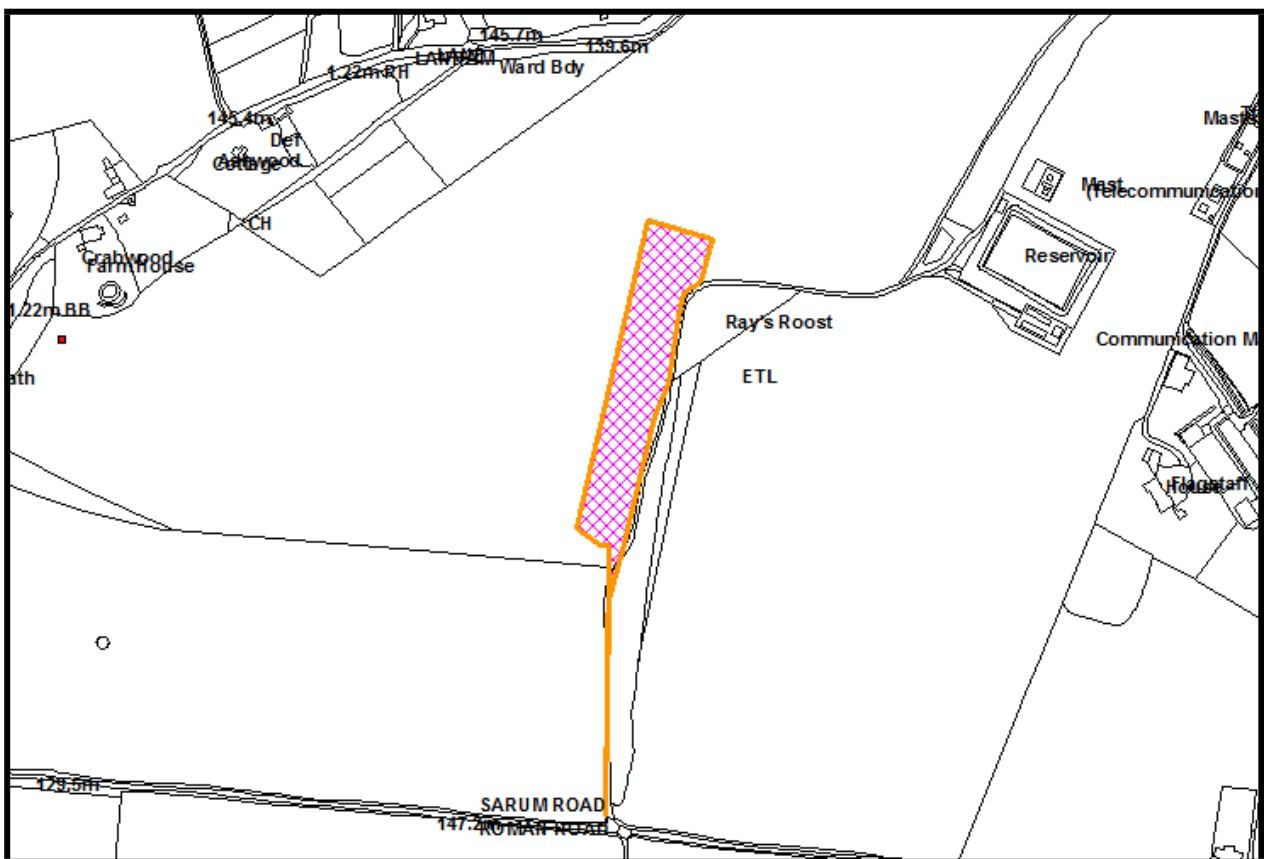


Case No: 18/01082/FUL
Proposal Description: Erection of an agricultural building for free range egg production and associated feed bins and hardstanding areas
Address: Arquiva 258811 Crabwood Farm Sarum Road Winchester Hampshire
Parish, or Ward if within Winchester City: Hursley
Applicants Name: Mr Sam Burge
Case Officer: Pat Aird
Date Valid: 3 May 2018

Recommendation: Application Approved



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Case No: 18/01082/FUL

General Comments

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P804QXBPGU800>

Application is reported to Committee as the total number of objections received from individuals and organisations is 160 with a further 41 representations in support.

Further information relating to the drainage was submitted 25 July 2018

Further information relating to the ranging area and perimeter fence was submitted on 19 July 2018

Further information on the geometry of the highway junction with the A3090 and Sarum Road was submitted dated 2 July 2018

Revised landscaping plan submitted 5 October 2018 with additional buffer zone of trees to the west of the proposed poultry house.

