



May 2020

Planning Statement

Poultry Production Facility
Land at Castle Hill Farm, Occold,
Suffolk

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Information

Date of Application	May 2020
Site Address	Land at Castle Hill Farm, Occold, Suffolk
Development Description	Poultry Production Unit with capacity to house some 188,000 birds comprised of 4no. poultry houses with associated admin block, feed bins and ancillary development
Local Planning Authority	Mid Suffolk Council
Applicant	Castle Hill Chicken Ltd.

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Report Revision: 3

Planning Statement

Poultry Production Facility, Land at Castle Hill Farm, Occold, Suffolk

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1.0 Introduction

Proposal

- 1.1 This Planning Statement (PS) has been prepared by Parker Planning Services on behalf of Castle Hill Chicken Ltd. (the Applicant) in relation to a planning application for *'Poultry Production Unit with capacity to house some 188,000 birds comprised of 4no. poultry houses with associated admin block, feed bins and ancillary development'* at Land at Castle Hill Farm, Occold, Suffolk.
- 1.2 This planning application follows a pre-application Environmental Impact Assessment (EIA) scoping exercise because the proposed facility met certain thresholds. In addition, a range of reports and surveys have been produced whether required for the EIA or for the planning application more generally.
- 1.3 This Planning Statement should be read in conjunction with the following supporting documents which compromise the planning application:
 - The formal planning application forms and certificates;
 - The Location Plan;
 - Site Layout;
 - Landscape and Visual Appraisal;
 - Heritage Impact Assessment; and
 - Environmental Statement (ES).
- 1.4 The 4no. poultry houses would have capacity for around 188,000 broiler chickens reared from day old chicks up to around 38 days, with up to 10 days empty each cycle, allowing for approximately 7.2 flocks per annum.
- 1.5 Each of the 4no. poultry houses is 22.9m x 97.5m with a height to the eaves of 2.4m and 5.1m to the ridgeline of the pitched roof. Each shed includes 16no. ridge mounted exhaust fan chimneys, which give an overall height of 5.7m from ground level. The proposed layout is shown at Figure 1 below.
- 1.6 The application site is adjacent to an older poultry facility that hosts older sheds no longer

capable of meeting modern welfare and management requirements.

- 1.7 This proposal follows an earlier unassociated planning permission for a poultry processing facility at Eye. Production sites like this will supply the Eye processing facility.



Figure 1 – Proposed Site Layout

- 1.8 The proposed poultry sheds are of typical construction for modern agricultural buildings with insulated metal clad walls with an internal concrete floor poured over a damp proof membrane. The insulated roof and side walls will be clad in profiled steel sheeting, with the colour of the roof and dwarf walls will be sympathetic to the locality.
- 1.9 The applicant has provided the following reasoning for proposing the development:

The old poultry sheds have come to the end of their life and need replacing, we are located just a few miles away from the Cranswick Chicken factory at Eye, allowing us to be a local supplier. Arable farming is not a great income on its own, nowadays an 800 acre farm is relatively small compared with larger, more industrial outfits. The modern

poultry sheds proposed will allow for longevity and for farming to continue within the family.

- 1.10 In addition, the rise in the consumption of British chicken is well documented in the media with welfare and traceability key consumer drivers for further production in Britain. Over 1 billion birds are produced in the UK in 2018 alone and chlorinated chicken was a popular pre-Brexit concern. Similarly, in the ongoing coronavirus pandemic, chicken was one of the items panic-purchased from supermarkets at the start of the restrictions in the UK¹.
- 1.11 Regionally, the growing domestic demand for chicken meat has resulted in the £74m Crown Chicken processing factory at Eye. The applicant intends to supply to Crown Chicken at this facility and the proposal would diversify the existing farm operation in line with paragraph 83 of the NPPF which supports planning decisions which enable; *the development and diversification of agricultural and other land-based rural businesses*. The proposal would result in the employment one full time manager (as well as bolstering other service and supply industries), in a modern poultry facility, purpose built to modern day standards and supplier contract requirements.

