concentrations from the proposed new poultry houses housing up to 360,000 birds.
- 7.52 This has been reported to the Environment Agency who are responsible under the Industrial Emissions Directive to ensure that the operation of an installation does not cause environmental quality objectives to be exceeded. It is understood that the Environment Agency are reviewing the Permit in light of this. Should environmental quality objectives be exceeded at the workers dwelling, then mitigation measures such as electrostatic precipitators treating air within the poultry houses could be required by the Environment Agency through a dust management plan.
- 7.53 Environmental Health have been consulted on the application and advise that the proposed development and cumulative process contribution of pollutants NO<sub>2</sub> (nitrogen dioxide) and PM10 (particulate matter) are 'negligible' and total pollutant concentrations are well below long term and short term Air Quality Objectives.
- 7.54 In conclusion, in respect to residential receptors outside of the applicant's landholding, the Council's advisor has advised that the proposed development would not cause the air quality objectives to be exceeded at the nearest sensitive development in compliance with the NPPF. The potential impact of the proposal on the existing agricultural workers dwelling has been reported to the Environment Agency who are responsible under the Industrial Emissions Directive to ensure that the operation of an installation does not cause environmental quality objectives to be exceeded.

#### *Noise*

- 7.55 Sources of noise arising from the proposal would be derived from both on-site and off-site sources, the latter of which would not be controlled through the Permit regime.
- 7.56 Sources of noise would include noise from ventilation fans, on-site vehicular activity of loading and unloading and additional heavy vehicles. The additional vehicle movements would also be a source of vibration.
- 7.57 The Environmental Statement includes an environmental noise assessment and assesses the operational period effects and construction period effects of the development proposals. The key noise source associated with the poultry houses relate to the operation of ventilation fans which do not operate continuously as they are controlled by a temperature control system.
- 7.58 The Environmental Noise Assessment has been reviewed by Environmental Health who have confirmed that there is no objection to the application in regard to noise emissions.

## **Conclusions Local Amenity Considerations**

- 7.59 Overall it is considered that there is some potential for loss of amenity at residential receptors as a result of on-site and off-site operations. This is a matter which weighs against the proposal. However, given the relative remoteness of the application site and the presence of the existing facility it is considered that any loss of amenity arising from the proposal would be negligible. It is considered that any impact that would arise could be mitigated to an acceptable impact through the Environmental Permitting Regime and the imposition of planning conditions.
- 7.60 There would also be a detrimental impact on peace, tranquillity and amenity including through odour, noise and dust for users of parts of the PRoW network. This is a matter which weighs against the proposal. However, it also considered that the extent of the impact would be minimal within the overall context of the PRoW network in the vicinity of the application site and the environmental impact will be mitigated to an acceptable impact through the Environmental Permitting Regime.
- 7.61 The NPPF ultimately seeks to deliver social well-being for all, balanced against the economic and environmental gains of a proposed development. Policy SD14 of the JCS states that development must cause no unacceptable harm to local amenity including the amenity of neighbouring residents. The perception from within the community of the impact of the use on local amenity as a consequence of the environmental effects of the development (either alone or in combination) is also a consideration which weighs against the development in the planning balance.
- 7.62 However, taking into account the context of the site, it is concluded that the cumulative impact of odour, bioaerosols, dust, noise, vehicle movements, and vibrations from on-site and off-site activities would not cause unacceptable harm to the residential amenity enjoyed by nearby residents, the wellbeing of the community, and users of the PRoW network. It is considered that the impact on amenity would be acceptable and the proposed development does not conflict with the NPPF and policies INF1 and SD14 of the JCS.

## **Highway Issues**

- 7.63 Paragraph 109 of the NPPF requires that safe and suitable access be achieved but states that development should only be refused on transport grounds where the cumulative impact is severe. This advice is echoed in Policy INF1 of the JCS.
- 7.64 Vehicular access to the poultry units would be obtained through a new build extension to the existing farm track via the existing access junction off the B4079. The geometry of the junction of the existing access onto the B4079 is designed so as to ensure that HGV's will only turn right out of the site and left into the site. During the determination of this application the County Highways Authority have also requested a routing strategy to demonstrate all site vehicles will only be routed to turn left into the site and have requested a condition is imposed on the planning permission to ensure that vehicles accord to the routing strategy.
- 7.65 The application is supported by a Transport Statement which reviews the highways implication so the proposed six poultry units as well as the cumulative impact arising from the existing poultry site to the north. The Transport Statement advises that the existing poultry units give rise to 70 one way HGV vehicle movements over