Plan showing areas on farm where manure will be stored submitted 5 October 2018

Site Description

The site is 0.9 hectares of a 450 acre arable farm to the west of Winchester accessed by existing farm roads from the A3090 and Sarum Road. It is approximately 1km from other farm buildings. The land falls from north to south and the site is on one of the highest points in the area. The long distance foot path Clarendon Way curves round the site from the east and runs in a southwest direction with part of it formed by Lanham Lane. There are residential properties on Lanham Lane with the closest approximately 230 m from the proposed poultry house. To the north east is Pinsent Scout campsite and to the east and south east are Kings School, Flagstaff Stables and Royal Winchester Golf Club. Crab Wood ancient woodland SSSI lies approximately 500 metres to the west. There are telecommunications masts immediately to the east of the site.

Proposal

The application is for the erection of a building measuring 140x 20 metres aligned north-south to house 32,000 free range laying hens. It will have an eaves height of 3.35 m and a ridge height of just under 6 m. It will be a steel portal construction with polyester coated profile sheeting coloured olive green with a roof of merlin grey. It will be divided into 2 sections with 16,000 hens in each section. There will be multi tiered perches over manure belts and the hens will have access to nesting boxes with sloping bases so the eggs roll onto the adjacent conveyor belt which takes them to an automated egg packer in the southern end of the building. It will be ventilated by high speed ridge mounted fans with a short chimney on each without filters to control temperature and odour dispersal. There will be an area of hardstanding either end and 4 feeding bins on the eastern side which will be cylindrical and c7.5 m high and also olive green in colour.

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The chickens will have access to an outdoor ranging area via pop holes which open at 8am and close at dusk on the western elevation of the poultry house. A range plan has been submitted for information. The ranging area will remain as unfertilized grass land and extend west and north of the building, enclosed by a 1.5 metre high post and wire stock fence.

The birds will be delivered to the site at 16 weeks old. After 60 weeks they will be sold and a new flock delivered. There will be a 4 week period between flocks when the house is cleaned and prepared for the next flock. In that four week period 1 day will be spent removing any residual manure and 1 or 2 days spent washing the inside with pressure hoses.

All traffic associated with the development will use the A3090 Romsey Road and will pass through the Enmill Lane junction. The applicant has confirmed that HGV traffic will travel to and from the site via Badger Farm Road and the M3 motorway. This results in all HGV traffic either turning right into Enmill Lane, and left out.

The following vehicle movements will be by 16.5 tonne HGVs:

- delivery and removal of flocks at beginning and end of 60 week cycle (4 vehicular movements);
- feed delivery once per week
- egg collection twice per week

There will be a van visiting the site once a week to remove dead birds which will be collected daily and stored in bins.

There will 2 staff members travelling to and from the site every day and occasional visits by vets, pest control officers and similar professionals.

The manure will be removed from the poultry house twice a week. Approximately 25% will be moved off the farm per annum which is estimated to be 11 tractor and trailer loads each year. The remaining manure will be stored for use on the farm as a fertilizer. A plan has been submitted showing the proposed storage areas which will be rotated.

Relevant Planning History

18/01616/SCREEN for 18/01082/FUL EIA Not Required 31.07.2018

14/00342/FUL Relocation of an existing building and erection of a fertilizer and machinery building and a fodder building Permitted 08.05.2014

14/01654/PNACOU Change of use from agricultural to B1/B8 self storage units Prior approval required and approved 30.08.2014

12/00922/FUL Erection of new 3no. bedroom agricultural dwelling, detached garage and associated landscaping Permitted 30.07.2012

11/00420/APN Extension to existing grain store No objection 23.03.2011

09/02235/FUL Change of use of building to motor repair workshop (class B2) Permitted

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24.12.2009

07/00075/FUL Removal of 3 no. grain silos space created Permitted 27.03.2007

00/01291/APN General purpose barn for machinery and trailers etc. No objection
19.06.2000

Consultations

Natural England

No objection in relation to international sites; no statutory objection in relation to impact on Crab Wood as modelling report suggests nitrogen deposition won't lead to further deterioration of SSSI features of interest; suggest change siting/agricultural buffer of mature native trees to minimise increase in air pollution; suggest condition to require manure storage located as far as possible from sensitive receptors.

HCC Flood and Water Management

Surface water drainage as proposed meets best practice.

Engineers: Drainage:

No objection subject to condition

Engineers: Highways:

No objection –A3090 and Sarum Road junctions have capacity for the number of traffic movements proposed..

HCC Countryside Service

Object –air quality assessment should be extended to take account of in combination impacts; location should be amended to minimise risk; native tree planting should be undertaken as a buffer; on site landscaping and surfacing of PROW needed; fencing proposed will not affect PROW but path needs to be made accessible throughout the year.

Head of Environmental Protection:

No objection – impact of odour satisfactorily addressed by AS Modelling and Data Ltd report dated 15 March 2018; noise level from ventilation fans needs to be controlled by condition.