¹ Poultry panic buying in coronavirus crisis creates jobs at abattoirs <https://www.dailypost.co.uk/news/north-wales-news/poultry-panic-buying-coronavirus-crisis-17992118> accessed 03rd April 2020

2.0 Site Location and Description

Location

2.1 The application site is located approximately 235m east of the B1077/ Castle Hill and approximately 170m south of the Huntingdonshire Life Sciences Eye Research Centre. The closest villages are Occold 850m to the north east, Thorndon 935m to the south west and Dublin 1.3km to the south east (measured at the closest points). The application site is 3.7km south of the town of Eye and approximately 6km from the Crown Chicken processing factory at Eye.

Description

2.2 The proposed development area is a large arable field. Ditches and hedgerows run along the west and southern boundary of the application site. To the west of the site are the existing poultry sheds and a large research and development facility is located to the immediate north of the site. The wider area is predominantly arable with varied field sizes.



2.3 The proposed development site is approximately 2 hectares in size.

3.0 Design Principle and Concept

- 3.1 The poultry sheds are purpose designed for the growing of broiler chickens (chickens for human consumption). Each of the 4no. poultry houses is 22.9m x 97.5m with a height to the eaves of 2.4m and 5.1m to the ridgeline of the pitched roof. Each shed includes 16no. ridge mounted exhaust fan chimneys, which give an overall height of 5.7m from ground level.
- 3.2 Each poultry house would house some 47,000 broiler chickens and would be ventilated by uncapped high speed ridge mounted fans, each with a short chimney, with gable end fans to provide supplementary ventilation in hot weather conditions.
- 3.3 1no. office block is proposed with a footprint of 4.4m x 9m, a height to the eaves of 2.5m and 3m to the ridgeline of the pitched roof.
- 3.4 Ancillary development includes; 5no. 8.3m tall 20-ton capacity bulk feed silos, 2no. control rooms with a 2.8m x 6m footprint and gas tanks.
- 3.5 Paragraph 83. Of the National Planning Policy Framework (NPPF, June 2019) states that:
- 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;*
- 3.6 The proposal will allow Castle Hill Chicken Ltd. to update their existing farming operation and ensure the financial viability of the farm. The farm is predominantly arable with the 3no. existing poultry sheds and a livery comprising the only livestock. This proposal will replace the 3no. existing sheds, with 4no sheds, modernising them in line with existing best practice, animal welfare standards and efficient, pollution-controlled techniques.
- 3.7 Regionally, the growing demand for British chicken has resulted in the £74m Crown Chicken processing factory at Eye which the applicant intends to supply.
- 3.8 Accordingly, the concept of the application is two-fold in reacting to market demand and updating the farming operation to modern standards.

4.0 Design and Access

Design Principles and Concepts

- 4.1 **Process;** the proposed poultry shed layout and location has evolved in response to access, flood risk and odour matters (predicted odour levels at nearby dwellings and businesses).
- 4.2 6no. poultry sheds were initially proposed (and were subject of EIA scoping), with the access track following the route of the existing field access and the office and store and cold store located on hardstanding to the south of the proposed sheds.
- 4.3 The vehicular access was then amended to utilise the access currently serving the existing 3no. poultry sheds and the office and store and cold store moved to be out the flood zone (Flood Zones 2 and 3) which corresponds with the watercourse running along the southern edge of the application site.
- 4.4 The number of proposed sheds was reduced from 6no. to 4no. to ensure acceptable odour levels at nearby residences and businesses.
- 4.5 Finally, the access track was widened to ensure HGV's accessing and leaving the site can pass each other without queuing onto the B1077/ Castle Hill.
- 4.6 **Use;** the poultry sheds are purpose designed for the growing of broiler chickens (chickens for human consumption).
- 4.7 **Amount;** 4no. poultry sheds are proposed, with capacity for some 188,000 broiler chickens.
- 4.8 **Layout;** the poultry shed design and location has progressed in response to flood risk, odour matters (predicted odour levels at nearby dwellings and businesses) and access requirements. The layout evolution is shown at Figure 3 below. The location of the units minimises the potential for environmental impacts, is a considerable distance from non-involved properties and is not within any environmental designations.
- 4.9 The siting of the poultry sheds in the southern extent of the of the field unit, leaves as much of the wider field unit for arable farming as possible. In addition, the field which hosts the existing sheds will be brought back into agricultural use as a larger unit.