a 7 week crop cycle and that the proposed units would give rise to 109 one way HGV vehicle movements over a 7 week crop cycle. It is advised that to minimise the cumulative impact of the proposed existing operation it is proposed that the existing and proposed poultry buildings will run a staggered crop cycle with the proposed operation starting the rearing programme 3 weeks later than the existing units, to seek to avoid clusters of vehicle movements at times of deliveries and collections.

- 7.66 The County Highways Authority have been consulted on the application and have advised that forward visibility splays illustrated as available were below that required to right turning vehicles into the site based on ATC 85th percentile recorded speeds. However as the routing strategy demonstrates all site vehicles will only be routed to turn left (and the geometry of the junction also secures this) this application is acceptable in this regard. The Highways Authority has also confirmed that there is sufficient land for the largest expected vehicles to pass within the site and that the site also allows sufficient space for parking, although at least one electric vehicle and disabled vehicle parking space would be required. In conclusion, the County Highways Authority raised no objection to the application subject to conditions and advisory notes as required.
- 7.67 Highways England have also assessed the application and offer no objection.
- 7.68 Whilst the concerns of objectors are noted, it is considered that the proposal would not have a 'severe' impact on the safety or satisfactory operation of the highway network, and subject to conditions would accord with the NPPF and policy INF1 of the JCS.

#### *Public Rights of Way*

- 7.70 In respect to PRoW the Gloucestershire Way Long Distance Footpath (Ashchurch 55) runs on east west axis approximately 15-20 metres from the southern most poultry unit and would be located adjacent to parts of the bunds. Stock proof fencing is proposed immediately to the north of the PRoW. The proposed track would cross the PRoW providing access into the field beyond for vehicles. The applicant has indicated that this track would be surfaced with crushed stone and it is recommended that the surfacing is controlled by planning condition. The Ashchurch 54 PRoW is also located to the west of the units and runs on a north south axis, within a separate land parcel and is partially screened by vegetation and would be unaffected by the proposals
- 7.71 The Public Rights of Way Officer has been consulted on the proposals and raises no objection to the application subject to signage being erected to warn walkers of potential vehicles crossing the Gloucestershire Way. On this basis, and subject to the imposition of conditions the impact of the proposal on the PRoW network is considered acceptable.

#### **Flood Risk and Drainage**

- 7.72 The site boundary comprises an area of approximately 6.6 hectares and is located within Environment Agency Flood Zone 1. Flood Zone 1 is defined by the Environment Agency as being land having a low probability of flooding of less than 1 in 1,000 annual probability of river or sea flooding.
- 7.73 The NPPF states that a site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1 and when determining planning applications

local planning authorities should ensure that flood risk is not increased elsewhere.

- 7.74 Policy INF3 of the JCS requires new development to, where possible, contribute to a reduction in existing flood risk and proposals must not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment either on the site or elsewhere.
- 7.75 The application is supported by a Flood Risk Assessment and Surface Water Drainage Strategy which sets out that surface water drains will discharge into a detention basin to the north of the poultry units which will provide stormwater storage as well as flow attenuation. The maximum storage provided in the basin would be circa 2625m<sup>3</sup> which exceeds the maximum storage volume required for the 1 in 100 year storm plus an increase in rainfall of 40% as an allowance for future climate changes.
- 7.76 The strategy confirms that that foul water from any welfare facilities on site will be captured and handled entirely separately from the surface water drainage system and cleaning (dirty) water system. The cleaning water used within the poultry houses would be intercepted by drains within the units and taken to dirty water tanks underground for removal and subsequent land spreading as fertiliser.
- 7.77 The Local Lead Flood Authority have been consulted on the application and advise that the Flood Risk Assessment and Drainage Strategy shows that the development can take place without creating a flood risk either within the development or offsite and that acceptable methods have been used to calculate runoff rates and attenuation storage requirements.
- 7.78 In light of the above, there is no objection to the application on flood risk/drainage grounds and it is considered that the proposal would accord with the NPPF and Policy INF2 of the Joint Core Strategy.

