

SUBMISSIONS TO RCC PLANNING COMMITTEE – 28.07.20

Application: 2020/0287/MAF

Erection of a poultry building for rearing free-range hens (resubmission of 2019/0635/MAF)

1. These submissions are made on behalf of the Lodge Trust CIO, charity No. 1161735 and should be read in conjunction with our objections to this application dated 05.04.2020. We maintain those objections for the reasons set out below.
2. The Lodge Trust CIO (“TLT”) has existed on its present site in Market Overton since 1984. The proposed building will be located 300m from our boundary.
3. TLT provides a residential and day services for over 48 adults with learning disabilities ranging from young adults to retirees. We seek to provide a home for life for as long as it’s possible to live at home. Some of our residents have lived at TLT since 1984.
4. In addition, we provide local employment for over 70 staff and volunteering opportunities for another 15 people. We have developed and stewarded local green spaces and opened them to the public in the form of our Country Park. In addition, our partnership with the Market Overton Playground Association (MOPA), we provide a children’s play area in the park. This playground has specially adapted equipment for children with special needs and sensory needs. We are heavily involved with local not for profit groups, agencies and charities, which support people with various disabilities.
5. We contribute to the local tourist economy, not least through the cafe and Country Park, as well as our caravan and camping site and log cabin holiday homes. People are attracted by our quiet, rural setting and return year after year.
6. We believe we are held in high regard for the way in which TLT is a part of a vibrant local community in Market Overton and the surrounding area.
7. Due to the Covid-19 pandemic, we have had to curtail access and activities on our site as we seek to protect those in our care, some of whom are the most vulnerable to such a disease. The current impact on the adult social care sector is well known. In addition, as a charity, the loss of our social enterprise businesses in relation to the café and caravan/holiday homes at this time has had a significant impact on our revenue. Anything which hinders recovery in these areas costs us dearly.
8. Furthermore, a number of our residents and service users are more sensitive to noise, light and odour and any changes in their home environment due to their mental and physical disabilities. For example, those who are on the autistic spectrum

can be very sensitive to noise and light. It is not clear to what extent any of the environmental assessments have taken account of the impact on local residents with such characteristics and hypersensitivity.

Primary objections

9. **Noise, light and odour pollution:** we note the report to the committee essentially states that these matters are not material considerations due to the granting of the relevant permit by the EA. However, we are concerned that:
- i) There have not been appropriate assessments done in the light of the particular disabilities of our residents and service users.
 - ii) There are no restrictions on main operating hours and times of vehicle movements.
 - iii) 16 roof fans will be in regular use with an unobstructed noise path to TLT.
 - iv) Even one or two exceptional noise or odour events could lead to poor online reviews for the café or camping site.
 - v) The lights are said to be on for 16 hours per day. In wintertime, this will exceed natural daylight hours. Though there is reference to minimising light pollution in terms of hedgerows, it is not clear to what extent it is mitigated more generally.
10. **Impact on local business:** The applicant already has considerable land holding in the area. It is not known why this particular site is necessary, given its proximity to TLT.
- i) We recognise that NPPF para 83 supports the development of agricultural businesses but that does not mean this is the best site for it. We dispute the assertion made in the Committee Report that the land is suitable for an enterprise that is industrial in nature. It will be a significant visual intrusion in what is currently a field. We refer to SP13 of the Site Allocations and policies DPD and aver that the development will be unduly prominent and will have an adverse effect on residential amenity.
 - ii) NPPF para 80 states: *“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.”* The proposed business venture adds 1 full time and 1 part time position to the local economy. However, the negative impact on the revenue streams for TLT, who are a significant local employer and contributor to the local economy through tourism, could lead to a loss of jobs and loss of business for TLT.

24.07.2020