Figure 2 – EIA Scoping Layout superimposed on the final planning layout which has involved reducing shed numbers from 6no. to 4no., moving ancillary equipment out of the flood zone and amended the access track

4.10 **Scale;** Each of the 3no. poultry houses is 22.9m x 97.5m with a height to the eaves of 2.4m and 5.1m to the ridgeline of the pitched roof. Each shed includes 16no. ridge mounted exhaust fan chimneys, which give an overall height of 5.7m from ground level.

4.11 **Landscaping;** the site is screened by existing hedges, apart from part of the eastern boundary. As per the submitted Landscape and Visual Appraisal, it is recommended that further native hedges are planted around the new development adopting the same hedge species as is found close by. This follows Suffolk Landscape guidelines and will improve screening to the development.

4.12 **Appearance;** the poultry sheds are of typical construction for modern agricultural buildings with the colour of the roof and dwarf walls will be sympathetic and blend into the landscape. Each building will have windows based on 3% floor area to latest RSPCA standards. The pitch of the roof will be 12.5 degrees, the height to the eaves will be 2.4m,

the height to the ridge 5.1m and the height to the top of the ridge fan's chimneys 5.7m. Lighting will consist of personnel lights above doorways for health and safety reasons and directional LED floodlighting above vehicle doorways.

Issues relating to Access

4.13 **Vehicular and transport links;** access to site is achieved via Castle Hill/ B1077 one field over to the west, the access currently serves the existing 3no. poultry sheds.

4.14 **The Governments Crashmap website records only a single 'slight' vehicular accident in the vicinity of the existing access in the 21 year data period from 1999 to 2019 inclusive:**