Head of Landscape:

No objection subject to conditions requiring details of native tree and shrub planting, colour scheme and lighting; agree with Landscape and Visual Impact Assessment (LVIA) that 'visual envelope limited' despite elevated position; in long views too far away to be prominent only one viewpoint directly north on Clarendon Way is significant and impact can be mitigated with native tree and shrub planting; not in a high quality landscape and

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other farm buildings and structures in the area; potential for light spill at night if not controlled; proposed fencing to ranging area not inappropriate or harmful.

Tree Officer:

Adjacent woodland to the east should be protected from access during the construction phase by Heras fencing or similar.

Representations:

Hursley Parish Council

Comments – supporting farming enterprise but requiring stringent regulation to protect landscape and residents; applicant's family has farmed in the area for 3 generations and are well known and respected in the community and provided permissive foot paths - have ceased pig farming as a result of weather and lost tenancy of Barton farm therefore the PC understands need to diversify; PC conscious of strong opposition but aware egg production well regulated; planting required for screening should be mature trees/hedges and conditioned; concerns over heavy traffic on safety grounds need to be considered; single unit preferred but commercial reasons for double unit understood; choice of location understood as only other land near an existing track would be more visible.

Sparholt Parish Council

Object - Size of egg production plant; size and vehicle movements through narrow unsuitable roads; threat to Crab Wood status as SSSI; insufficient detail on management of waste or welfare plan; inappropriate location visually too far from main farm buildings.

Oliver's Battery Parish Council

No objection in principle; assume other legislation will control design, installation and running arrangements to address odour, dust and pest control; recognise importance of farm diversification; NPPF supports economic growth; contributes to good security; need to avoid adverse effect on environment ; ranging area needs to be defined; dispersion modelling relates to the operation of the manure belts not the manure spreading; noted that there will be peaks above the mean in odour concentrations; LVIA accepts the building will be visible. Application should be amended so landscape screening is with mature trees minimum height 6m and if not amended it should be conditioned

Hampshire and Isle of Wight Wildlife Trust

Object –significant adverse impact on sensitive flora such as mosses and lichens from ammonia; dispersal of manure could result in nutrients leaching into nearby designated sites from runoff.

Woodland Trust

Object – potential disturbance to Crab Wood from eutrophication, acidification and loss of fungi which help trees to deal with stress from climate and tree diseases; Ancient woodland irreplaceable therefore contrary to NPPF (does not fall within the wholly exceptional reasons); contrary to Natural England's standing advice and Policy DM 24 of

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Winchester District Local Plan Part 2; Environment Agency guidelines on ammonia/nitrogen out of alignment with NPPF and proposal should be assessed using Shropshire County Council guidance which is more robust; the critical level in the ammonia modelling report should be lower as Crab Wood is already in excess of its critical level and the additional ammonia emissions are therefore unacceptable and should be less than 1%; efforts should be underway to reduce background ammonia levels not increase it; an assessment (modelled and through an ecological survey) should be undertaken to assess the current impact of the existing high ammonia concentrations on the sensitive features of ancient woodland; no information has been submitted to assess the impact of storage and spreading of manure including location, quantities and rates and the additional emissions that would result; impact of temporary spikes not considered e.g. from clearing out manure so peaks should be considered as well as means in the ammonia report; concern about use of modelling as a basis for planning decisions – better to measure deposition and concentration levels at sensitive receptors. As a result of both the development as proposed and manure spreading.

Plantlife International

Object – adverse impact on lower plants, lichen and fungi at Crab wood SSSI where nitrogen levels are already in excess of critical level

NFU (Winchester and Romsey Branch)

Support - supermarkets switching to free range and barn eggs and to meet demand egg units becoming more sophisticated – multi tier systems replicate natural behaviours and reduce stress levels; manure taken out of building and removed from site so no noticeable odour and hatching of flies reduced; smell mainly comes from using manure as fertiliser and it will not be spread on the ranging area to prevent disease; sustainable – wheat from farm for feed and manure for fertilizer.

CPRE

Object –farming but building is too large and although it is compared in the LVIA to other similar types of agricultural buildings it will be in an area free of other development and will not be screened by existing vegetation from the north and west. Agree with LVIA that from view point 2 it would be conspicuous and consider this of major significance; from view point 1 consider same as 1 (not minor). Accept from viewpoint 5 impact is moderate. In summary will not protect or enhance natural beauty of the landscape contrary to policy CP20 but if it was smaller and did not extend as far north it would be acceptable. If permitted dark green would be more appropriate as it is seen against trees. Conditions re noise and light should be imposed.

