

Livelab Ltd  
Manton Road  
Brooke, LE15 8DF

4.12.2020

Dear Sirs,

Livelab began as a small agricultural business performing agronomy, trials and testing of different crops, at America Lodge in 2006.

In 2013 the business won a large contract to perform testing of anaerobic digestion materials, digestates and feedstocks and outgrew its premises by mid 2014. We began looking for other premises and found one on Pate Road, on the Leicester Road Ind. Estate in Melton Mowbray and began negotiations to purchase this. This was then removed from the market and we contacted Steve Reid of Reid commercial property to find another building for us. There was very little commercial accommodation available locally, OEP had only very small units available, too small for our needs.

In 2015 time became of the essence as there was a national crisis in the supply of oil from the Erith crush. Erith crushes most of the UK's Oilseed rape for culinary use and they had a problem. We had to erect a building fast to accommodate the level of work being brought to us. At the time we were the only place in the UK able to test for erucic acid in oilseed rape using a rapid test. It was essential that ADM Erith had a rapid test and so we erected the current building to provide this service.

At the time the vast majority of the business was agricultural, being agronomy, crop trials, fertiliser trials and grain, however we recognise that the business has now grown beyond this as we now provide a significant level of service to the renewable energy market. We remain the UK's largest grain lab and our roots are firmly in grain and crops. To reflect the growing and changing nature of our business we now seek to change the use of this building to B1 to bring it into line with the current usage. We are GAFTA and FOSFA members and are a GAFTA Analyst (one of only 3 in the UK). We employ 5 people.

As a guide, our current business split is approximately as follows:

Agricultural R&D and QC – 50%

Anaerobic Digestion analysis (many customers are on farms) 50%

It is worth noting, that in addition to the use as the lab, the office here also serves as the farm office serving the properties of America Lodge, Crossroads Farm, The land at Uppingham and Flitteriss Park Farm. The office was incorporated into this building at the time we moved as we felt that with America Lodge itself now let out as a holiday let, it would give guests there more seclusion if they had the property to themselves. We struggle to use Flitteriss as an office as it has no internet connection.

We do still utilise the lab for a lot of our own on-farm analysis of soils, manures, faecal egg counts and feedingstuffs and so the change of use should not really be seen as an abandonment of agriculture, we retain a very significant agricultural aspect to the business.

Neighbouring buildings, and the land surrounding, will remain Agricultural. We are well integrated in the local community in Brooke, Braunston and Ridlington and hold popular Macmillan Coffee mornings which are well attended by the local community when we also hold laboratory tours for people's interest. With the Building Regulations Regularisation application now complete, we bring this forward for planning consent.

Abigail MacCartney