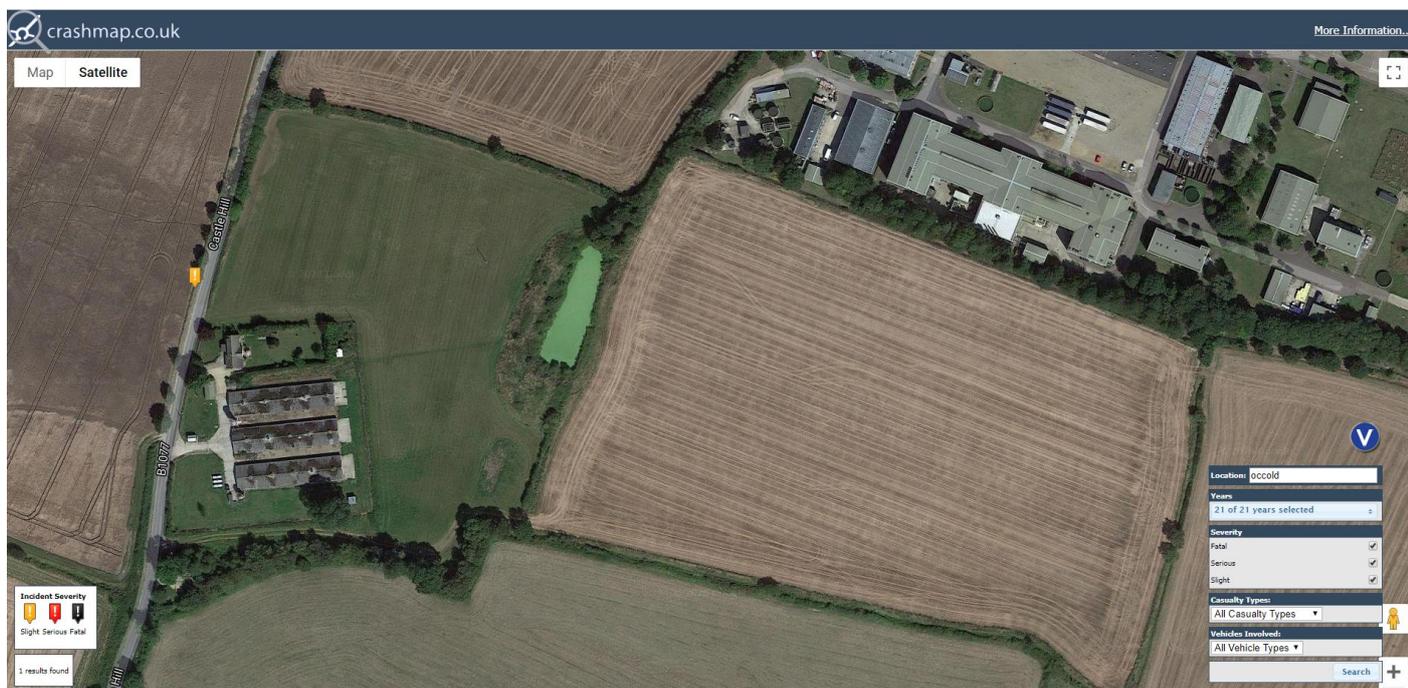


Figure 3 - Crashmap website extract (accessed 20th April, 2020)

4.15 The existing access is proposed to be upgraded and the field access to the south closed. The new access will be realigned and widened to County Highways and highways safety specification.

4.16 The site is well related to the Suffolk Lorry Route Network as can be seen from Figure 4 below, which superimposes the Suffolk Lorry Route Network on the Google Earth aerial imagery:

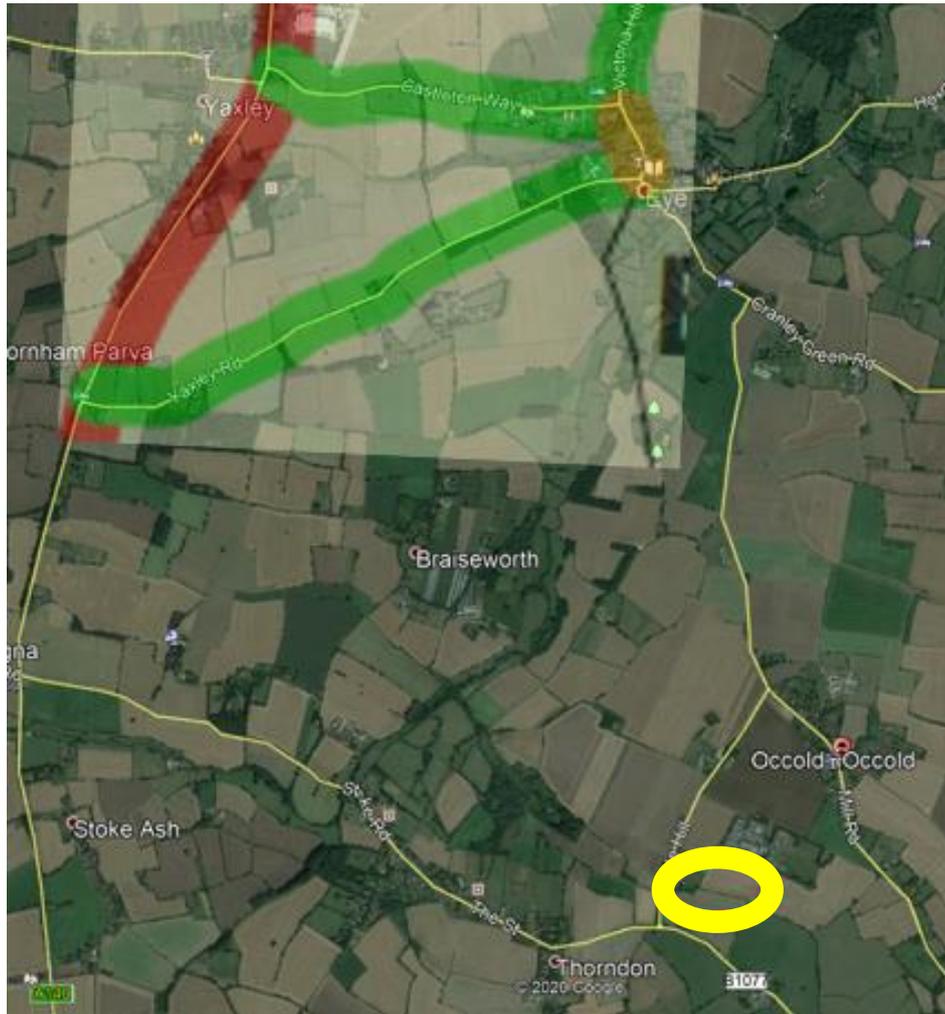


Figure 4 – Application site (circled in yellow) and Suffolk Lorry Route Network marked in red and green

4.17 The application site is less than 4km from the A140 which runs south to north and is a Strategic Lorry Route as shown on the Suffolk County Council Lorry Route Network Map (included as appendix 1) and Figure 4 above. There is also local access route, as shown on the Lorry Route Network Map, 3km away at Bedingfield and 3.5km to the north at Eye.

4.18 **Inclusive access**; whilst the proposed access off Castle Hill/ B1077 would be purpose to serve the poultry operation everyone would be able to achieve access on equal terms, regardless of age, disability, ethnicity or social grouping.

Consultation (on issues relating to access)

4.19 Transport was ‘scoped in’ to the ES, County Highways responded to the EIA Scoping process and the Mid Suffolk Council Scoping Opinion states; “The ES should include full

details of the proposed highway works together with a Traffic Assessment (TA) and Construction Management Plan, to be agreed with SCC Highways Authority. The TA should include details of expected traffic types, volumes and movements, all vehicular access, parking and manoeuvring arrangements for the site from the surrounding highway network for all stages of development including construction and lifetime.

The ES should detail and assess all proposed permanent, temporary and alternative highway works and implications for pedestrians and cyclists”.

4.20 The Transport Statement is summarised at Chapter 9 of the ES and included in full within the ES appendices.

4.21 The Transport Statement concludes; *In view of: the low level of additional vehicle flows, the significantly improved access design, and, the lack of any identified, high accident areas, there will not be any severe residual transport impacts or any material adverse impact on highway safety and highway capacity conditions. Hence, the NPPF 2019 confirms that this development should not be prevented or refused on transport grounds.*

Therefore, as regards the information submitted within this TS, this development proposal is acceptable in highway, traffic, and transport terms.

5.0 Planning Policy

5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in the context of the Development Plan and its policies unless material considerations indicate otherwise.

5.2 This is reinforced by the recent court of appeal judgment *Cornwall Council v Corbett* (2020, EWCA Civ 5082) which highlighted the need to consider the interplay and any potential tension between positively worded strategic policies and trenchant non-strategic policies where conflicts with single policies or parts of policies does not necessarily or logically translate to non-conformity with the development plan. Turning to this proposal it follows that where the Development Plan supports agricultural development in principle – support should follow for the proposed poultry sheds, subject to satisfying or balancing out any minor policy conflicts.

5.3 This section of the planning statement sets out the current status of the Development Plan, the planning policies relevant to the planning application, and our opinion on why the proposed development complies with the Development Plan and should be granted planning permission.