### **Ecology and Nature Conservation**

- 7.79 Paragraph 170 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by, inter alia:
- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); report
  - minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
  - preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.
- 7.80 Policy SD9 of the JCS seeks to protect and enhance biodiversity in considering development proposals.
- 7.81 The Environmental Assessment includes an ecological assessment of the development site comprising a Desktop Study, an Extended Phase One Habitat Survey and a Great Crested Newt Assessment.

- 7.82 The Assessment identifies that there are no designated wildlife sites within 2 km of the site and there are no records of protected flora or fauna directly on the proposed site.
- 7.83 The Assessment concludes that the proposed development would affect areas of ecologically poor arable land and that the habitat of the proposed development site is of low ecological value. Although small sections of hedgerow will need to be removed to allow for the proposed development the assessment concludes that there will be no significant loss of habitats as a result of the development during the construction, operation or decommissioning stage.
- 7.84 The application also proposes the planting of trees as part of the proposed landscaping scheme which will provide an intermediate positive ecological effect.
- 7.85 In terms of ammonia, the applicant has provided an ammonia modelling assessment to assess the impacts from the existing and proposed poultry units and a Manure Management Plan.
- 7.86 All of the existing manure is exported off-site by a specialist licensed contractor, and taken to three local farms to be stored and spread across their farm holdings. The receiving farms store and spread the manure in accordance with their Manure Management Plans (MMP's), which they are required to have. Records are kept about the amount of manure being removed and where it is being taken to. If the manure cannot be taken direct to the farm when the manure is removed from the poultry units there is a storage facility at the former RAF Honeybourne Airfield, which is approximately 13 miles from Starveall Farm, where the manure can be stored temporarily. The same arrangements that are currently in place will be used for the proposals poultry units.
- 7.87 As the MMP's limit the amount of manure that can be applied such that there will be no additional application, ammonia, nitrogen and acid deposition from these sources would remain unchanged. Similarly, the manure storage facility at the former RAF Honeybourne Airfield is regulated by the Environment Agency with controls on the amount of manure that can be stored. As such ammonia, nitrogen and acid deposition would be regulated within existing capacities.
- 7.88 Natural England have been consulted on the application and advise that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.
- 7.89 Overall, taking account of all of the above it is considered that the proposal accords with the NPPF and Policy SD9 of the Joint Core Strategy.

#### **Impact on Heritage Assets**

- 7.90 The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires special consideration to be given to the desirability of protecting and enhancing the setting of listed buildings. The NPPF sets out that 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.
- 7.91 There are no designated heritage assets within the site and no designated heritage

assets within 1 km of the site. The Council's Conservation Officer has been consulted on the application and raises no objection to the application.

- 7.92 It is therefore considered that the development would not harm the setting of listed buildings. This is neutral factor in the overall planning balance.

### **Archaeology**

- 7.93 Paragraph 189 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 7.94 In line with a brief supplied by the County Archaeologist a 2% trenching evaluation took place in December 2018 in order to ascertain the nature, significance and survival of any archaeological remains on the site. The results showed that the only features present on the site were the remain of ridge and furrow cultivation.
- 7.95 The County Archaeologist has been consulted on the application and confirmed that the result of the archaeological evaluation was negative in that no archaeological remains were observed during the investigation. On that evidence it is the officer's view that the proposed development has low potential to have any impacts on archaeological remains and it is recommend that no further archaeological investigation or recording should be required in connection with this development proposal.
- 7.96 It is therefore considered that the application is acceptable in this regard.

### **Gas Pipeline**

- 7.97 A gas pipeline is located to the north of the proposed poultry houses and proposed dwelling and the access to the proposed poultry houses and dwelling would run over the pipeline. National Grid and the Health and Safety Executive have been consulted on the application and raise no objection subject to a Deed of Consent being completed to allow the utilities to cross the pipeline.

### **Agricultural Workers Dwelling**

- 7.98 The application proposes an agricultural workers dwelling and detached garage to serve the poultry enterprise permitted above. The application is made in outline with all matters reserved for future consideration apart from access, which is shown to be achieved via the existing track.
- 7.99 Although layout is a reserved matter a layout has been provided showing how the dwelling could be sited within the plot with a parking area and rear garden. The Design and Access Statement (DAS) also states that building would have external dimensions no greater than 15m x 10m with eaves and ridge heights not exceeding

5.5m and 8.0m respectively.

