

ENVIRONMENTAL STATEMENT

**ERECTION OF 4 NO. POULTRY BUILDINGS AND ASSOCIATED
INFRASTRUCTURE AT DITCHFORD BANK FARM, DITCHFORD BANK,
HANBURY, BROMSGROVE, WORCESTERSHIRE, B60 4HS**

G O FEW AND SONS

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CHAPTER 1.

INTRODUCTION

- 1.1 This Environmental Statement has been commissioned by G O Few and Sons to accompany a planning application for the development of a poultry unit extending to 4 No. poultry buildings and associated infrastructure on land at Ditchford Bank Farm, Hanbury, Bromsgrove, Worcestershire, B60 4HS.
- 1.2 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 provide for the submission of an Environmental Statement for certain types of development. The regulations prescribe the types of development for which EIA is mandatory (Schedule 1 Development). Regulation 17a provides for mandatory EIA with all proposals which exceed 85,000 birds.
- 1.3 This report has been prepared by Ian Pick. Ian Pick is a specialist agricultural and rural planning consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of the Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.
- 1.4 Ian Pick has 23 years' experience specialising in agricultural and rural planning whilst employed by MAFF, ADAS, Acorus and most recently, Ian Pick Associates Limited.
- 1.5 Copies of this Environmental Statement are available from Ian Pick Associates Ltd for the sum of £50 for a paper copy, and £10 for a CD copy.

CHAPTER 2.

2. ENVIRONMENTAL IMPACT ASSESSMENT

Regulatory Context

- 2.1 The requirements of Environmental Impact Assessment are provided within the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. These are referred to as the EIA regulations within this document. The EIA regulations require that any development which is listed in Schedule 1 be subject to EIA.
- 2.2 The proposed development falls within the definition of Section 17 of Schedule 1, 'Installations for the intensive rearing of poultry or pigs' as it exceeds the threshold of 85,000 broilers as defined in Section 17 part (a).

Screening

- 2.3 The process of determination whether a proposed development requires an EIA is called 'screening'. The EIA Regulations permit for a developer to request a screening opinion from the Local Planning Authority (LPA) to determine whether the EIA process should be followed. In this instance, EIA is mandatory under Schedule 1 of the 2017 EIA regulations and therefore a screening opinion was not required.

Scoping

- 2.4 This Environmental Impact Assessment provides the following scope of assessment.
- Landscape and Visual Impact
 - Noise, Odour and Dust
 - Ecological Issues
 - Drainage and Flood Risk

Assessment and Reporting Methodology

- 2.5 Following identification of potential environmental effects through the EIA scoping process, technical assessments were carried out in order to predict potential effects associated with the development and where necessary proposed measures to mitigate the effects. These assessments are contained within the Environmental Statement.

The Environmental Statement

- 2.6 The Environmental Statement has been prepared to accompany an application for planning permission for the erection of 4 No. poultry units and associated infrastructure at Ditchford Bank Farm, Hanbury, Bromsgrove, Worcestershire, B60 4HS. The application has been submitted to Wychavon District Council under the terms of the Town and County Planning Act 1990.

- 2.7 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Schedule 4, requires that an Environmental Statement should include at least the following information:
- A description of the development including:
 - A description of the location of the development
 - A description of the main characteristics of the whole development and the land use requirements during the construction and operational phases.
 - A description of the main characteristics of the operational phase of the development (in particular any production process)
 - An estimate by type and quantity, of expected residues and emissions.
 - A description of the reasonable alternatives studied by the developer which are relevant to the proposed project and its specific characteristics, and an indication of the main reason for selecting the chosen option.
 - A description of the current state of the environment (baseline scenario)
 - A description of the factors likely to be significantly affected by the development.
 - A description of the likely significant effects of the development on the environment resulting from
 - The construction and existence of the development
 - The use of natural resources, in particular land, soil, water and biodiversity.
 - The emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste.
 - The risks to human health, cultural heritage or the environment
 - The accumulation of effects with other existing and / or approved projects.
 - The impact of the project on the climate and and vulnerability of the project to climate change
 - The technologies and substances used
 - A description of the forecasting methods or evidence used to identify and assess the significant effects on the environment including any difficulties encountered compiling the required information.
 - A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment. That description should explain the extent to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.
 - A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and / or disasters which are relevant to the project concerned. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.
 - A non-technical summary of the above.

Contributors to the Environmental Statement

2.8 The team of consultants involved in the EIA are listed in table 2.1 below. Each was selected for their technical services and expertise in their respective fields.

Table 2.1

Chapter	Consultants
1. Introduction	IPA Ltd
2. EIA Process	IPA Ltd
3. Description of Development	IPA Ltd
4. Choice of Location	IPA Ltd
5. Planning Policy Context	IPA Ltd
6. Potential Environmental Effects	IPA Ltd
7. Landscape and Visual Impact	LVIA Ltd
8. Noise, Odour and Dust	Matrix Acoustics, AS Modelling and Data, IPA Ltd
9. Ecological Issues	Craig Emms, AS Modelling and Data, IPA Ltd
10. Drainage and Flood Risk	Alan Wood and Partners
Non-Technical Summary	IPA Ltd

CHAPTER 3.

3. DESCRIPTION OF DEVELOPMENT

Background Information

- 3.1 The applicants, G O Few and Sons operate an established farming business at Ditchford Bank Farm. The farming operations are currently based on dairy farming with approximately 450 dairy cows plus followers. The herd size currently extends to 993 head of cattle.
- 3.2 Due to reducing financial returns from the dairy farming activities, the applicants are proposing to cease dairy farming operations on the farm, and replace this agricultural activity with a poultry farm for broiler chicken production. Broiler chicken production is an agricultural activity which has been subject to long term growth and profitability.

Project Description

- 3.3 The applicants have submitted a planning application to Wychavon District Council for the erection of a poultry farm and associated infrastructure on land at Ditchford Bank Farm, Hanbury, Bromsgrove, Worcestershire, B60 4HS. The detailed elements of the proposed development are shown in the table below. The location of the development is shown on the location plan at **Appendix 1.**

Table 3.1

Element	Description
Poultry Houses	4 No. poultry linked buildings, each measuring 109.737m x 20.442m with an eaves height of 4.572m and a ridge height of 7.463m.
Link Corridor & Feed Blending Rooms	The poultry buildings are linked by a corridor measuring 122.88m x 4m. 2 No. feed blending rooms are accessed from the link corridor measuring 3.8m.x 4m.
Gate House	The poultry houses are linked to the gate house measuring 17m x 6m with an eaves height of 4.572m and a ridge height of 5.202m.
Biomass Building	Biomass Boiler House measuring 30m x 18m with an eaves height of 7m and a ridge height of 9.412m.