5.4 As already referenced Paragraph 83 of the National Planning Policy Framework (NPPF, June 2019) states that:

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;

5.5 The proposal includes well-designed new buildings as set out at Section 3 above. The poultry sheds are of modern design, informed by bird welfare, industry standards and odour/ ammonia emission considerations. By replacing the existing sheds with modern sheds it expands the existing business in accordance with point a) of Paragraph 83.

² <https://www.judiciary.uk/wp-content/uploads/2020/04/Corbett-v-Cornwall-Council-judgment-9-April-2020.pdf> accessed 29th April 2020.

5.6 As set out in Section 3 the proposal allows for the diversification of *agricultural... rural businesses* by increasing the poultry capacity onsite and supplying the Crown Chicken factory at Eye, in accordance with point b) of Paragraph 83.

Development Plan

5.7 Whilst the Mid Suffolk Core Strategy Development Plan Document (Adopted September 2008) does not include for any District-Wide Strategic Planning Policies directly relevant to poultry sheds; at Policy SC 2 it supports agricultural development and goes onto acknowledge agriculture as a key employment sector for the district which is notable in respect of the above *Cornwall Council v Corbett* judgement.

5.8 At paragraph 3.108, the Core Strategy states, *We will support farm diversification proposals that will make a long-term contribution to sustaining the agricultural enterprise as a whole and where the proposal is consistent with its rural location and in line with other planning policies.* As set out in Section 1, sustaining the farm is one of the key reasons for the applicant pursuing the proposal.

5.9 The Mid Suffolk Local Plan (1998) is aged and due to be replaced by a new Joint Local Plan document for Babergh and Mid Suffolk districts, although there is no firm date for the adoption at the time of writing.

5.10 The Mid Suffolk Local Plan 1998 (Local Plan) does not include for any poultry/ poultry shed specific policies, it does however, include for a number of other relevant policy consideration as set out below:

5.11 Policy GP1 Design and Layout of Development requires proposals to *'maintain and enhance the character and appearance of their surroundings...'* and that *'materials and finishes should... respect local architectural styles where appropriate'*.

5.12 Policy GP1 also requires proposals; *'... make proper provision for the garaging, parking and turning of motor vehicles and for footways and access in a manner that does not dominate the appearance and design of the layout'*.

5.13 The proposed poultry sheds will be clad in profiled steel sheeting in Juniper Green colour. They are consistent with the rural character and appearance of their surroundings and existing farm buildings at Castle Hill Farm and other farms in the vicinity.

- 5.14 The submitted Transport Statement demonstrates that the proposal will significantly improve the existing site access arrangement serving the operational 3no. poultry sheds (to be demolished). Vehicles serving the proposed poultry sheds (delivering feed, transporting birds, taking waste arisings) can turn on the associated hard-standings and also enter and leave the junction onto the B1077 (Castle Hill) in a forward gear.
- 5.15 Policy CL1 states; *In the countryside, favourable consideration will normally be given to development which is required to meet the needs of agriculture, forestry and mineral extraction.*
- 5.16 As the proposed sheds are replacing existing poultry sheds, the application is wholly compliant with this policy in meeting the needs of agriculture.
- 5.17 Policy CL14 Use of Materials for Agricultural Buildings and Structures requires; *In all cases where new agricultural buildings or structures are proposed, the colour, texture and use of materials should be carefully selected to be sympathetic to their setting. light coloured, highly reflective surfaces, particularly on roofs, should be avoided.*
- 5.18 As already established, the proposed poultry are consistent with the rural character and appearance of their surroundings and existing farm buildings at Castle Hill Farm and other farms in the vicinity.
- 5.19 Policy CL15 Livestock Buildings and Related Development requires; *Proposals for livestock buildings and associated structures, such as slurry tanks and lagoons will not be permitted where they significantly intrude into the landscape, materially injure residential amenity, where the local road system cannot accommodate the flow of traffic generated by the proposal, or where appropriate measures are not included for the containment and disposal of effluent.*
- 5.20 Policy CL17 Principles for Farm Diversification supports farm diversification providing:
- *there is no materially detrimental effect on nearby residential amenity;*
 - *proposals are compatible with the protection of the countryside in terms of its landscape, wildlife, natural resources and intrinsic recreational value;*
 - *- proposals do not involve the permanent loss of agricultural land of grades 1, 2 and*