7.100 *Principle of Agricultural Workers Dwelling*

- 7.101 The site lies in the open countryside outside any recognised Residential Development Boundary. The NPPF sets out at paragraph 79 that Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as 'the essential need for a rural worker to live permanently at or near their place of work in the countryside'.
- 7.102 Policy SD10 of the JCS states that outside allocated sites housing development will only be permitted, inter alia, where there are specific exceptions defined in district plans. In this regard, Policy AGR2 of the Local Plan states that applications for new permanent agricultural dwellings in open countryside will only be permitted where the applicant can demonstrate that there is a long term agricultural need for the dwelling.
- 7.103 The Reasoned Justification for policy AGR2 states that a functional test will be necessary in all cases to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times.
- 7.104 Policy AGR2 and its Reasoned Justification are derived from the advice in the superseded PPG7. This guidance was replaced by the also superseded PPS7 which in its Annex A set out tests for agricultural workers' dwellings which are well established and widely understood. No guidance on this matter is provided in the NPPF. Nonetheless, it remains open to decision makers to include in their assessment the tests set out in Annex A, even though PPS7 has been replaced. The applicant's submission refers to these tests and in the absence of any alternative guidance, Annex A is a material consideration in this application, albeit this is not on the basis

**Functional Need**

- 7.105 There is already one agricultural workers dwelling on the wider landholding and the application proposes one additional dwelling. At the advice of officer's the application has been amended and now seeks one additional dwelling rather than two.
- 7.106 The most frequent reason for a functional need for a rural worker to be permanently based on a site is so that there is somebody experienced to be able to deal quickly with emergency animal welfare issues that are likely to arise throughout the majority of the year and during the middle of the night.
- 7.107 The day to day management of the sites will be planned for, with routines varying with each stage of flock development. When birds are 'in', this will involve checking the birds a few times a day and sometimes in the night depending at what stage, plus continually monitoring the automated systems. Due to the Securcom arrangement in place if anything environmental /technical became amiss the site manager and whosoever else is selected would become immediately aware.
- 7.108 The important factor is that there should be somebody readily available on site who can make the correct decision and take the right action and considering the scale of operation it would be essential for there to be somebody based close enough to be able to get to the site quickly during those periods the houses are occupied, which is a scenario that occurs throughout the year.



- 7.109 It is therefore considered essential to have at least one dedicated poultry worker based within easy access of both sites. The question is, whether it is essential to have any further dwellings within easy access of the Starveall Farm, in case of an emergency occurring out of hours on either or both sites, and also taking into account the system monitoring/adjustment responsibilities that have to take place sometimes into the night.
- 7.110 The application has been reviewed by an independent agricultural advisor who has stated that considering the scale of the whole operation and also the round the clock monitoring responsibilities, it would appear unsustainable to not have two dedicated experienced workers readily available at Starveall Farm. However, having a third worker on site might be convenient and financially advantageous, but there is not considered to be a functional need for more than two people to be close to the poultry units. This functional need for two people relates to full time workers.

#### *Establishment and Viability*

- 7.111 A permanent dwelling clearly cannot be considered essential unless the enterprise on which the proposed essential need is based is viable, and likely to remain so for the foreseeable future. The Council's Agricultural Advisor has reviewed that application and advises that there is no reason to doubt that the proposed expansion will prove to be a financially viable decision and that the site will continue to thrive for the foreseeable future in what continues to be a buoyant sector.

#### *Other Dwellings*

- 7.112 If a functional need is identified it is necessary to consider whether there are other suitable dwellings readily available. At the current time, there appear to be no less dwellings for less than £250K within a 1-mile radius of the application.

#### *Conclusion on Principle and Essential Need*

- 7.113 In consideration of paragraph 79 of the NPPF it is considered that there would be an essential need for a further dwelling at Starveall Farm, but a case has not been established that a third dwelling would be essential.

#### *Other planning requirements of Agricultural Workers Dwelling*

#### *Design and Landscape Impact*

- 7.114 Policy AGR2 requires that the siting of accommodation should where possible enhance the environment in its location, scale and design, and where practicable should be sited close to existing buildings. Policy SD6 of the JCS states that development will seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being.
- 7.115 The proposal is made in outline with all matters reserved for future consideration. However, the Design and Access Statement (DAS) states that building would have external dimensions no greater than 15m x 10m with eaves and ridge heights not exceeding 5.5m and 8.0m respectively.