Royal Winchester Golf Course

Impact on road network; noise, appearance and environmental impact; potential impact on golfer's enjoyment could have business impact; ethically type of farming to discourage

Crabwood Action Group (Bourne Rural)

Would be more appropriate to site close to existing farm buildings visually and if agricultural worker's dwelling needed; birds can exit only on the west side of the building

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which will not allow land rotation; no information on manure management; no details of feed silos, fencing ranging area, treatment of area in front of shed, solar panels, lighting and lighting pollution; use of spoil for construction will be used elsewhere on the farm and may require planning permission; free range egg market is becoming saturated so the enterprise may not be viable and if it fails there will be a large redundant building on site; no evidence alternative siting was considered.

154 letters from individuals received objecting to the application for the following reasons:

- Huge building out of scale – as large as Winchester Cathedral, 1.3 football pitches, 1.5 double decker buses and feed bins 1.5 m taller (7.5 m in height) will look out of place and should be located close to existing farm buildings
- Proposed planting will take years to grow
- Will not maintain/protect/enhance green infrastructure contrary to policy CP15
- Inappropriate location on the crest of a ridge on the 156m contour
- Loss of feeling of isolation and peace for users of the footpaths and surrounding countryside – walkers, charity walkers, riders, cyclist contrary to policy DM23
- Negative impact on natural capital in an area of countryside easily reached from the city
- Should not be in an AONB
- Ammonia report does not assess current levels of ammonia and nitrogen in Crab Wood or current condition of lichen and bryophytes or other species
- Unpleasant smell when walking in the bluebell wood
- If consented should be a condition to control odour – management plan required
- noise
- prevailing wind is from the south east and trees would create a funnelling effect for smells, noise and dust
- will result in flies, pests and vermin
- light
- impact of bio-dust from unfiltered chimneys and ammonia on human health – asthma, bronchitis, pneumonia, avian flu for nearby residents and children at the Kings and St Peters schools and using Pissent
- Run off and leaching from manure spreading not considered and impact on public right of way (Clarendon Way)
- Animal medicine in run off and impact on SSSI and water
- Has potential to affect the quality of/contaminate water supply contrary to policy CP17
- Will take water from the already low local reservoir – booster pumps required for properties in Lanham Lane and Sarum Road already at time therefore contrary to policy CP17 water needed to irrigate landscaping as well as for hens and cleaning – will it connect to mains – water – may impact on other users – request consult EA and SW
- Impact of traffic movements not considered in reports
- Will adversely affect the SSSI Crab Wood through ammonia contrary to policy CP16 – appeal dismissed for free range poultry house for 32,000 hens in Llangadog, Carmarthenshire because of impact of ammonia and nitrogen emissions on an SSSI 1500 m away
- Impact on Farley Country Park
- Impact on archaeology
- Dangerous junction (especially for HGVs) onto A3090 and at Sarum road not

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addressed

- Danger to children walking to school, cyclists and other pedestrians from traffic generated by the proposal
- Concern over inadequacies in Transport statement relating to ATC's, speeds, visibility splays, fuel deliveries, assessment of capacity of farm track
- Number of all vehicular movements needs to be assessed
- Lanes too narrow for vehicle to pass so will use land outside the applicant's ownership
- Size of vehicles for pig rearing enterprise were never assessed because it didn't need planning permission
- Erosion of banks and surface of Sarum Road and Enmill Road
- Applicant should construct an access road entirely on their own land
- Council should undertake improvements to Enmil Road
- Traffic and disruption during construction for walkers, cyclists, riders and residents
- If consented should be a condition to use the specified route
- Intensive farming out of character – industrial rather than agricultural
- Only two people employed therefore job creation minimal
- Any economic benefit would be outweighed by loss of visitors and the investment they bring
- If consented should be a condition to remove if enterprise fails
- no information on type of fencing, position and extent of ranging area not shown; if 20% of manure will fall in the ranging area this will amount to c270 tons
- no information on how waste water will be dealt with or where manure will be stored
- no information on noise from loading unloading; management plan to explain how such a large facility will be run by 2 workers
- Until recently legislation did not allow these types of installations within 400 m of a residential property and this will be 230m from the nearest residential property
- Should take the precautionary principle
- Ammonia report should be based on real information not modelled and impact of this and other reports do not take into account individual sensitivities, topography, weather patterns, particle size or peak occurrence and references only 2km distances whereas Crab Wood is 500m away
- Nearest house 230m not 320 m therefore impact not properly assessed
- 4 week cleaning period not considered in the impact studies
- Address should not be Arquiva
- Reports prepared by companies specialising in providing services to agricultural industry – should be neutral

And the following reasons not material to planning and therefore not addressed in this report

- Applicant lacks experience
- Not free range
- Nearest comparable facility is 2.5 hours away
- University of Winchester is a 'green' university so this is bad for its reputation
- Animal welfare – cruel, inhumane and ethically wrong

39 letters of support from individuals received.