3a of MAFF's agricultural land classification; and

- *there is no excessive traffic generation or adverse effect on the free flow and safety of traffic.*

5.21 Taking each of the Policy CL17 requirements in turn:

5.22 As demonstrated within the ES and the submitted Odour, Noise and Lighting assessments, there will be no materially detrimental effect on nearby residential amenity.

5.23 A full ecological impact assessment has been undertaken, the results of which are summarised within the ES, the ecological impact assessment can be viewed in full at appendix 10 of the submitted ES.

5.24 The application site is classified as Grade 2 agricultural land, however, the siting of the poultry sheds in the southern extent of the of the field unit, leaves as much of the wider field unit for arable farming as possible. In addition, the site which hosts the existing sheds will be brought back into agricultural use as a larger unit.

5.25 The submitted Transport Statement concludes; *Additional network peak hourly vehicle flows are likely to be nil, or of a low order. The proposed daily additional development flows will be of a low order, with most hours of most days having nil flows. Only on fourteen days of the year will the maximum HGV flows be achieved, and outside network peak hours. These maximum flows will be only some 30 vehicles per day two way flow (15 in + 15 out), on only two days every seven weeks, which is also a flow of a low order. Thus, there will not be any material increase in vehicle flows along Castle Hill, B1077, or on the wider highway network, including roads through Eye, and local villages.*

5.26 Accordingly, there is no excessive traffic generation or adverse effect on the free flow and safety of traffic.

Material Considerations

5.27 Modernising the 3no. existing sheds, with the 4no sheds proposed sheds will improve bio-security, animal welfare standards, pollution control and traceability. Given the demonstrated demand for homegrown chicken, not least during the current coronavirus, as well as proximity of the Eye processing plant; this constitutes a strong material

consideration.

5.28 Whilst not formally adopted at this time, the Babergh and Mid Suffolk Joint Local Plan is out to consultation and holds limited weight, given the age of the existing plan. Relevant policies in the emerging document are:

- Policy LP16 - Environmental Protection;
- Policy LP17 – Biodiversity;
- Policy LP18 – Landscape;
- Policy LP26– Flood Risk; and
- Policy LP27 – Sustainable Drainage Systems

5.29 These policy topics are already covered in the relevant ES chapters and associated reports, namely:

- Chapter 4 Odour;
- Chapter 5 Ammonia;
- Chapter 6 Noise;
- Chapter 7 Lighting;
- Chapter 8 Flood Risk and Drainage; and
- Chapter 10 Ecology.

6.0 'Other Topics'

6.1 The accompanying ES includes the following chapters, with the associated documents, reports and assessments included in full as appendices:

- EIA Scoping;
- Odour;
- Ammonia;
- Noise;
- Lighting;
- Flood Risk and Drainage;
- Transport;
- Ecology;
- Alternative Sites; and
- Cumulative Effects.

6.2 In addition to the above there are a number of topics which were 'scoped out' of the ES because consultees and the local authority were content that there was a low likelihood of potential significant environmental impacts, these matters are therefore addressed within the planning application and associated reports. Matters that were scoped out included:

- CO2 and Renewables;
- Historic Environment;
- Landscape and Visual Impact;
- Land Use and Economy (including employment impacts); and
- Waste.

CO2 and Renewables

6.3 Policy CS3 of the Mid Suffolk Core Strategy (September 2008) encourages renewable energy measures and sustainable construction measures.

