

**Ref: Cede Farm. Burton Pedwardine, Sleaford, Lincs, NG34 0BU**

**BK Beever (Farm)/8Sail Brewery**

**Planning Application for erection of unit for primary purpose of housing a farm diversification brewery business**

Mono pitch unit mirroring in style and construction materials the existing business unit on site which houses KB Hogroasts/Lincolnshire Smokehouse Business/storage.(Ref: 19/1623/FUL)

### **Relevant Planning Policy**

We believe this proposal fits the criteria as laid out in the Relevant Local Plan Policy for Open Countryside LP55,

#### Part E: Non-residential development in the countryside

Proposals for non-residential developments will be supported provided that:

- a. The rural location of the enterprise is justifiable to maintain or enhance the rural economy or the location is justified by means of proximity to existing established businesses or natural features; *Having the brewery on the same site as the grain & hops storage, adjacent the site of the partner business (Shared staff & facilities) and keeping a thriving local enterprise within NKDC.*
- b. The location of the enterprise is suitable in terms of accessibility; *With no need to transport grain to current brewing site there will be no net increase in traffic to the site.*
- c. The location of the enterprise would not result in conflict with neighbouring uses; *the brewing process is quiet & basically odourless. The current brewing site has operated for 12 years in a location surrounded by dwellings with no issues at all.*
- d. The development is of a size and scale commensurate with the proposed use and with the rural character of the location; *The proposed unit is essentially a mirror image of the unit already on site & smaller than the 2 grain stores on the site, furthermore trees & earth banks will hide the building from public view.*

#### Part F: Agricultural diversification

Proposals involving farm based diversification will be permitted, provided that the proposal will support farm enterprises and providing that the development is:

- a. In an appropriate location for the proposed use; *On a brown field site the proposed unit is will be the same construction & appearance of the unit already on site, with trees & earth banks hiding the building from public view.*
- b. Of a scale appropriate to its location; *the proposed unit will ensure the full process can happen within an insulated unit which is just 25% larger than the unit that already existed on site.*
- c. Of a scale appropriate to the business need; *The scale allows for a realistic level of manageable growth of our business which will ensure we remain viable.*

## **Use & Background:**

During 2020 and 2021 the out side catering element of the Hogroast business based at Cede Farm was put on hold due to Covid restrictions. We established the delivered Smoked meats business during this time (with guidance from NKDC EHO officers) , and also to a lesser extent we began working with the 8 Sail Brewery in Heckington, providing storage & delivery of their beers and also storage of the grains & hops used for the brewing process. The relationship continues and this proposal is to provide a purpose built home for a joint venture. We have the space, infrastructure & raw materials, 8Sail have the equipment capacity (via NKDC grant), expertise & proven product.

The 8 Sail Brewery is based at Heckington Windmill and enjoys a good working relationship with Heckington Windmill Trust. Over the past few years demand & production has grown to a level that requires a larger, more suitable location. A new brewing kit has been purchased with additional support from NKDC through the governments Adapt & Revive Grant.

As a 12 year old business which has its roots in Heckington we feel it is crucial to retain the brewery within the local area, especially given 3 colleagues live in the village. With no suitable units available in Heckington the possibility of developing the current partnership with BK Beever (farms) at the Cede Farm site presents the only viable opportunity to keep the business & jobs in the district.

The proposed site is an unused brown field space on a site that is already home to a small rural B2 business , meaning we will be able to use the same utilities, services & some staff, hence this proposal at Cede Farm, Heckington Rd, Burton Pedwardine.

A further aim of the joint venture is the intention that the farm grows & supplies raw materials for the brewing process., and handles the spent grain & used hops directly.

## **Appearance:**

The proposed Mono pitch unit will be very similar in appearance to the existing business unit in the farm yard. Existing earth banks, trees, hedges and buildings that surround the hard standing 'brown field' proposed site mean the unit will be largely hidden from public view. Materials used would be insulated composite panels on steel structure on concrete base. Primarily function of site would be brewing & storage, but a small office area & staff facilities (including WC) are included in plans.

## **Tree/Hedgerow Protection**

No existing trees will be cut down or harmed during the erection of the proposed unit. The existing tree line & earth banks will hide the unit from the sightlines of neighbouring properties & the public highway. Trees (Silver birch [12] & Hazel [40+]) have been planted over the last 2 years along the boundary to the east & west of the yard. A further 3000+ Hazel & Oak trees were planted by us on 2 hectares+ the the North of the yard 4 years ago. Part of this proposal also is to establish a reed bank as part of the water management strategy.

## Accessibility & Traffic Statement:

The primary access will be via the private track off Heckington Rd, (and always for larger (HGV/LGV delivery vehicles) this is away from all domestic dwellings. A secondary access road off Helpringham Rd exists via a private tarmac road & through electric barrier.

We envisage 2 vehicle visits per day. It is important to emphasize there will be no net increase in current traffic levels as with grain & hop storage on the same site it will remove the daily collection for transporting to the current brewery site in Heckington. Existing staff of the business already come on to site regularly with no disturbance to local residents.

Ample space is available for turning and parking exists on site (See DWG ES005)

We do not propose any 'public' access to the site, all retail presence will remain at the windmill along with an enhanced visitor & educational facilities in keeping with the general theme of the tourist attraction.

## Other Relevant Considerations:

- The business will have no noticeable local impact, as we already operate an arable farm, a food business (KB Hogroasts) & storage of grain/hops on the site. Always achieving 5\* food safety rating and never having had any issues or complaints raised.
- **Noise Concerns:** We note that previous concerns regarding noise from deliveries and business function are something a previous granted application on the site 19/1623/FUL dealt with by restricting activities that may make noise to times within business hours - we propose if required in this instance a decibel limit of 60db in line with residential guidelines. Brewing is not a noisy activity & regarding vehicular movement there would actually be less as everything (brewing & storage) would be on one site (meaning less coming and going).
- Brewing will take place during normal business hours & any machinery noise would be confined within the building (by insulated panels). In 12 years of brewing within close proximity of residential properties there have been no reported concerns in relation to brewing activity from local residents.
- **Odours:** During the brewing process a condensation trap (with internal recirculation) will contain all vapour & odours prior to leaving the building. Essentially the air will be 'cleaner' when it leaves the building.
- This new premises will allow the business to operate in a unit to meet EEA standards as advised by NKDC Food Safety officers much better than a conversion of existing grain store building (which we considered and understand would be an easier process in relation to planning).

- The continuation of business will ensure the continued employment of the 3 permanent staff in the local rural economy.
- The building itself will offer full disabled access.
- There is more than ample parking area on site (0.18 Hectares)
- The pitch of the roof is specifically designed to enable the installation of solar panels with the intention of making the site carbon neutral (in addition to planting of trees to offset fuel use).
- Waste water will be piped into existing septic tank & associated soak-away, which we plan to upgrade with addition of reed bed.
- General Waste & Re-cycling (Storage & Disposal) will be carried out by a commercial supplier supplying 240 litre wheelie bin (one for general trade waste and one for recycling) & collections as required
- No protected species are present in the yard.

## **Conclusions**

This proposal represents a sustainable form of rural development with little or no impact on the surrounding area or residents. It will offer a positive environmental & employment impact within the district and meets the criteria of the relevant local plan LP55 parts E & F.