- Meets requirements of Policy MTRA4 as requires a countryside location
- Meets sustainability tests of NPPF

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- Mitigates as far as possible environmental impact
- Traffic, noise, dust and light will be negligible – noise will be less than other types of farming
- Very little odour from these types of poultry houses due to frequent emptying of conveyor - only on cleaning days and occasional odours are expected in the countryside
- Fans direct air upwards so inhaling only fresh air outside next to the building
- Regular removal of manure will reduce flies
- Impact on Clarendon Way minimal as most of footpath is in a tunnel of trees
- Sustainable location close to raw materials and transport links and will use solar power
- Size of unit leads to efficiency in vehicular movements
- Need to produce food for domestic consumption – 15% of our eggs are imported
- good for the economy and provides local jobs
- opportunity for farm diversification
- Countryside businesses should be encouraged and modern high welfare farming to be welcomed
- Agricultural heritage of the area
- Better to use land for farming rather than housebuilding

And the following reasons not material to planning and therefore not addressed in this report

- Family have farmed for three generations and are actively involved in community egg showing children round the farm
- Supporting farmers is as important as supporting local restaurants offering local produce
- Could build without planning permission
- Regulations in place to control welfare and limit disease transmission
- Fears are worse than reality
- Multi-tier perches replicate animal behaviour
- Objections created by misinformation
- Brexit will reduce food prices

Friday's Ltd

Supply to major supermarket; demand is going up; more egg production requires in this region; work with farmers to ensure high standard of welfare.

Relevant Planning Policy:

Winchester Local Plan Part 1

DS1, MTRA4, CP10, CP11, CP15, CP16, CP17, CP20

Winchester Local Plan Part 2

DM1,15, 16, 17, 18, 19, 20, 23, 24, 26

National Planning Policy Guidance/Statements:
National Planning Policy Framework

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Supplementary Planning Guidance

Winchester District Landscape Character Assessment

Other Planning guidance

Farm Buildings: A Design Guide for Hampshire

Site of Importance for Nature Conservation (SINCS): Winchester District

The Hampshire Landscape: A Strategy for the future

Winchester District Landscape Assessment

Planning Considerations

Principle of development

The site is in the open countryside where Policy MTRA4 of the Winchester District Local Plan Part 1 allows development which has an operational need for a countryside location such as agriculture. The proposal is for free range poultry house with access to land for foraging and therefore a countryside location is essential. There is no requirement in that policy to assess alternative sites or to submit a viability assessment. The proposal is therefore acceptable in principle provided it does not cause harm to the character and landscape of the area or neighbouring uses or create inappropriate noise/light and traffic generation and complies with other policies in the Local Plan, particularly in this case Policy CP16 and the potential impact on biodiversity which is considered below.

Impact on Biodiversity

The site is not located wholly or partly within any Site of Special Scientific Interest (SSSI), National Park or Area of Outstanding Natural Beauty. The closest sensitive site is Crab Wood, an ancient woodland designated an SSSI located approximately 500m from the proposed building. The eastern part of the wood is a Local Nature Reserve. The lichen assemblage within the wood is considered to be of particular interest and potentially the species most at risk from the development as a result of ammonia emissions.

Chicken droppings are a source of ammonia which may be air borne and directly affect vegetation or deposited on the ground where it affects the ecosystem through hyper-eutrophication and soil acidification. For ammonia concentrations in the air the critical levels at which higher plants are affected is 3.0 $\mu\text{g per m}^3$ but where lichens and briophytes are present it is 1.0.

Current Environment Agency guidance for the issuing of permits emissions from a proposal are considered to be at an insignificant level for an SSSI when less than 20% of existing level. Above that level it is either unacceptable or requires measures to reduce ammonia emissions. In deciding whether an impact is acceptable the Environment Agency will also consider whether other farming installations might act in combination to impact on wildlife sites.

A report has been submitted (prepared by AS Modelling and Data Ltd) which models the ammonia emission from the bird droppings in combination with the terrain and average wind speed and direction (predominantly from the south west) assuming most of the

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droppings will be collected on the manure conveyor belts within the poultry house with 12% on the ranging area. It demonstrates the ammonia deposition per year would be less than 20% of existing levels.

Natural England has confirmed the ammonia assessment prepared by AS Modelling and Data Ltd has demonstrated that the emissions from this proposal would not result in ammonia, nitrogen or acid concentrations which would exceed the Environment Agency's lower thresholds of Critical level (air borne) or Critical Load (deposited) at any international or nationally designated sites and that although this proposal on its own will lead to an increase in air pollution in Crab Wood the levels predicted are unlikely to cause harm to the SSSI features of interest therefore a statutory objection in relation to the SSSI designation is not warranted. Natural England has also noted that no new projects have been identified by the applicant within 5km which could act in combination and which would add significantly to in combination effects.