Although layout is a reserved matter, a plan has been provided which demonstrates how the dwelling could be satisfactorily accommodated within the site. The proposed dwelling would be in close proximity to the poultry units and in the context

of the wider development, it is considered the impact of the proposed dwelling would have a very modest additional impact. The proposal is therefore considered acceptable in terms of landscape impact.

### **Size and scale of Agricultural Workers Dwelling**

- 7.116 Policy AGR2 requires inter alia, that the scale of agricultural workers dwellings should be related to the size and function of the farm unit and that it is the requirements of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate to a particular holding.
- 7.117 The DAS states that the detailed design would be agreed at reserved matters stage and would be commensurate with the enterprise and its occupant/s. Whilst upper limits have been stipulated in the DAS, it is considered size and scale is a matter that can be considered at reserved matters stage.

### **Highways Impact of Agricultural Workers Dwelling**

- 7.118 The dwelling would be accessed via the existing track onto B4079 and the additional traffic arising from the dwelling would be minimal. The County Highways Authority have raised no objection to the application and it is considered acceptable in regard to highway safety.

### **Conclusions Agricultural Workers Dwelling**

- 7.119 It is considered that a functional need for one additional agricultural worker's dwelling is established which relates to a full time worker in association with the permitted poultry enterprise in the best interest of animal welfare and bio-security. Furthermore, it is considered that the enterprise is viable and has a clear prospect of remaining so. Matters of size, scale and appearance would be considered at reserved matters stage.

## **8.0 CONCLUSION AND RECOMMENDATION**

### **Benefits**

- 8.1 The NPPF is supportive of development which promotes a strong rural economy and encourages policies which support the sustainable growth and expansion of all types of business and enterprise in rural areas, and which promote the development and diversification of agricultural and other land-based rural business. The supporting information submitted with the application sets out the need for a poultry enterprise. Although the proposal would not directly employ a large number of people, it would undoubtedly provide economic benefits to the area and the UK economy. This lends weight in favour of the social and economic dimensions of sustainability as defined in the NPPF.

### **Harms**

- 8.2 There would be some harm to the landscape arising from the proposal and this is a factor that weighs against the proposal in the overall planning balance, but the landscape impact is tempered by the design approach, landscape mitigation and by virtue that the application site is not identified as a 'valued' landscape in the development plan.

- 8.3 There is the potential for loss of amenity at current and potential future residential receptors as a result of on-site and off-site operations. This is a matter which weighs against the proposal. However, it is considered that this could be mitigated to an acceptable impact through the Environmental Permitting Regime and the imposition of planning conditions.
- 8.4 There would also be a detrimental impact on peace, tranquillity and amenity including through odour, noise and dust for users of parts of the PROW network. This is a matter which weighs against the proposal. However, it is considered that the extent of the impact would be minimal within the overall context of the PROW network in the vicinity of the application site and the environmental impact will be mitigated to an acceptable impact through the Environmental Permitting Regime.
- 8.5 The perception from within the community of the impact of the use on local amenity as a consequence of the environmental effects of the development (either alone or in combination) is also a consideration which weighs against the development in the planning balance.

#### **Neutral**

- 8.6 There would be no undue impact in terms of the heritage assets, local highway network, ecology, archaeology and flooding.

#### **Overall conclusion**

- 8.7 It is considered that a functional need for one additional agricultural worker's dwelling is established which relates to a full time worker in association with the permitted poultry enterprise in the best interest of animal welfare and bio-security.
- 8.8 In respect to the poultry units, it is concluded that the proposed development is generally supported in principle by the NPPF and local plan policies. Whilst the site is not adjacent to a settlement or existing buildings, given the nature of the proposal it is important that such a use is not sited close to residential properties for the reasons explained above. Whilst there would be some impacts on the area as identified above, it is considered that the economic benefits of the proposal outweigh the harm in this case and the proposal is recommended for permission.