Amenity Building	Amenity building measuring 18m x 4m with an eaves height of 3m and a ridge height of 3.536m.
Gas Tanks	Block of gas tanks, on an 8m x 4m base, containing 4 gas tanks, with a height of 1.660m.
Water Tank	1 No. Circular water tank with a diameter of 6.35m and a height of 4.85m.
Dirty Water Tank	An underground dirty water tank of 45,000 litres.
Attenuation Pond	SUDS is proposed in the form of an attenuation pond.
Hardstandings and Access	A concrete apron is proposed to the north of the poultry houses, together with a stone yard area to the west. A new access road is proposed to link the development to the public highway.

- 3.4 The proposed development involves the erection of a poultry farm together with associated infrastructure, as described in Table 3.1 above. The poultry buildings are to be used for the rearing of broilers from day old chicks through to finished table weight, with the additional infrastructure required, to facilitate the proposed use.
- 3.5 The proposed poultry buildings are identical and will have pan feeders, non drip nipple drinkers and indirect heating provided by a woodchip biomass boiler with a gas backup system. Ventilation within the buildings is based on high velocity chimneys with side inlet vents. The ventilation, heating and feeding systems are all fully automated and controlled by a computer system control panel located within the corridor which links the poultry buildings. The systems are alarmed for high and low temperature, feeding system failure and power failure. The alarm system will be linked to an ‘auto dial’ computer system which alerts personnel via mobile phone to any system failures. The proposed poultry unit will produce standard birds, based on a 48-day growing cycle, including 10 days at the end of each cycle for cleanout and preparation of the buildings for the incoming flock. The unit will operate with 7.6 flocks per annum.
- 3.6 The chicks are placed within the building as day olds and reared within the building for 38 days, following which they are manually caught and transported live to the processers. During the growing cycle temperature is controlled within the buildings. The buildings are pre-warmed to a temperature of 32°C on day 1 of the cycle reducing to 18°C over the growing cycle. The temperature is controlled by heaters and the ventilation system. The development will operate on an all-in all-out basis, with all four proposed buildings stocked and de stocked at the same time.

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- 3.7 At the end of each flock cycle, the buildings are cleaned out and the manure removed using agricultural loaders and removed from the site for disposal via licensed anaerobic digester plants. Following manure removal, the buildings will be washed out with high pressure hoses and prepared for the incoming flock. The inside of the poultry buildings is drained to sealed dirty water tanks which will be emptied following each cleanout of the building by vacuum tanker.
- 3.8 The additional infrastructure proposed on the site is essential to facilitate the proposed use for broiler rearing. The use of the various elements of the development is shown in the table below.

Table 3.2

Element	Description
Poultry Houses	To be used for the rearing of day-old broiler chicks through to finished table weight.
Link Corridor & Feed Blending Rooms	To allow bio-secure access to the poultry houses for farm staff.
Gate House	The poultry houses are linked to the gate house which provides showers and facilities for staff
Biomass Building	To house a woodchip fuelled biomass boiler to provide a renewable heating system for the poultry houses.
Amenity Building	This building includes a storage room, catchers room, mains room containing the electric supply and a pump room for water.
Gas Tanks	To provide a fuel source for the backup heating system.
Water Tank	To provide the required 24 hours on site drinking water supply for the poultry.
Dirty Water Tank	To provide containment for the dirty water generated during washing out of the poultry houses.
Attenuation Pond	To provide sustainable drainage for clean roof water.
Hardstandings and Access	To provide for access to the site and parking and turning of vehicles.

External Lighting

- 3.9 The development does not require 24-hour external lighting. There are three days over each flock cycle, being days 30, 37 and 38 when night time catching operations will be undertaken and lighting on the site will be required in the form of directional flood lighting above the catching doors. Outside of the catching periods, 24-hour lighting is not required. Motion sensor trigger lighting will be provided for any staff needing to visit the site during hours of darkness.

Mitigation within the Project Design

- 3.10 Mitigation is inherent within the project design. The proposal is for the development of a poultry unit and requires an Environmental Permit in order to operate which is issued by the Environment Agency. The requirements of the EP insist on the site being designed to Best Available Techniques (BAT). This includes the provision of a high velocity roof mounted ventilation system, which is deemed to be BAT for the dispersal of odour and ammonia emitted from the proposed poultry buildings. The proposed buildings are also required by the Environmental Permit to be sealed and drained into a SSAFO certified dirty water containment system which essentially removes any potential for contaminated water escaping from the site. The concrete apron to the north of the poultry buildings must be fitted with a diverter valve (required by the EP) to ensure that during periods where the apron can become contaminated (during cleanout), all contaminated water can be diverted to the sealed dirty water containment system. A copy of the dirty water tank specification is attached at **Appendix 2**.
- 3.11 The hydrological assessment identifies a requirement for surface water drainage to be attenuated to a greenfield runoff rate, and a Sustainable Urban Drainage System (SuDS) is incorporated into the design in the form of an attenuation pond.

Climate Change

- 3.12 Schedule 4 of the 2017 requires at 5(f) requires the ES to include a description of the likely significant effects of the development on climate and the vulnerability of the project to climate change. Mitigation for climate change is factored into the sustainable drainage design of the proposals which includes the appropriate additional capacity for climate change within the designed system.

Construction Phase

- 3.13 The construction phase of the proposed development will extend to approximately 30 weeks. This phase involves the following elements.
- Stripping of the topsoil and levelling of the subsoil to create a level development area using a tracked dozer.
 - Importation of stone, levelling and compacting to create a sub-base.

