



APPENDIX 5:  
NON-TECHNICAL SUMMARY  
(UPDATED)

IN RELATION TO  
ENVIRONMENTAL PERMIT  
VARIATION APPLICATION

ON BEHALF OF  
INTERNATIONAL ENERGY CROPS LTD



RTPI  
mediation of space · making of place



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## **Prepared By**

Berrys, Shiretown House, 41 – 43 Broad Street,  
Hereford, HR4 9AR

01432 809 834

Berrys.uk.com

## **1.0 Introduction**

- 1.1 This document contains a description of the proposal to extend the existing poultry installation at Hollins Lane Poultry Unit, Woodseaves, Market Drayton, Shropshire.

## **2.0 Summary Variation Changes**

- The site will increase to 464,000 birds maximum reared on site.
- Four additional sheds will be erected, making a total of four interlinked buildings of eight poultry buildings.
- There will 2 new dirty water tanks, making a total of 5 dirty water tanks on site.
- The heating will be continue to be provided by the existing biomass heating system present on the Unit.
- Each of the new poultry houses will be fitted with ammonia scrubbers with a maximum flow capacity of 120,000m<sup>3</sup> / hr air per unit. Air scrubbers will also be added to the eastern two existing poultry houses.
- The new sheds will be fitted with heat exchangers in order to optimise energy efficiency.
- There will be clean water drainage around the new sheds which will feed into the existing drainage system. The existing attenuation pond will be made larger to deal with the additional clean water from the Unit.
- There will eight additional feed bins next to the new poultry buildings, making a total of 16 feed bins on the site.
- The new sheds will operate on the same cycle as the existing sheds. The unit is operated under contract with Moy Park.

## **3.0 The Production Cycle**

- 3.1 The additional buildings will be operated on the same cycle as the existing poultry units with standards to be grown up to 36 days with at least a 10 day turn around period. A thinning usually takes place at around 30 to 32 days. The birds will be brought in as day old chicks at a 50-50 mix of males and females. At the end of the growing period they will be collected and transported to a processing plant. The growth cycle will result in the birds being around 1.9kg in weight by clear out. There will be an average of 7 crops per annum.
- 3.2 Before the chicks arrive the bedding is put in the buildings, which consists of wood shavings or miscanthus grown on the farm to a depth of around 2cm. The houses are warmed to a temperature of around 34°C. The buildings will be heated using the existing biomass boilers. The temperature is reduced as the birds grow older and the ventilation rate conversely increases. The feed will be partly supplied by the processing company with some grain also grown on the farm. It will be mixed according to the birds requirements at each stage of growth. The protein and

phosphorous levels are reduced as the birds get larger. The water will be supplied by nipple drinkers which offer water on demand but minimise spillage.

- 3.3 The birds are checked regularly and any mortalities removed on a daily basis. The dead birds will be stored in vermin proof containers to await collection by Animal Health Approved contractors.
- 3.4 At the end of the production cycle, the birds are removed and transported to the processing site. The buildings then go through a thorough clean-out phase which involves dry-cleaning to remove organic material, wash down and disinfecting. The normal turn around period is around 10 days before the buildings can be re-stocked and the cycle starts again. The break between crops could be longer at certain times of the year such as Christmas or if clean-out is delayed.

#### **4.0 The Site**

- 4.1 The site for the two further buildings is immediately to the east of the existing unit running parallel to the existing buildings. The site is currently partly bare ground with some ruderal vegetation. There is a biomass building to the west of the building buildings which houses 8 biomass boilers to heat the buildings.
- 4.2 The proposed site lies within the primary area of land owned by the applicant and there are no residential properties within 400 metres of the proposed poultry buildings. The closest residential receptors have been identified as being at Tyrley Farm/Upper Castle Farm to the north of the site, the closest of which is the Coach House approximately 460 metres from the poultry site. The additional buildings will not be closer to this property than the existing unit. There are further residential properties along the A529 running to the west of the site. The closest of these is Number 18 Newport Road which is 600 metres to the south-west of the poultry site. The additional buildings would be to the east of the existing unit and therefore further from these properties. There are other residential, agricultural and equestrian properties situated along the roads in the surrounding vicinity with the nearest significant settlement being the town of Market Drayton around 2.5km to the north-west. There is only one dwelling located on Hollins Lane which is owned by the applicant and is around 650 metres to the west of the poultry site.

#### **5.0 Policy Framework**

- 5.1 A planning application for the additional buildings will be submitted to Shropshire Council in due course. However, the scheme has already been assessed against all of the relevant policies contained within the development plan which comprises the National Planning Policy Framework (NPPF) and The Shropshire Core Strategy (March 2011).
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. There is widespread support for the rural economy and agriculture within adopted planning policies and it is considered that the scheme meets the requirements of the development plan in all respects and there are no other material planning considerations relevant to determination of the application.

## **6.0 Conclusions**

- 6.1 To conclude the proposal will be fully assessed in accordance with the Environmental Impact Assessment Regulations (2011). It is deemed that the environmental impacts arising from the proposed development will be considered to not be significant. There may be impacts arising from some aspects of the scheme which are considered to be of minor significance however these will be addressed by appropriate mitigation and enhancement. A full assessment and analysis of the impacts will be contained within the Environmental Statement, which will be submitted as part of the planning application to Shropshire Council in due course.