However, because of the potential impact on lichen the background levels of ammonia within Crab Wood are at a level which has concerned both Natural England and interested parties including Plant Life International, the Woodland Trust and the Hampshire and Isle of Wight Wildlife Trust. Therefore having regard to paragraphs 170, 175 and 180 of the National Planning Policy framework (which require local planning authorities to be proactive in the protection and enhancement of the natural environment) mitigation has been secured in the form of an agricultural buffer planted with native trees which is shown on the latest landscaping proposal. Condition 5 will secure implementation of the planting in the form of mature trees of the appropriate species.

As manure storage also has the potential to add to the amount of ammonia emitted further mitigation will include a restriction on the location of manure storage areas through condition 9 to ensure they are as far as possible from sensitive receptors such as the SSSI and residential properties and to ensure they are covered.

To protect the trees in Crab Wood during the construction phase condition 7 requires the submission of a Construction Ecological Management Plan. This will regulate the way construction materials are delivered and stored to ensure there will be no impact on trees.

The proposal therefore complies with Policy CP16 of the Winchester District Local Plan Part 1 and Policy DM24 of the Winchester District Local Plan Part 2.

With regard to the Itchen Special Area of Conservation (SAC) the Environment Agency guidance sets a process contribution of <4% as insignificant and the ammonia assessment prepared by AS Modelling and Data Ltd has demonstrated that the emissions from this proposal would not reach that threshold therefore Natural England have confirmed there is no need for further assessment as the River Itchen has a low sensitivity to atmospheric nitrogen deposition.

The impact on St Catherine's Hill SSSI and Emer Bog SAC is not significant due to the distances involved and the data referred to above.

There is no ecological interest in the site itself. The habitat is semi improved grassland and is of low biodiversity value. Additional planting will contribute towards the green infrastructure within the locality and provide additional habitat for wildlife in compliance with Policy CP15 of the Winchester District local Plan Part 1.

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Residential Amenity

Odour emission rates from the proposed poultry house have been based on an emissions model then used as inputs into an atmospheric dispersion model to calculate odour exposure levels in the surrounding area. In accordance with Environment Agency guidelines they have been calculated as hourly mean concentrations expressed as European Odour Units per metre cubed of air (ouE/m³). 1.0ouE/m³ is the limit of detection in laboratory conditions. The Environment Agency have the following guideline benchmarks for odour concentrations:

most offensive (1.5),
moderately offensive (3.0)
less offensive (6.0).

Odours from a poultry house are considered to be moderately offensive although some people may be more sensitive. As such the UK threshold set by the Environment Agency is 3 Odour Units, above which a loss of amenity could occur.

While the odour level within the poultry house will be 750 oue/m³ the dispersion modelling demonstrates the maximum predicted odour exposure of the development will be 0.7 odour units at the nearest residential properties (based on GIS not measured distances) which is not only significantly below the Environment Agency benchmark for moderately offensive odours but is also below the level of detection in laboratory conditions. It should however be noted that odour concentration does not remain constant due to turbulence and changes in wind direction therefore although average exposure may be below the detection threshold there may be short term concentrations above this level. The highest levels of odour will occur when the poultry house is cleaned between flocks. This takes place on one day a year and therefore in the context of a farming environment where temporary fluctuations in odour may be experienced it is not considered to be so detrimental to amenity as to warrant refusal.

Noise from poultry units is generally limited to the operation of ventilation fans. The ventilation fans are located inside the building, suspended approximately 300mm below the ridge line within an insulated chimney. Due to the enclosed nature of the design, the ventilation fans will not be audible outside the site. Moreover the nearest residential property is approximately 230m distant. However, condition 3 will ensure that there are no unacceptable noise impacts from the development.

Bioaerosol concentrations (dust) in the building represent a risk to poultry workers in terms of respiratory allergy or disease, but DEFRA research has demonstrated that emissions from poultry units in terms of particulate matter will be reduced to background levels by 100m downwind of the even the highest emitting poultry houses. The nearest residential property is more than twice this distance from the proposed poultry house.

Manure storage is controlled through the Nitrate Pollution Prevention Regulations 2015. However a plan has been submitted to show where manure will be stored on the farm to minimise the impact of ammonia on sensitive receptors. All the areas except one (which is just to the north of Sarum Road on the east side of the track) are south of Sarum Road. Storage of manure from the operation of the poultry house will be restricted to these areas by condition 10.

Under other environmental legislation and guidance the unit is required to operate a pest

control protocol, with regular baiting for rodents. Flies breed within poultry litter but the use of manure belts and frequent removal of manure will ensure that the unit does not become a breeding ground for flies.

Subject to these controls the proposal will comply with Policy MTRA4 of the Winchester Local Plan Part 1 and Policies DM17, DM19 and DM20 in respect of the impact on residential properties and other land uses in the vicinity.