- Preparation of concrete foundation pads for steelwork
 - Erection of steelwork and cladding
 - Concreting of the building floors and concrete aprons.
 - Fitting of the buildings and installation of equipment.
- 3.14 The construction materials will be delivered into the site using HGV vehicles. Stone will be delivered using 8-wheel rigid quarry lorries; Concrete using 6-wheel rigid ready mix concrete lorries; and steel framework and sheeting using articulated lorries with flatbed trailers.
- 3.15 The proposal is a permanent development and the estimated design life of the buildings is in excess of 50 years.

Characteristics and Production Processes

- 3.16 The use of the proposed buildings is for the rearing of day-old broiler chickens through to finished table weight.

Expected Residues and Emissions

- 3.17 The proposed broiler farm requires a permit under the Environment Agencies Environmental Permitting regime.
- 3.18 Expected residues and emissions from the site are limited to:
- Airbourn emissions in the form of odour, ammonia and nitrogen
 - Noise emission from mechanical plant and transport related activities.
 - Production of waste in the form of poultry manure and dirty water.

Forecasting Methods

- 3.19 The forecasting methods used within this assessment are detailed within the individual chapters and assessments.
- Landscape and Visual Impacts are assessed using GLVIA3.
 - Noise is forecast using BS4142:2014.
 - Odour Assessment is forecast based on Environment Agency IPPC permitting guidance for odour modelling - Environment Agency H4 Odour Management Guidance 2011
 - Dust is assessed based on DEFRA project AC0104 and DEFRA LAQM TG16.
 - Ecology Issues are assessed using the methodology contained within Handbook for Phase 1 habitat survey: a technique for environmental audit (Joint Nature Conservation Committee, 2010) and the current guidance on survey methods from the Chartered Institute of Ecology and Environmental Management (Guidelines for Preliminary Ecological Appraisal. CIEEM, 2012). The Habitat Suitability Index was calculated following ARG UK advice note 5 (Amphibian and Reptile Groups of the United Kingdom, 2010).
 - Ammonia is assessed based on guidance within Environment Agency H1 Risk Assessments.

- The Site-Specific Flood Risk Assessment is based on the Guidance within paragraph 163 of the NPPF, and footnote 50.

Assessment of Significance of Environmental Effects

3.20 In terms of the potential environmental effects, these have been assessed in accordance with the significance criterion outlined below. The assessment of significance within each subject chapter of the Environmental Statement has been informed corresponding technical assessment within the Appendices.

None	The development will not produce any effects beyond those which may be experienced within the current farming regime.
Low	There will be an effect, however this will be localised and will not impact on environmental and other features to their detriment when relating to existing uses (e.g. distance too far)
Medium	There will be an effect which will impact on environmental features, but not significantly.
High	A significant effect.
Positive	Has a benefit.

CHAPTER 4.

4. CHOICE OF LOCATION / ALTERNATIVE SITES

- 4.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 require an Environmental Statement to cover alternatives **studied** by the applicants.
- 4.2 It is an established principle of planning that new farm buildings should be well related to existing development as far as is practical. This development is for the diversification and expansion of an existing farming business and the development has been located as close as practical to the existing farm complex, but maintaining sufficient separation distance to protect the amenity of neighbouring residents.
- 4.3 Ditchford Bank Farm is currently an operational dairy farming business, and has very close neighbours. The dwelling known as Orchardside located adjacent to Ditchford Bank Farm on the northern boundary is the closest property unconnected with the farm. This proposal to cease with the dairy farming operations, in favour of development a poultry unit provides an opportunity to move the businesses livestock farming operations further away from the neighbours to improve their amenity. The odour impact assessment at Appendix 5 shows that the existing farming operations at Ditchford Bank Farm have a marked impact on the amenity of neighbours, showing the existing impacts on Orchardside being 34.1 European Odour Units.
- 4.4 Consideration was given to erecting the proposed development on the site of the existing dairy unit, however, this was dismissed as being too close to the neighbouring dwelling. As a result, a site was chosen to the east of the farmstead to improve the separation distance from the neighbours and improve amenity. The application site is also enclosed by mature planting, enabling effective screening of the development within the landscape.

CHAPTER 5.

5. PLANNING AND POLICY FRAMEWORK

Introduction

- 5.1 This chapter identifies planning policy relevant to the proposed development and the application site, together with an assessment of the development proposal against the planning policy and guidance.
- 5.2 The proposed development has been prepared having regard to national and local policy and guidance.

National Planning Policy Framework

- 5.3 The National Planning Policy Framework confirms that the purpose of the planning system is to contribute towards the achievement of sustainable development. Paragraph 8 of the NPPF states “There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
 - **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”
- 5.4 Paragraph 80 and 81 set the Governments position on economic growth, as detailed below:

80. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. 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 approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving with high levels of

productivity, which should be able to capitalise on their performance and potential.

81. Planning policies should:

- a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;
- b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and
- d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

5.5 Paragraph 83 provides support for economic growth in rural areas, as detailed below:

83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;

5.6 Paragraph 183 refers to developments where a separate Environmental Permit is required in terms of the operation of the site.

183. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

5.7 Paragraph 143 of the NPPF advises that the local planning authorities should regard the construction of new buildings as “inappropriate”. Exceptions to this as outlined in paragraph 145 include buildings for agriculture.

Local Planning Policy – South Worcestershire Development Plan

- 5.8 Policy SWDP12, Employment in the Rural Areas confirms that the Council will support proposals to diversify farming businesses for employment, tourism, leisure and recreation uses providing
- i) *The proposed new use does not detract from or prejudice the existing agricultural undertaking or its future operation.*
 - ii) *The scale of activities associated with the proposed development is appropriate to the rural character of the area.*
 - iii) *Wherever possible existing buildings are used to reduce the need for additional built development.*

CHAPTER 6.

6. POTENTIAL ENVIRONMENTAL AFFECTS

- 6.1 The bird numbers associated with the proposed development exceeds Schedule 1 threshold, and therefore an EIA is mandatory as part of the planning application process.
- 6.2 The scope of the Environmental Statement is detailed below:
- Landscape and Visual Impact
 - Noise, Odour and Dust
 - Ecological Issues
 - Drainage and Flood Risk

Scope of the Assessments

Landscape and Visual Impact Assessment

- 6.3 Landscape and Visual Impact is assessed in Chapter 7, and the associated LVIA report at **Appendix 3**. The scope of the Landscape and Visual Impact Assessment was to provide an assessment of the entire development described in Chapter 3, in accordance with the Guidance set out in GLVIA 3.