#### **Conditions:**

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Proposed Site Plan HA31028\_02 P\_G received 6th February 2020
- Proposed Block Plan HA31028-04 P\_B received 17th January 2019
- Proposed Roof Plan illustrating Indicative Solar Panel Layout HA31028\_06 P\_E received 6th February 2020

- Proposed Site Section HA31028\_05 P\_A received 17th January 2019
- Proposed Site Plan Indicating Utilities Route HA31028\_07 P\_A received 18th December 2019
- Floor Plans & Elevations PRO-FP-ELEV Rev 9 received 4th February 2020
- Gate House Pro-Gatehouse (Rev 5) received 17th January 2019
- Electric Shed Pro-Mains and Pump Room received 4th February 2020
- Dead Bird Storage Shed Pro-Dead Bird received 4th February 2020
- Site Plan Illustrating Proposed External Surfaces HA31028\_08 P\_B received 6th February 2020

Reason: For the avoidance of doubt and in the interest of proper planning

3. Notwithstanding the submitted details no development shall take place above DPC level until samples (to include the proposed colour and finish) of the external materials of all the buildings and structures including, poultry units, boiler house, pellets bins, feed bins and gatehouse have been submitted to and approved by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: In the interests of visual amenity

4. Notwithstanding the submitted details no development shall take place above DPC level until details of the proposed solar panels (to include the proposed colour, finish and size) have been submitted to and approved by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: In the interests of visual amenity

5. Notwithstanding the submitted details no development shall take place above DPC level until samples of all surface materials, including the access road, concrete apron and turning area have been submitted to and approved by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: In the interests of visual amenity

6. The finished floor levels and finished ground levels after the completion of the development shall accord with the approved details on drawings no. Proposed Site Section HA31028\_05 P\_A received 17th January 2019 Unless otherwise agree in writing by the Local Planning Authority

Reason: In the interests of visual amenity

7. No development shall take place above DPC level before a fully detailed landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be broadly in accordance with approved drawing no. HA31028\_07 P\_A and the Landscape Strategy Plan L006

The works shall be carried out before any part of the development is operational or in accordance with a programme submitted to and approved by the Local Planning Authority. Any trees, plants or areas of turfing or seeding, 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 first gives written consent to any variation.

Reason: In the interests of visual and residential amenity and to ensure appropriate

protection of biodiversity

8. The development hereby approved shall be carried out in accordance with the mitigation recommended in the Ecological Assessment prepared by Star Ecology (ref KH/2108/18.2) dated 28th September 2018

Reason: In the interests of biodiversity

9. The development hereby approved shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy prepared by RSK ADAS Ltd dated November 2018

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution for the lifetime of the development.

10. No fencing shall be erected on site other than in accordance with the approved details on Proposed Site Plan drawing no. HA31028\_02 P\_G unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of visual amenity.

11. No part of the development shall be commenced until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details must include the cross-sections of the proposed pond and grading and mounding of land. No part of the development shall be used until the approved scheme has been carried out.

Reason: To protect and enhance the visual amenities of the area and to ensure the satisfactory development of the site.

12. No external construction works, deliveries, external running of plant and equipment or internal works audible outside the site boundary shall take place on the site other than between the hours of 0730 to 1800 on Monday to Friday and 0800 to 1400 on Saturday. There shall be no such working Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours

13. Deliveries to and from the site shall only take place between the hours of 7am -9pm Monday to Friday and 8am to 1pm Saturday. Collections from the site can take place between the hours of 7am -9pm Monday to Friday and 8am to 1pm Saturday with collections occurring no more than 30 days a year outside of these times, or if animal welfare issues should arise.

Reason: To ensure that the proposed development does not cause undue nuisance and disturbance to neighbouring properties and to protect the amenity of the locality (at unreasonable hours)

14. The lighting scheme proposed shall comply with the parameters of Environmental Zone 2 of the Institute of Lighting Engineers Guidance Notes for the Reduction of Intrusive Light.

Reason: To ensure that the light emitted from this development is not a source of nuisance to occupants of nearby residential property and to ensure that the new development

will be visually attractive in the interests of amenity.

15. Throughout the construction period of the development hereby permitted provision shall be within the site that is sufficient to accommodate the likely demand generated for the following:

- i. parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. provide for wheel washing facilities
- v. The vehicle routeing strategy 'Starvell Farm Location and Access Route Plan' shall be adhered to throughout the construction period.

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods.