Design/and Impact on Landscape and Surrounding Area

Policy CP13 of the Winchester Local Plan Part 1 requires new development to meet the highest standards of design, taking into account the context of the site and the surrounding area. The building, although large, is of standard agricultural design and construction and therefore appropriate to its setting. Materials will be controlled by condition 2.

The site is within the National Character Area defined by Natural England as Hampshire Downs, namely rolling elevated chalk arable downland, and is on a ridge at the 156 metre contour. This part of the Downs had been further defined as Open Arable Lowlands in the joint Hampshire County Council and Winchester City Council Landscape Character System. It is distinguished by a greater frequency of hedgerows defining field boundaries and a higher incidence of trees and woodland. There is a belt of trees to the north east and beyond it is the long distance foot path with Crab Wood SSSI to the west. It is not a sensitive landscape and there are already other farm buildings and other developments within it including telegraph poles and telecommunication masts.

Despite being in an elevated position the visual impact of the building will be relatively limited as many views are long distance where the building will not be visually prominent despite its size. The Landscape and Visual Impact Assessment submitted with the application considered 8 separate viewpoints. From the north east and directly north (looking from the Clarendon Way south west and south towards the site of the new building) although the apex of the roof will break the skyline it will be seen adjacent to or in front of a block of vegetation that is greater in height. Additional tree planting will break up the visual impact further and this will be secured by condition 5. From Lanham Lane looking south and south east the building will be screened by trees and looking north east the building will be seen against a background of mature trees. From the access point to the track leading to the site on Sarum Road whilst the southern elevation will break the skyline the bulk of the building will be seen adjacent to mature vegetation. From Enmil Lane the views are broken by intermittent hedging and the building will be seen against the background of mature vegetation. Looking north east from the layby on the A3090 the south elevation will just break the skyline but the distance, the adjacent mature vegetation and the other man made elements in the landscape (pylons and farm buildings) means it will not appear intrusive.

Therefore subject to conditions 5 and 6 to secure and implement a suitable landscaping scheme the appearance of the building within the landscape is considered to be acceptable and to comply with Policies MTRA4 and CP13 of the Winchester District Local Plan Part I and Policies DM16 and DM23 of the Winchester District Local Plan Part 2. Condition 8 is proposed to control lighting in compliance with Policy DM19 of the Winchester District Local Plan Part 2 as light spill would be a significant concern.

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Highway Impact and Access

The increase in traffic movements is considered to be minimal. Following submission of further details the geometry of the junction at the A3090 and the junction at Sarum Road is considered suitable for the type and amount of traffic that the proposal will generate. As such the proposal complies with Policy CP10 of the Winchester Local Plan Part 1 and Policy DM18 of the Winchester District Local Plan Part 2.

Flood Risk and Drainage

The risk of flooding from any potential sources is low.

A soakaway is to be provided for run off from the hardstandings. A test has been undertaken which showed no leakage. A sand filter will be added to ensure water quality meets required standards. Other drainage measures include silt traps, trapped gullies, drainage channels and pipes and either a vortex control or submersible pump and sealed dirty water tank. . To minimise the risk of pollution the rainfall run off from the roof will discharge directly to the sealed below ground drainage network with a silt trap and filter. The Lead Flood Authority has confirmed the surface water drainage proposals are acceptable subject o condition 4 which requires implementation of the details submitted and therefore the proposal complies with Policy CP17 of the Winchester District local Plan Part 1.

Other Matters

Animal welfare is not a material consideration in the determination of planning applications and is dealt with under other legislation.

The current proposal has to be considered on its merits and any future needs, including the potential requirement for an agricultural worker's dwelling, the addition of solar panels, and the use of spoil to raise levels elsewhere on the farm and the various planning permissions which might be required are not a consideration..

Policies and guidance relating to poultry houses and ammonia emissions adopted in Wales and in Shropshire have not been adopted by Winchester City Council or Natural England.

The Archaeological officer has interrogated the HER but there is no evidence that the proposal would impact on important archaeological remains.

The error relating to the distance of the nearest residential property has been corrected in the background papers.

Recommendation

Permit subject to the following conditions:

Conditions

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

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

02 No works shall commence on site until details of the materials to be used for the external surfaces has been submitted to and approved by the Local Planning Authority in writing. The building shall be constructed using the approved materials.

Reason: To ensure the appearance of the building is in keeping with this countryside location to comply with Policies MTRA4 and CP20 of the Winchester District Local Plan Part 1 and Policies DM15, DM16 and DM23 of the Winchester District Local Plan Part 2.

03 No ventilation equipment shall be installed or operated on the premises until a full acoustic report (with a scheme of attenuation measures) has been submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed and maintained in accordance with the approved scheme.

Reason: To protect the amenities of the occupiers of nearby properties to comply with Policies MTRA4, DM17, DM20 and DM23 of the Winchester District Local Plan Part 2.