Noise, Odour & Dust

- 6.4 Noise is assessed in Chapter 8, and within the Noise Impact Assessment at **Appendix 4**. The scope of the noise assessment includes all potential noise sources arising from the operation of the proposed development described in Chapter 3, including plant in the form of the mechanical ventilation systems and operational noise in the form of transport related activities. The assessment has been prepared in accordance with BS4142:2014.
- 6.5 Odour is assessed in Chapter 8, and within the Odour Impact Assessment at **Appendix 5**. The odour assessment is based on the impacts of the poultry buildings throughout the duration of the flock cycle, and during the cleanout process. The odour impact assessment has been prepared in accordance with the Environment Agency H4 Odour Management Guidance 2011.
- 6.6 Dust is assessed in Chapter 9 and the assessment is based on the guidance provided within DEFRA Project AC0104 and DEFRA LAQM TG16.

Ecology

- 6.7 Ecology is assessed within the Chapter 9, and the associated Phase 1 Habitat Survey at Appendix 6.
- 6.8 The scope of the ecological assessment relates to the full development described in Chapter 3. The site was surveyed following the methodology contained in the Handbook for Phase 1 habitat survey: a technique for

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environmental audit (Joint Nature Conservation Committee, 2010) and the current guidance on survey methods from the Chartered Institute of Ecology and Environmental Management (Guidelines for Preliminary Ecological Appraisal. CIEEM, 2012). The Habitat Suitability Index was calculated following ARG UK advice note 5 (Amphibian and Reptile Groups of the United Kingdom, 2010).

Ammonia Impacts

- 6.9 Ammonia Impacts are addressed within Chapter 9, and the associated Ammonia Impact Assessment at **Appendix 7**. The ammonia assessment is based on the impacts of the poultry buildings throughout the duration of the flock cycle, and during the cleanout process, with a comparable of the existing impacts of the dairy farming operations. The odour impact assessment has been prepared in accordance with the Environment Agency H1 Risk Assessments.

Flood Risk and Drainage

- 6.10 Flood Risk and Drainage are considered within Chapter 10, and with the Flood Risk and Surface Water Management Report at Appendix 8. The Site Specific Flood Risk Assessment is based on the Guidance within paragraph 163 of the NPPF, and footnote 50.

CHAPTER 7.

7. LANDSCAPE AND VISUAL IMPACTS

Baseline Conditions

- 7.1 The site forms part of a field in agricultural use which is defined by hedgerows with trees field boundaries. Seeley Brook forms the southern field boundary with riparian vegetation following its course as it meanders through the local landscape. The site sits adjacent to existing buildings in agricultural use that are situated at Ditchford Bank Farm. The site sits in a relatively flat landform.
- 7.2 The proposed development has been subject to a Landscape and Visual Impact Assessment. The full assessment is shown at **Appendix 3** to this report.

LVIA Summary

- 7.3 LVIA Ltd were instructed to undertake a landscape and visual impact assessment for a poultry unit located at Ditchford Bank Farm, Hanbury by Ian Pick Associates Ltd in March 2021. The site and its surrounding landscape were assessed and a total of five viewpoints were selected to represent a variety of receptors in the surrounding area.
- 7.4 The aim of this report is to provide an assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It comprises two main assessments, the first for landscape and the second for visual effects.
- 7.5 The assessment has been conducted in line with published best practice guidelines and includes a desk study; (review of local plan policies, published landscape character assessment and production of a computer-generated Zone of Theoretical Visibility (ZTV)) and onsite observations.
- 7.6 The site forms part of a field in agricultural use which is defined by hedgerows with trees field boundaries. Seeley Brook forms the southern field boundary with riparian vegetation following its course as it meanders through the local landscape. The site sits adjacent to existing buildings in agricultural use that are situated at Ditchford Bank Farm. The site sits in a relatively flat landform.
- 7.7 Due to the existing local area, the proposed scheme would not be out of character with its surroundings when considered as part of the wider landscape.
- 7.8 Mitigation measures have been suggested to aid the schemes visual blending with the existing environs.
- 7.9 Five viewpoints were considered and of these, one was considered to be subject to material visual impacts viewpoint 2 that sits close to the site boundary.

- 7.10 With suitable mitigation measures, the development will have a moderate visual impact and a minor/negligible landscape impact (i.e. not a material change). It should be considered that this type of development is not out of character within the receiving landscape.

Summary

- 7.11 The proposed development has been assessed as having a minor/negligible impact on landscape character and a moderate effect on visual impact.
- 7.12 The assessment level provided within the LVIA is based on the guidance within GLVIA 3 with a resulting minor impact on landscape character and moderate effect on visual impact. This is a permanent effect as the assessment relates to the presence of the development within the landscape.

Environmental Impact Assessment Level

- 7.13 Based on the assessment criteria in paragraph 3.20 of this Environmental Statement, landscape and visual impacts are assessed as **Low - There will be an effect, however this will be localised and will not impact on environmental and other features to their detriment when relating to existing uses**

CHAPTER 8.

8. NOISE, ODOUR & DUST

Noise

Scope of the Assessment

- 8.1 A detailed noise assessment has been prepared by Matrix Acoustic Design Consultants to review plant and operational noise generated from the proposed development. The assessment includes the proposed ventilation and plant systems together with transport related noise. The full detailed analysis, which includes the results of a noise survey and acoustic calculations, are provided at **Appendix 4**. The Acoustic Assessment has been undertaken to BS4142:2014.

Baseline Conditions

- 8.2 A noise survey was conducted to determine the typical background noise levels at the nearest dwellings to the proposed poultry units at Ditchford Bank Farm.

