

Application for the demolition of a large chicken shed and its replacement with a larger building. Sillinghurst Farm, Castle Hill Road, Bury. BL9 6UN

Planning application No 72779

Environmental Impact Assessment (EIA)

Reference No. DT.090426.A

1. Executive Summary

Sillinghurst Farm is an established broiler chicken farm operating under an Environment Agency permit for up to 157,000 birds. It currently stocks 134,000 birds. The proposal is to replace an existing wooden poultry shed (capacity 9,800 birds) with a larger, modern shed (capacity 24,000 birds). This temporarily increases total capacity to 148,000 birds, though the operator intends to return to 134,000 birds once stocking density is reduced. The assessment concludes that the development will not result in significant adverse environmental effects.

2. Introduction

2.1 Purpose of the Assessment

This EIA evaluates the environmental implications of replacing an existing, wooden poultry shed with a large, modern unit, partly on the same site at Sillinghurst Farm and to the same design as the other, adjoining poultry units.

2.2 Site Location

Sillinghurst Farm is located in a rural agricultural area of Castle Hill Road, Bury.

2.3 Existing Operations and the proposed development

The farm operates as a large-scale broiler unit, housed in a series of modern agricultural buildings of similar design, clustered together. The farm stocks 134,000 birds, below the environment agency permit for housing 157,000 birds. Birds are housed in a series of modern agricultural units of similar design, and which are clustered together, all accessed from Castle Hill Lane.

The proposed development is to replace an exception to the above buildings, being a mainly wooden building shown within the red edge on the plan below, and which has a floor area of 558m². The proposal is to replace it with a new unit on the same site and extending onto the adjoining grassed area and with a floor area of 1300m², being an increase of 742m². The new building would be used for the same purpose and would be of a design to match the existing modern units adjoining it.



Photo of existing building to be replaced: -



Proposed replacement building to be of the same design as the adjoining, existing units



Waste is removed each cycle, water discharges to an existing sewer, and hygiene testing occurs every 8 weeks.

Bird Numbers

The building to be demolished houses some 9,800 birds.

The proposed replacement building would accommodate approximately 24,000 birds

For the agricultural unit as a whole, the proposed development would increase bird numbers initially from 133,000 birds to between 147,000 and 148,000 birds, returning to 133,000 thereafter as the density decreases. The industry is moving towards making stocking density less per square metre in the near future which means there would be no increase in the chickens on the farm

Regulatory Context

The farm operates under an Environment Agency (EA) permit for up to 157,000 birds since 2007, though the farm has never operated at such a number. The permit was last renewed in January 2026.

The farm is audited every year by the Environment Agency and Red Tractor.

Water purification levels and swab tests are taken every 8 weeks.

Environmental Baseline

Character and appearance of the area

The character and appearance of the area is that of a rural area with scattered farm units within it. The farm unit itself is characterised by large, modern *agricultural units as shown in the above photograph*

Ecology

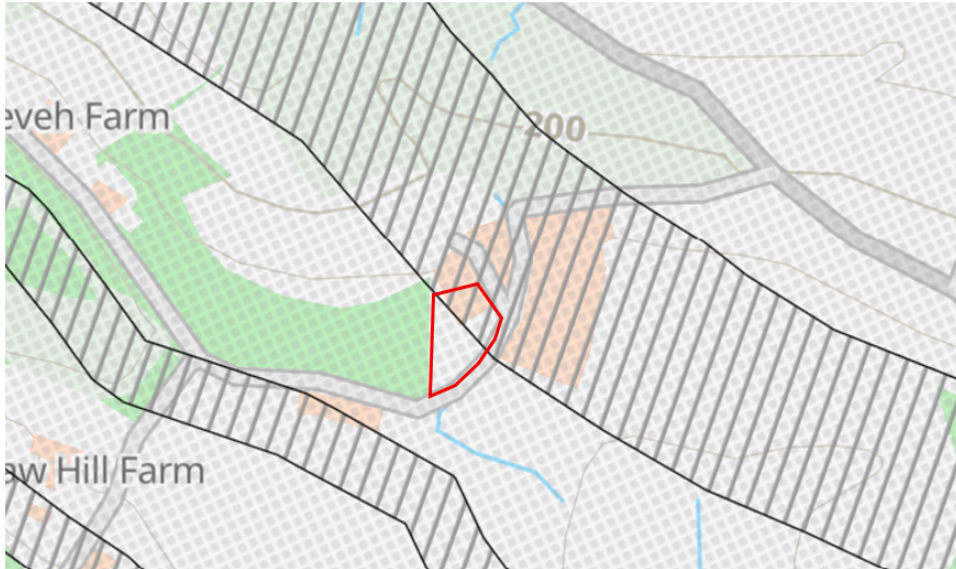
The separately submitted biodiversity net gain (BNG) metric and associated documents describe and quantify the current ecological condition of the site

Water environment and drainage

Separately, a drainage impact assessment has been commissioned and will be forwarded to the local planning authority (LPA) when completed

Coal Mining High risk area

Part of the proposed site falls within a high-risk area: -



Separately, a coal mining risk assessment has been commissioned and will be forwarded to the local planning authority (LPA) when completed

Environmental Impact Assessment

Air Quality, ammonia and general odour

We are not aware of any complaints regarding ammonia or general odour from the unit.

In any event, the more modern proposed building would, if anything, reduce emissions.

Residual impact: negligible to minor.

Noise

There would be some construction noise but this would be of a temporary nature. Noise from the operation of the unit would be unchanged.

Residual impact: negligible.

Water Management and Drainage

Water discharges to the existing sewer. No new discharge points. Bird swab tests every 8 weeks

Residual impact: negligible.

Manure and Waste Management

Manure removed off-site by a local farmer for fertiliser.

Slight temporary increase in amount.

Residual impact: low.

Traffic and Transport

No substantial change in deliveries.

Residual impact: negligible.

Landscape and Visual Impact

New shed fits within existing farm complex. No substantial change to area appearance.

Residual impact: minor to negligible.

Ecology and Biodiversity

At least a 10% improvement in BNG proposes. See separate BNG submission.

Residual impact: beneficial.

Digital connectivity and carbon reduction

The proposed development would satisfy Part L of the Buildings Regulations 2022 in terms of energy requirements.

The proposed development would also provide an electric charging point(s) for the proposed development as required under the Building Regulations.

Internet connections for digital connectivity will be operational and immediately accessible to network providers upon occupation of the building.

Provision will be made during construction to permit full fibre connectivity.

Cumulative and Long-Term Effects

No long-term increase in bird numbers; modern shed reduces emissions intensity.

Alternatives Considered

The alternative is to continue to operate from the existing mainly wooden building on the site. However, its environmental impact, as it ages further, is likely to become more adverse when compared to a new building.

Mitigation and Monitoring Plan

Regular monitoring and auditing will continue to be undertaken as part of the EA permit and the Red Tractor procedures.

Conclusion

The development is environmentally acceptable with no significant adverse impacts.

Non-Technical Summary

Sillinghurst Farm plans to replace an older chicken shed with a larger, modern shed. This will temporarily increase bird numbers but will return to current levels once stocking density is reduced. Water goes to the existing sewer, hygiene tests occur every 8 weeks, and manure is taken away by a local farmer. Traffic levels and the appearance of the area will not noticeably change. The assessment found no significant environmental impacts, and the new shed will improve long-term environmental performance.