

Environmental Impact Assessment for a replacement agricultural unit at Sillinghurst Farm, Castle Hill Road

Planning application Reference 72779

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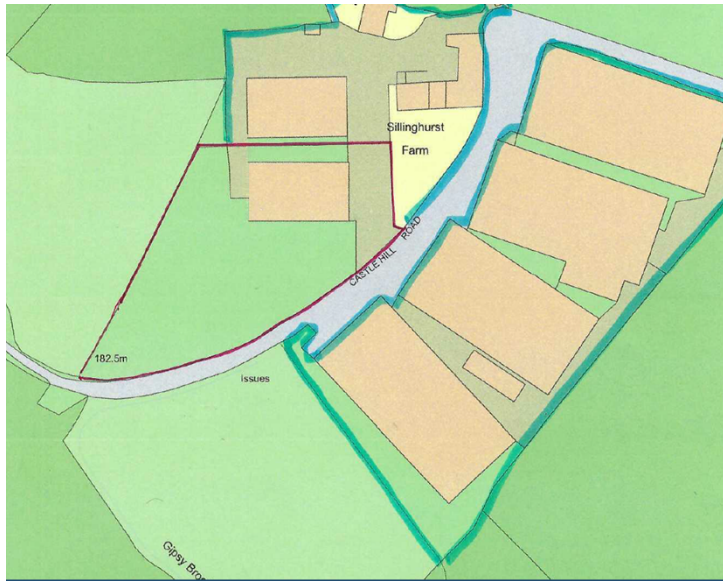
Sillinghurst Farm is a large, intensive broiler chicken farm with several large agricultural sheds housing the birds. The proposal is to demolish one of the older units and to replace it with a larger building with the same character and appearance of the other adjoining agricultural buildings. The existing building to be demolished has a floor area of approximately 558m² whereas the replacement building would have a floor area of 1300m², an increase of 742 m²

The existing building is set in an area of mown grass

The proposed building would be used for the same purposes as the existing building to be replaced ie for the housing of birds. It would be larger than the existing building and would be sited on the same site as the existing building, extending onto part of The adjoining grassed area

The following plan shows the existing buildings and the proposed building within the red edge on the plan

1.



The farm operates under very tight regulations under an Environment Agency permit for up to 157,000 birds. It currently stocks 134,000 birds. The existing wooden poultry shed which is proposed for demolition has a capacity of 9,800 birds). The proposed larger, modern shed (would have a capacity of 24,000 birds, temporarily increasing the total capacity of the farm to 148,000 birds, though the operator intends to return to 134,000 birds once stocking density is reduced bincoming legislation.

The Farm's operating permit, issued and monitored by the Environment Agency, dates from 2004 but with variations issues at various times since then.

The Council's Environment Screening assessment

The Local planning Authority's (LPA) screening opinion considers that *'the increased capacity within the proposed chicken shed, and the cumulative impact of the size of the existing development (134,000broilers total) is likely to have an increased risk in relation to the level of odour, increased traffic and the arrangements for waste handling.*

These are matters which are included within the Environment permit and which are monitored frequently and regularly by the Agency which has enforcement powers.

This EIA includes as part of its submission references to those matters included in the LPA's screening report and which form part of the EA regulatory requirements with details of how issues of odour, traffic and waste are both managed and monitored. Other environmental matters are also included.

The EA licence is for up to 148,000 birds, well within the proposed peak of 134,000 birds.

The EA submitted reports in terms of the way in which environmental impacts are managed and will continue to be managed within the licence have been complied by Mrs Lindsey Taylor. Monitoring reports are completed by the EA representative for the farm.

Odour Management

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.

The EA permit (2004) (as amended) contains the following condition: -

'3.4 Odour

Emissions from the activities shall be free from odour at levels likely to cause annoyance outside the site, as perceived by an authorised officer of the Agency, unless the operator has used appropriate measures including those specified in schedule 1 table S1.4 to prevent or where that is not practicable to minimise the odour'.

Measures in schedule 1 table S1.4 are as follows: -

Table S1.4 Appropriate measures for odour	
Measure	Dates
The operator shall maintain and implement the odour management plan submitted with the application in accordance with TGN SRG 6.02(Farming), Odour Management at Intensive Livestock Installations.	14/09/2007
The operator shall review the plan and record at least every 4 years or as soon as practicable after a complaint, (whichever is the earlier) whether changes to the plan should be made and make any appropriate changes to the plan identified by a review.	

Please see the following appendices in particular with regard to odour matters: -

- 3..Carcass removal
- 7. Emissions review
- 11. Waste plan
- 12..Waste removal contingency plan
- 13.. Waste review
- 15.Odour plan
- 14. Environmental accident plan

Traffic

A peak increase in the number of birds on the site would be 14,200 before falling back to the current number of 134,000.

Any additional delivery of the number or frequency of feed waggons to the site would not be significant and in any event would be for a limited time.

Visits with regard to hygiene and avian welfare would be of no noticeable impact

Waste