Noise Assessment

- 8.3 The extract fan, biomass boiler and transport noise (HGV movements and loading/unloading using a forklift within the concrete apron) as a result of the proposed development have been assessed in accordance with BS4142:2014.
- 8.4 Via calculation (Appendix B) it has been demonstrated that the aggregate BS4142 noise impact of the extract fans, biomass boiler and transport activities during the day and evening will be **low**.
- 8.5 Due to the very low Rating Levels and typical background noise levels during the night the absolute noise emission levels have been assessed to review acceptability; this is in accordance with guidance given in BS4142.
- 8.6 During the night the aggregate ambient noise ingress via an open window of the ridge extract fans, air scrubber system, transport activities and incinerator have been established to be below the existing underlying noise environment and >10dB below BS8233's noise ingress limits for bedrooms (note the limits are applicable to road traffic and continuous operating plant).
- 8.7 The individual maximum noise events generated by the HGVs loading/unloading will result in noise ingress levels via an open window below LA_{max,F} 45dB. In accordance with ProPG (2017) this indicates a negligible noise impact with regard to sleep disturbance.
- 8.8 We therefore conclude that during the night the absolute noise levels will result in a **very low** noise impact.

- 8.9 Site management with regard to minimising noise emissions has been discussed.
- 8.10 On the basis that the proposed development will not result in an adverse noise impact at the nearest dwellings, we conclude that on noise grounds it is acceptable.

Assessment Summary

Noise Summary

- 8.11 The proposed development will result in a permanent effect, as the noise impacts of the development arise from the operation of plant and transport throughout the lifespan of the development. The noise assessment is based on BS4142: 2014 and the associated rating levels in accordance with BS4142:2014 for plant and transport noise is **low to very low**.

Environmental Impact Assessment Level

- 8.12 Based on the assessment criteria in paragraph 3.20 of this Environmental Statement, landscape and visual impacts are assessed as **Low - There will be an effect, however this will be localised and will not impact on environmental and other features to their detriment when relating to existing uses**

Air Quality Assessment

Baseline Conditions

- 8.13 The application site is an agricultural field, on the eastern side of the existing farm complex at Ditchford Bank Farm. Ditchford Bank Farm is an existing, operational dairy farm, and therefore creates some potential for adverse odour conditions. The impacts of the dairy farm, in comparison with the proposed poultry farm have been modelled in the Odour Impact Assessment at Appendix 5 to this statement.

Scope of the Assessment

- 8.14 AS Modelling and Data were instructed to undertake an Odour Impact Assessment relating to the proposed poultry unit development described in Chapter 3.
- 8.15 The full Odour Impact Assessment is shown at **Appendix 5** and summarised below.
- 8.16 AS Modelling & Data Ltd. has been instructed by Mr. Ian Pick of Ian Pick Associates, on behalf of G. O. Few & Sons, to use computer modelling to assess the impact of odour emissions from the dairy farm and the proposed broiler chicken rearing houses at Ditchford Bank Farm, Hanbury, Bromsgrove, Worcestershire. B60 4HS.

- 8.17 Odour emission rates from the dairy housing have been assessed and quantified based upon emission rates obtained from available published research, epidemiological studies by AS Modelling & Data Ltd. and measured values from other cattle farms available to AS Modelling & Data Ltd. Odour emission rates from the proposed poultry houses have been assessed and quantified based upon an emissions model that takes into account the likely internal odour concentrations within the proposed poultry houses and the ventilation rates of the poultry houses. The odour emission rates so obtained have then been used as inputs to an atmospheric dispersion model which calculates odour exposure levels in the surrounding area.
- 8.18 The modelling predicts that there are six nearby residences and commercial properties, discrete receptors 1 to 6, where the odour emissions from the dairy housing at Ditchford Bank Farm may cause an exceedance of the Environment Agency's benchmark for moderately offensive odours, that is a maximum annual 98 percentile hourly mean concentration of 3.0 ouE/m . At two of those discrete receptors, predicted odour concentrations are in the range UKWIR research has found a significant proportion of complaints occur and there are three discrete receptors where predicted odour concentrations are in the range where complaint would normally be expected.
- 8.19 The modelling predicts that, for odour emissions from the proposed poultry houses, odour concentrations at all of the nearby residences and commercial properties that have been included in the modelling would be below the Environment Agency's benchmark for moderately offensive odours.

Odour Summary

- 8.20 The modelling predicts that should the proposals be undertaken and the proposed poultry houses be built and used to rear broiler chickens and the dairy operation at Ditchford Bank Farm cease, then the modelling predicts that there would be a substantial reduction in odour concentrations in the area around the farm.
- 8.21 The odour impacts of the development relate to its operation for the design life of the project, and therefore represent a permanent effect.

Environmental Impact Assessment Level

- 8.22 Based on the assessment criteria in paragraph 3.20 of this Environmental Statement, landscape and visual impacts are assessed as **Positive – The proposal have a benefit.**

Dust

- 8.23 The assessment of dust from poultry farms formed part of a DEFRA research project. DEFRA project AC0104. The summary of the DEFRA research project is shown in the text below.

“This work represents one of the most comprehensive studies to quantify PM emissions from poultry housing to date, comparing a total of eight farms. Large variations between farm management practises, lighting regimes, litter conditions, and meteorology contributed to variability in emissions, even for the same type of farm. However, the measurements undertaken as part of this study were also able to identify differences in concentrations and emissions of particles between different farm types. The broiler installations were associated with the largest indoor air PM_{2.5} and PM₁₀ concentrations (655 µg m⁻³ and 2990 µg m⁻³, respectively) and the highest bacterial fungal counts. Concentrations for particulate matter and bioaerosols were the lowest at battery farms. In general, indoor particle concentrations increased during winter time and light periods, reflecting ventilation rate and bird activity as the dominant influences. On the other hand, emission factors increased slightly during light-time in the summer months, due to the increase in ventilation rate.

Chemical speciation measurements indicated that (i) NH₄NO₄ was not forming within the shed, (ii) the dominant inorganic species sourced from poultry material are Ca²⁺, K⁺ and Mg²⁺, and (iii) the key metals in the poultry sheds include Al, As, Ba, Cu (light only), Cr, Mn, Rb, Sr and Ti. We here derived, to our knowledge for the first time, poultry emission factors for aerosol chemical components (metals and major inorganic ions) and when compared against the NAEI suggest that between 0.1 – 4% (depending on compound) of the UK metal and inorganic ion emissions are derived from poultry house emissions.

Bioaerosol concentrations in the building represent a risk to poultry workers in terms of respiratory allergy or disease, but the levels emitted are sufficiently diluted over a short distance from the building so as not to pose a risk to those living in the vicinity of poultry operations. PM₁₀ particulate levels were reduced to background levels by 100m downwind of even the highest emitting poultry houses, therefore are unlikely to pose a risk to those living in the vicinity of poultry operations.”