16. The vehicle routing strategy 'Starvell Farm Location and Access Route Plan' shall be adhered to for all development related traffic from occupation and beneficial use thereafter.

Reason: To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided.

17. No above ground works shall commence on site until a scheme has been submitted for the provision of fire hydrants for the benefit of the commercial development in a location agreed with the Council and should meet the requirements of Building Regulations Approved Document B Volume 2 Sections 15 & 16 (Fire Hydrants/Water Supplies and Vehicle Access). The commercial development buildings shall not be occupied until the hydrants have been provided to the satisfaction of the Council.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to access and tackle any property fire.

18. The building(s) hereby permitted shall not be occupied until the vehicular parking and turning and loading/unloading facilities have been provided in accordance with the submitted plan HA31028\_02 Rev P\_G Proposed Site Plan with the addition of at least 1 electric vehicle charging space including charging infrastructure, and those facilities shall be maintained available for those purposes thereafter.

Reason:- To ensure that a safe, suitable and secure means of access for all people that minimises the scope for conflict between traffic and cyclists and pedestrians is provided.

19. The development hereby permitted shall not be occupied until secure and covered cycle storage facilities for a minimum of 1 bicycle per dwelling and 2 bicycles for employment floorspace has been made available.

Reason:- To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up.

20. No works shall take place above DPC level until details of signage to be on the Gloucestershire Way Public Right of Way to warn walkers of potential vehicles crossing have been submitted to and approved in writing by the Local Planning Authority. These

details must No part of the development shall be used until the approved scheme has been carried out and the signage shall thereafter be retained.

Reason: To protect users of the public rights of way network

21. The maximum number of birds within the poultry units hereby permitted shall be 360,000.

Reason: To ensure that the development operates in accordance with the parameters of the Environmental Impact Assessment

22. The agricultural workers dwelling for which permission is hereby granted shall not be begun before detailed plans thereof showing the layout, scale and external appearance of the building(s), landscaping, and the means of access thereto (hereinafter referred to as "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: The application is in outline only and the reserved matters referred to in the foregoing condition will require further consideration.

23. Application for the approval of the reserved matters for the agricultural workers dwelling shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

24. The development of the agricultural workers dwelling hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

25. Samples of the external materials proposed to be used for the agricultural workers dwelling shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application in accordance with Condition 22 and all materials used shall conform to the sample(s) so approved.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual.

26. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), the dwelling shall not be extended without the prior express permission of the Local Planning Authority.

Reason: To ensure that the size of the dwelling is related to the size and function of the holding.

27. A plan indicating the positions, design, materials and type of boundary treatment to be erected for the agricultural workers dwelling shall be submitted to and approved in

writing by the Local Planning Authority as part of the reserved matters application in accordance with Condition 22. The boundary treatments shall be completed in all respects in accordance with the approved details and thereafter retained.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual.

28. No development shall commence on the agricultural workers dwelling until details of existing and proposed levels, to include details of finished floor levels, have been submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application in accordance with Condition 22. All development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity.

29. The reserved matters application for the agricultural workers dwelling shall include details for the disposal of surface water and foul sewage to be submitted to the Local Planning Authority for approval in writing. The approved details shall be completed in all respects prior to first occupation of the dwelling.

Reason: To ensure adequate disposal of foul and surface water drainage

30. The reserved matters application required by Condition 22 shall not exceed the parameters relating to the scale of development as set out within the design and access statement received 4th February 2020.

Reason: The permission for the agricultural workers dwelling is outline and compliance with the parameters is required to provide certainty and to ensure that the development integrates harmoniously with its surroundings.

31. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined by Section 336 of the Town and Country Planning Act 1990, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person. No development shall commence until the related broiler unit has been completed and is about to be brought into full use.

Reason: The site is not in an area intended for general development. Permission is granted for the present proposal solely because the dwelling is required to house a person or persons employed or last employed in agriculture or forestry.

### **Informative**

1. In accordance with the requirements of the NPPF the Local Planning Authority has worked with the applicant in a positive and proactive manner in order to secure sustainable development which will improve the economic, social and environmental conditions of the area by negotiating the removal of an agricultural workers dwelling from the proposal.
2. The developer will be expected to meet the full costs of supplying and installing the fire hydrants and associated infrastructure.