04 No works shall commence on site until details of the proposed means of surface water and foul drainage have been submitted to and approved in writing by the Local Planning Authority in writing. The details shall include the following;

- a plan showing the location of the trial hole
- the date tests were undertaken and whether any seepage occurred during or after the tests
- information to demonstrate the correct level of water treatment exists in the system in accordance with the Ciria SuDS Manual C753 methodology ie the simple index approach

The building hereby permitted shall not be brought into use until all drainage works have been carried out in accordance with the approved details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy CP17 of the Winchester District Local Plan Part 1.

05 Notwithstanding the details shown on the submitted landscape proposal no works shall commence on site until a scheme showing full details of all tree planting including the exact locations, the species (which should be include non deciduous varieties), sizes proposed times of planting, and the measures to be put in place to protect the trees from damage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the planting of semi mature trees of native species in a continuous belt in the the location shown on plan IP/HB/007, screening at the northern end of the building and enhancement planting to the north-east.. All tree planting shall be carried out in accordance with the approved details.

Case No: 18/01082/FUL

Reason: To provide and agricultural buffer zone to protect the Crab Wood SSSI from ammonia emissions, to enhance the integrity of the existing green infrastructure and to ensure the northern end of the building is screened in a manner appropriate to the landscape context to comply with Policies MTRA4, CP16 and CP20 of the Winchester District Local Plan Part 12 and Policies DM15, DM23 and DM24 of the Winchester District Local Plan Part 2.

06 If within a period of 5 years from the date of the planting of any tree, or any tree planted in replacement of it, that tree is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged or defective) another tree of the same species and size as that originally planted shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To provide and agricultural buffer zone to protect the Crab Wood SSSI from ammonia emissions and to ensure the northern end of the building is screened in a manner appropriate to the landscape context to comply with Policies MTRA4, CP16 and CP20 of the Winchester District Local Plan Part 12 and Policies DM15, DM23 and DM24 of the Winchester District Local Plan Part 2.

07 No development shall commence on site until a Construction Ecological Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust suppression, mitigation and avoidance measures.
- The type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, including Crab Wood SSSI and the Clarendon Way long distance footpath.
- The measures to be taken to ensure all vehicles follow the route set out in the Transport Technical Note from the M3 via Badger farm Road using the A3090 Romsey Road and passing through the Enmill Lane junction.
- Avoidance of light spill and glare from any floodlighting and security lighting installed.
- Pest Control

Thereafter, the approved Construction Management Plan shall be implemented fully throughout the construction period or other period as agreed through the plan and in writing by the Local Planning Authority.

Reason: These details are required prior to commencement of development in order to ensure that the construction process is undertaken in a safe and convenient manner that prevents any damage to the Crab Wood SSSI and limits impact on local roads and the amenities of nearby occupiers, the area generally and in the interests of highway safety to

comply with Policies DM17, DM19, DM20, DM23 and DM24 of the of the Winchester District Local Plan Part 2.

08 No floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time.

Reason: In the interests of the amenities of the locality as the potential for light spill over a wider area is a significant concern and to comply with Policies MTRA4 and CP20 of the Winchester District Local Plan Part 1 and Polices DM15, DM16, DM19 and DM23 of the Winchester District Local Plan Part 2.

09. No manure from the operation of the poultry house hereby permitted shall be stored on the site or on land controlled by the applicant other than in the areas shown on plan number IP/SB/006 and under an impermeable cover unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise the impact of ammonia on sensitive receptors to comply with Policy CP16 of the Winchester District local Plan Part 1 and Policy DM17, DM19 and DM24 of the Winchester District Local Plan Part 2.

10 The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

IP/HB/01

IP/HB/02

IP/HB/03

!P/HB/04

!P/HB/05

!P/SB/06

IP/HB/07

Reason: For the avoidance of doubt and in the interests of proper planning and to ensure the appearance of the building is in keeping with this countryside location to comply with Policies MTRA4 and CP20 of the Winchester District Local Plan Part 1 and Polices DM15, DM16 and DM23 of the Winchester District Local Plan Part 2.

Informatives:

1 In accordance with paragraph 38 of the NPPF (July 2018) , Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

Case No: 18/01082/FUL

In this instance the application was kept informed and additional information requested in response to consultee comments.

2 This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

03 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester Local Plan Part 1

DS1, MTRA4, CP10, CP11, CP15, CP16, CP17, CP20

Winchester Local Plan Part 2

DM1,15, 16, 17, 18, 19, 20, 23, 24, 26

04 Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible. For further advice on this please refer the Construction Code of Practice <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>.

05 The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement Conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

06 In order to prevent the disturbance of nesting birds all development needs to be completed outside the nesting season or where that is not feasible vegetation needs to be inspected by a suitably qualified ecologist and if there are active nests a buffer zone needs to be kept free of works until the young have fledged.