- 8.24 The results of the DEFRA research project demonstrated that emissions from poultry units in terms of particulate matter reduced to background levels by 100m downwind of the even the highest emitting poultry houses. The research shows that levels of particulate matter are sufficiently diluted over a short distance so as not to pose a risk to those living in the vicinity of poultry operations. The application site is 400m from the closest residential receptor unconnected with the farm and therefore beyond the distance where dust issues can occur.
- 8.25 Dust impacts of poultry units are well researched by DEFRA. DEFRA Project AC0104 confirms that dust levels reduce to background levels at 100m from the highest emitting poultry houses. DEFRA Local Air Quality Management (LAQM) Technical Guidance 16 (Feb 2018) provides screening criteria of where dust assessment is required for a poultry unit as follows:

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“Poultry farms housing in excess of 400,000 birds (if mechanically ventilated) / 200,000 birds (if naturally ventilated) / 100,000 birds (if turkey unit) - Exposure within 100m from the poultry units”

- 8.26 The above screening criteria confirms that air quality assessment is required for poultry units, if the development exceeds 400,000 birds and there is a receptor within 100m. In this instance, the development falls well below the threshold for dust assessment.

Dust Summary

- 8.27 The application site is located 400m from the closest sensitive receptor. The results of DEFRA project AC0104 confirmed with research that dust was diluted over short distances of 100m to normal background levels and therefore the proposal does not pose a risk of public health issues.

Environmental Impact Assessment Level

- 8.28 Based on the assessment criteria in paragraph 3.20 of this Environmental Statement, landscape and visual impacts are assessed as **Low - There will be an effect, however this will be localised and will not impact on environmental and other features to their detriment when relating to existing uses**

CHAPTER 9.

9. ECOLOGICAL ASSESSMENT

Baseline Conditions

- 9.1 A phase 1 Habitat Survey has been undertaken on the site to determine baseline ecological conditions on the site. The Phase 1 Habitat Survey relates to the full development as described in Chapter 3. The full Phase 1 assessment is contained at **Appendix 6**. The site is part of a farm and is for the most part, surrounded by arable land. Habitats on and adjacent to the site include arable land, arable field margins, tall herb, hedgerows and a wooded watercourse.
- 9.2 The site was surveyed following the methodology contained in the Handbook for Phase 1 habitat survey (Joint Nature Conservation Committee. 2010. *Handbook for Phase 1 habitat survey: a technique for environmental audit*. JNCC, Peterborough, UK) and the current guidance on survey methods from the Chartered Institute of Ecology and Environmental Management (CIEEM. 2012. *Guidelines for Preliminary Ecological Appraisal*. CIEEM, Winchester, UK). The Habitat Suitability Index for great crested newts was calculated following ARG UK advice note 5 (Amphibian and Reptile Groups of the United Kingdom, 2010).
- 9.3 The Phase 1 Habitat Survey provides evidence that the site is not as a whole of sufficient ecological value to warrant whole-scale protection from the development. The sites habitats which will be affected by the works are common and widespread and are considered to be of low intrinsic biodiversity value.

The Development Proposal

- 9.4 The development proposal will introduce an intensive poultry farming operation onto the site. The ecological assessment provided at **Appendix 6** confirms that the application site itself is of low intrinsic biodiversity value.
- 9.5 Livestock farming enterprises have the potential to create increased levels of ammonia and nitrogen within the atmosphere in the locality, which can in turn create negative impacts on sites of nature conservation importance, for example, Special Areas of Conservation (SAC's), Sites of Special Scientific Interest (SSSI), Ancient Woodlands and Local Wildlife Sites. A detailed ammonia assessment is provided at **Appendix 7** which compares the ammonia impacts of the existing dairy farming activities with the proposed poultry farm.
- 9.6 There are six areas designated as County Wildlife Sites (CWSs) and one area of Ancient Woodland (AW) that might be adversely affected by ammonia emissions within 2 km (the normal screening distance for non-statutory sites) of the poultry unit at Ditchford Bank Farm. There are also twenty-two Sites of Special Scientific Interest (SSSIs) within 10 km (the normal screening distance for statutory sites) of the farm. There are no internationally

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designated sites within 10 km of the site. Some further details of the SSSIs are provided below:

- Trickses Hole SSSI - Approximately 1.2 km to the east - The special interest of this site lies in the diversity of the semi-natural mesotrophic (neutral) grassland.
- Foster's Green Meadows SSSI - Approximately 1.0 km to the north-west - A nationally important complex of ancient meadows.
- Rookery Cottage Meadows SSSI - Approximately 2.1 km to the south-south-east - The special interest of the site lies in the diversity of the semi-natural grassland sward with its rich assemblage of herbs and grasses.
- Wylde Moor, Feckenham SSSI - Approximately 3.6 km to the south-east - A nationally important complex of ancient meadows. The deep fen peat and associated marsh and fen vegetation is of special interest because this habitat is very rare in Worcestershire.
- Pipershill Common SSSI - Approximately 3.0 km to the north-west - One of the few remaining areas of ancient wood pasture in Worcestershire.
- Upton Warren Pools SSSI - Approximately 5.8 km to the north-west - The principal importance of the site is its ornithological interest and a series of shallow pools of different origins provide an important habitat for wintering and passage waterfowl and wader species. However, the site also has considerable botanical importance.
- Burcot Lane Cutting SSSI - Approximately 8.0 km to the north-north-west - Geological.
- Hewell Park Lake SSSI - Approximately 5.1 km to the north-north-east - A shallow artificial lake surrounded by ornamental woodland lying in the grounds of Hewell Grange.
- Dagnell End Meadow SSSI - Approximately 7.9 km to the north-east - An area of ancient permanent pasture lying in the valley of the River Arrow. It represents one of the last surviving areas of such pasture in this part of Worcestershire.
- Ipsley Alders Marsh SSSI - Approximately 9.6 km to the east-north-east - A meadow within which is a marsh receiving calcium-rich water from springs arising from the underlying Triassic Keuper Mails. This is an unusual habitat and Ipsley Alders Marsh is the only sizeable area that now exists in the West Midlands.
- Rough Hill & Wirehill Woods SSSI - Approximately 5.6 km to the east - Two contiguous areas of ancient woodland, the varied soil conditions have given rise to six woodland types which are nationally restricted in their distribution.
- Stock Wood Meadows SSSI - Approximately 4.9 km to the east-south-east - The special interest of the site lies in the diversity of the damp semi-natural mesotrophic (neutral) grassland sward.
- Dormston Church Meadow SSSI - Approximately 5.9 km to the south - The meadow conforms with the mesotrophic (neutral) community, with a calcareous influence and some unusual woodland elements.

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- Long Meadow, Thorn SSSI - Approximately 8.6 km to the east-south-east - A species rich neutral grassland.
- Portway Farm Meadows SSSI - Approximately 8.4 km to the south - The special interest lies in the diversity of the semi-natural grassland sward with its rich assemblage of herbs and grasses.
- Grafton Wood SSSI - Approximately 7.0 km to the south-south-west - Grafton Wood originally formed part of the ancient royal forest of Feckenham. The principal tree species are pedunculate oak, ash and birch. The site also includes areas of unimproved neutral grassland and a pond, which contribute greatly to its overall biological value. The site is noted for its lepidoptera.
- Salt Meadow, Earl's Common SSSI - Approximately 5.0 km to the south-south-west - An ancient hay meadow that contains a variety of grasses representative of neutral hay meadows.
- Rabbit Wood SSSI - Approximately 6.1 km to the south-south-west - An area of ancient primary woodland, whose recorded history goes back to the Norman period when it formed part of the Royal Forest of Feckenham.
- Dean Brook Valley Pastures SSSI - Approximately 5.0 km to the south-west - The special interest lies in the diversity of the semi-natural grassland sward.
- Lower Saleway Farm Meadows SSSI - Approximately 7.4 km to the south-west - Of special interest as a large, botanically diverse, semi-natural lowland grassland.
- Trench Wood SSSI - Approximately 7.0 km to the south-west - Selected because of its invertebrate and ornithological interest.
- Oakley Pool SSSI - Approximately 9.8 km to the west-south-west - The site consists of a pool surrounded by reedswamp, fen and grassland.

Ammonia Assessment Summary

- 9.7 AS Modelling & Data Ltd. has been instructed by Mr. Ian Pick of Ian Pick Associates, on behalf of G. O. Few & Sons, to use computer modelling to assess the impact of ammonia emissions from the dairy farm and the proposed broiler chicken rearing houses at Ditchford Bank Farm, Hanbury, Bromsgrove, Worcestershire. B60 4HS.
- 9.8 Ammonia emission rates from the dairy farm have been assessed and quantified based upon figures obtained from "Ammonia emission factors for UK agriculture" Misselbrook et al. Ammonia emissions rates from the proposed poultry houses have been assessed and quantified based upon the Environment Agency's standard ammonia emission factor. The ammonia emission rates have then been used as inputs to an atmospheric dispersion and deposition model which calculates ammonia exposure levels and nitrogen and acid deposition rates in the surrounding area.

The modelling predicts that:

- At all of the SSSIs, the process contributions of both the dairy houses and the proposed poultry houses to annual mean ammonia concentrations and nitrogen deposition rates would be well below the Environment Agency lower threshold percentage (20% for SSSIs) of the Critical Level and Critical Load
- At all of the LWSs and the AW, the process contributions of both the dairy houses and the proposed poultry houses to annual mean ammonia concentrations and nitrogen deposition rates would be below the Environment Agency's lower threshold percentage (100% for non-statutory sites) of the Critical Level and Critical Load.
- The process contributions of the dairy houses to annual mean ammonia concentrations and nitrogen deposition rates is predicted to exceed 4% of the relevant critical level and critical load of Trickses Hole SSSI and Fosters Green Meadow SSSI.
- In addition, the process contributions of the dairy houses to ammonia concentrations and nitrogen deposition rates is predicted to exceed 1% of the relevant critical level and critical load at Rookery Cottage Meadows SSSI, Wylde Moor, Feckenham SSSI and Piperhill Common SSSI.
- The process contribution by the proposed poultry houses to annual mean ammonia concentrations would exceed 1% of the critical level and the critical load at Trickses Hole SSSI and Fosters Green Meadow SSSI.
- At all other SSSIs included in the modelling, the process contribution of both the dairy houses and the proposed poultry houses to annual mean ammonia concentrations and nitrogen deposition rates is below 1% of the relevant critical level or critical load.
- Should the proposed changes be undertaken and poultry rearing replace dairy farming at Ditchford Bank Farm, at all of the discrete receptors included in the modelling there would be a reduction in the process contribution to ammonia concentrations and nitrogen deposition rates.

Summary

- 9.9 The Phase 1 Habitat Survey provides evidence that the site is not as a whole of sufficient ecological value to warrant whole-scale protection from the development. The sites habitats which will be affected by the works are common and widespread and are considered to be of low intrinsic biodiversity value.
- 9.10 The Ammonia screening confirms that should the proposed changes be undertaken and poultry rearing replace dairy farming at Ditchford Bank Farm, at all of the discrete receptors included in the modelling there would be a reduction in the process contribution to ammonia concentrations and nitrogen deposition rates.

Environmental Impact Assessment Level

- 9.11 Based on the assessment criteria in paragraph 3.20 of this Environmental Statement, landscape and visual impacts are assessed as **Positive – The proposal has a benefit.**

CHAPTER 10

10. DRAINAGE AND FLOOD RISK

Baseline Conditions

- 10.1 The application site comprises an existing agricultural field. The site is noted on the Environment Agency flood maps as Flood Zone 1 i.e. outside of the flood plain.
- 10.2 Surface water drainage from the field is therefore currently limited to a greenfield runoff rate. A detailed Flood Risk Assessment and Surface Water Management Strategy for the proposed development has been provided by Alan Wood and Partners and the full report is shown at **Appendix 8** of this statement.

Assessment

Drainage and Flood Risk

- 10.3 The surface water management design proposes SuDS that will limit the total site runoff from the proposed development to a greenfield runoff rate. Attenuation is proposed in the form of an attenuation pond for clean roof water. The use of this type of system prevents surges during high rainfall and provides benefits in terms of downstream flooding consequences.
- 10.4 The design of the sustainable drainage system includes design provisions for climate change within the designed system.
- 10.5 Foul and surface water drainage on the site will be separated to prevent discharge of dirty water from the site. The inside of the proposed building will be sealed and drained to sealed underground dirty water containment tanks. The proposed dirty water tanks will collect contaminated water produced in the washing out process. The concrete aprons have the potential to become contaminated during the manure removal process of the cleanout operate. The concrete apron will be enclosed by a catchment drainage with a switch system. During the cleanout process, the concrete apron will be drained into the dirty water containment system. Outside the cleanout period, when the apron is clean and uncontaminated, the apron will drain into the attenuation pond. The separate drainage systems are a requirement for the Environmental Permit.

Summary

- 10.6 The development area is located within Flood Zone 1. The built development is not at risk of flooding. In accordance with the NPPF, drainage in the form of infiltration has been designed into the scheme through the provision of a soakaways. The use of this type of system prevents surges during high rainfall and provides benefits in terms of downstream flooding consequences.

- 10.7 The drainage proposals are required for the design lifetime of the development and therefore the impacts should be regarded as permanent.

Environmental Impact Assessment Level

- 10.18 Based on the assessment criteria in paragraph 3.20 of this Environmental Statement, landscape and visual impacts are assessed as **Low - There will be an effect, however this will be localised and will not impact on environmental and other features to their detriment when relating to existing uses**

NON-TECHNICAL SUMMARY

- 1.1 This non-technical summary has been produced to summarise the issues, mitigation measures and effects relating to the proposed development of poultry buildings and associated infrastructure at Ditchford Bank Farm, Hanbury, Bromsgrove, B60 2HS. The full extent of the proposed development is shown in the table below.

Element	Description
Poultry Houses	4 No. poultry linked buildings, each measuring 109.737m x 20.442m with an eaves height of 4.572m and a ridge height of 7.463m.
Link Corridor & Feed Blending Rooms	The poultry buildings are linked by a corridor measuring 122.88m x 4m. 2 No. feed blending rooms are accessed from the link corridor measuring 3.8m.x 4m.
Gate House	The poultry houses are linked to the gate house measuring 17m x 6m with an eaves height of 4.572m and a ridge height of 5.202m.
Biomass Building	Biomass Boiler House measuring 30m x 18m with an eaves height of 7m and a ridge height of 9.412m.
Amenity Building	Amenity building measuring 18m x 4m with an eaves height of 3m and a ridge height of 3.536m.
Gas Tanks	Block of gas tanks, on an 8m x 4m base, containing 4 gas tanks, with a height of 1.660m.
Water Tank	1 No. Circular water tank with a diameter of 6.35m and a height of 4.85m.
Dirty Water Tank	An underground dirty water tank of 45,000 litres.
Attenuation Pond	SUDS is proposed in the form of an attenuation pond.
Hardstandings and Access	A concrete apron is proposed to the north of the poultry houses, together with a stone yard area to the west. A new access road is proposed to link the development to the public highway.

- 1.2 Each proposed poultry building will house 50,000 birds, with 200,000 birds proposed on the site in total.

Assessment of Significance of Environmental Effects

- 1.3 In terms of the potential environmental effects, these have been assessed in accordance with the significance criterion outlined below.

None **The development will not produce any effects beyond those which may be experienced within the current farming regime.**

Low **There will be an effect, however this will be localised and will not impact on environmental and other features to their detriment when relating to existing uses (e.g. distance too far)**

Medium **There will be an effect which will impact on environmental features, but not significantly.**

High **A significant effect.**

Positive **Has a benefit.**

- 1.4 The scheme has been designed to take into account the potential environmental effects, with mitigation inherent in the project design. The scope of assessment included within the Environmental Impact Assessment includes the following:

- Landscape and Visual Impact
- Noise, Odour and Dust
- Ecological Issues
- Drainage and Flood Risk

1.5 The impact relating to these issues is summarised in the following sections.

Environmental Impact

Issue	Mitigation Measures	Effect Assuming Mitigation
Landscape and Visual Impact.	<p>Native tree and hedgerow planting to the site boundaries.</p> <p>Management and maintenance of existing surrounding hedgerow and trees;</p> <p>The use of materials for the external envelope of the buildings which minimise potential visual intrusion and follow the local vernacular to aid visual blending, for example olive green metal sheeting.</p>	<p>Low (not significant) The assessment level provided within the LVIA is based on the guidance within GLVIA 3 with a resulting minor impact on landscape character and moderate effect on visual impact. This is a permanent effect as the assessment relates to the presence of the development within the landscape.</p>
<p>Noise</p> <p>Odour</p> <p>Dust</p>	<p>Use of high-speed roof mounted fans.</p> <p>The site is located 400m from the closest residential neighbour.</p>	<p>Low (not significant) The noise assessment concludes that the noise impacts of the development are low to very low for plant and transport noise.</p> <p>Positive (not significant) The proposal is compliant with the Environment Agency odour benchmark and represents an improvement when compared with the current dairy farming operations.</p> <p>Low (not significant) The site is beyond the distance where dust issues occur.</p>

Ecology		Low (not significant) The sites habitats which will be affected by the works are common and widespread and are considered to be of low intrinsic biodiversity value.
Ammonia Deposition	Use of high-speed roof mounted fans.	Positive (not significant) The development will have no adverse effect on the integrity of nearby sites of nature conservation importance and represents an improvement when compared with the current dairy farming operations.
Flood Risk and Drainage	Use of an attenuation pond.	Low (not significant) The the development area is located within Flood Zone 1. The built development is not at risk of flooding. In accordance with the NPPF, drainage mitigation in the form of infiltration has been designed into the scheme.

- 1.6 In conclusion, the proposed poultry unit development at Ditchford Bank Farm will not produce any significant Environmental Impacts. From the information appraised through the Environmental Impact Assessment process, it is clear that the proposed redevelopment will have low impact on the environment taking into account the migration measures proposed.
- 1.7 No technical difficulties were encountered in preparing this Environmental Statement or assessing the impacts of the proposed development. The preparation of the Environmental Assessment has taken into account the results of UK environmental assessments.

Ian Pick BSc (Hons) MRICS, June 2021.