- 6.4 The Surface Water Drainage, Water Quality and Flood Risk Assessment undertaken in support of the submitted Environmental Statement concludes potential impacts (including on the flood zone) would be; *primarily neutral, with some neutral to minor positive to surface water quality*. As such the proposal will not worsen the effects of climate change by increasing flood risk.
- 6.5 Whilst the applicant is considering the installation of roof mounted solar panels, they do not form part of this planning application. If employed, solar panels would assist reducing the electricity requirements of the poultry sheds and assist in district wide climate change adaption.
- 6.6 The proposed poultry sheds are of energy efficiency design, primarily in respect of heat retention, which is essential for ensuring the correct climatic conditions for the birds, in compliance with Policy CS3.

Historic Environment

- 6.7 Parker Planning Services has undertaken a Heritage Impact Assessment for the proposed Occold poultry farm development. The full report; *Heritage Impact Assessment Site south of Eye Research Park, Occold* is submitted as a stand alone document for the attention of the relevant consultees. The Heritage Impact Assessment concludes:

Historic England's Conservation Principles state the following:

"Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change.

Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

If conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance.

The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their

settings, present no opportunities for change".

- 6.8 The wider setting of Occold Hall can accommodate the proposed change without causing harm to the significance of the asset or its setting.
- 6.9 Potential, less than substantial (minimal adverse) harm due to the built form has been mitigated by the building's siting and design and a form that assimilates into the landscape.
- 6.10 The proposal is considered to maximise enhancement and minimise harm to the settings of relevant heritage assets in accordance with guidance set out by Historic England, in the National Planning Policy Framework as well as Part 4 of the British Standard 7913:2013 Guide to the Conservation of Historic Buildings.
- 6.11 It is considered that the development complies with the requirements of section 16 of the NPPF, Historic England's Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment July 2016 and Good Practice Advice in Planning 3 – The Setting of Heritage Assets December 2017, and Mid Suffolk District Local Plan as adopted in 1998, most notably HB2.

Landscape and Visual Impact

- 6.12 A Chartered Landscape Architect from Plaice Design Company has undertaken a Landscape and Visual Appraisal for the proposed Occold poultry farm development. The full report; *Landscape and Visual Appraisal Land at Castle Hill Farm, Occold, Suffolk November 2019* is submitted as a stand alone document for the attention of the relevant consultees.
- 6.13 The Landscape and Visual Appraisal can be summarised as follows:
- 6.14 A Poultry production unit is proposed at Castle Hill Farm by Castle Hill Chicken Company. The proposed development includes for 4 poultry sheds, a site office and store, a cold store, gas and water storage tanks and the associated hard surface yard and vehicle access road.
- 6.15 It is replacing the existing poultry sheds which will be demolished.
- 6.16 The site is generally concealed by the contour formation and the research and development site to the north. It is currently reached via a grass track from the B1077 and

is located behind existing poultry sheds. The track is bounded by mature trees and shrubs to the south.

6.17 The effects on the landscape features are minimal, but views from Footpath 24 and Footpath 8 as identified in the field and desk top information will benefit from additional planting.

6.18 It is recommended that further native hedges are planted around the new development adopting the same hedge species as is found close by. This follows Suffolk Landscape guidelines and will improve screening to the development.

Land use and economy (including employment impacts)

6.19 The application site is classified as Grade 2 agricultural land, however, the siting of the poultry sheds in the southern extent of the of the field unit, leaves as much of the wider field unit for arable farming as possible.

6.20 The proposal would result in the employment one full time manager, in a modern poultry facility, purpose built to modern day standards and supplier contract requirements.

Waste

6.21 A subterranean water storage tank is used for clean surface water arising from yard and roof area drainage, which discharges into the local drain/ditch system at a controlled rate. At the end of each 6 – 8 week growing period, broilers will be removed from the houses with used litter taken away from the farm in covered trailers and the empty houses will then be power washed, disinfected and fumigated ready for the arrival of the next crop. At this point outflow from the subterranean water storage tank will be stopped (via an inbuilt diverter) and the wastewater subsequently exported from the farm in a sealed tanker lorry.

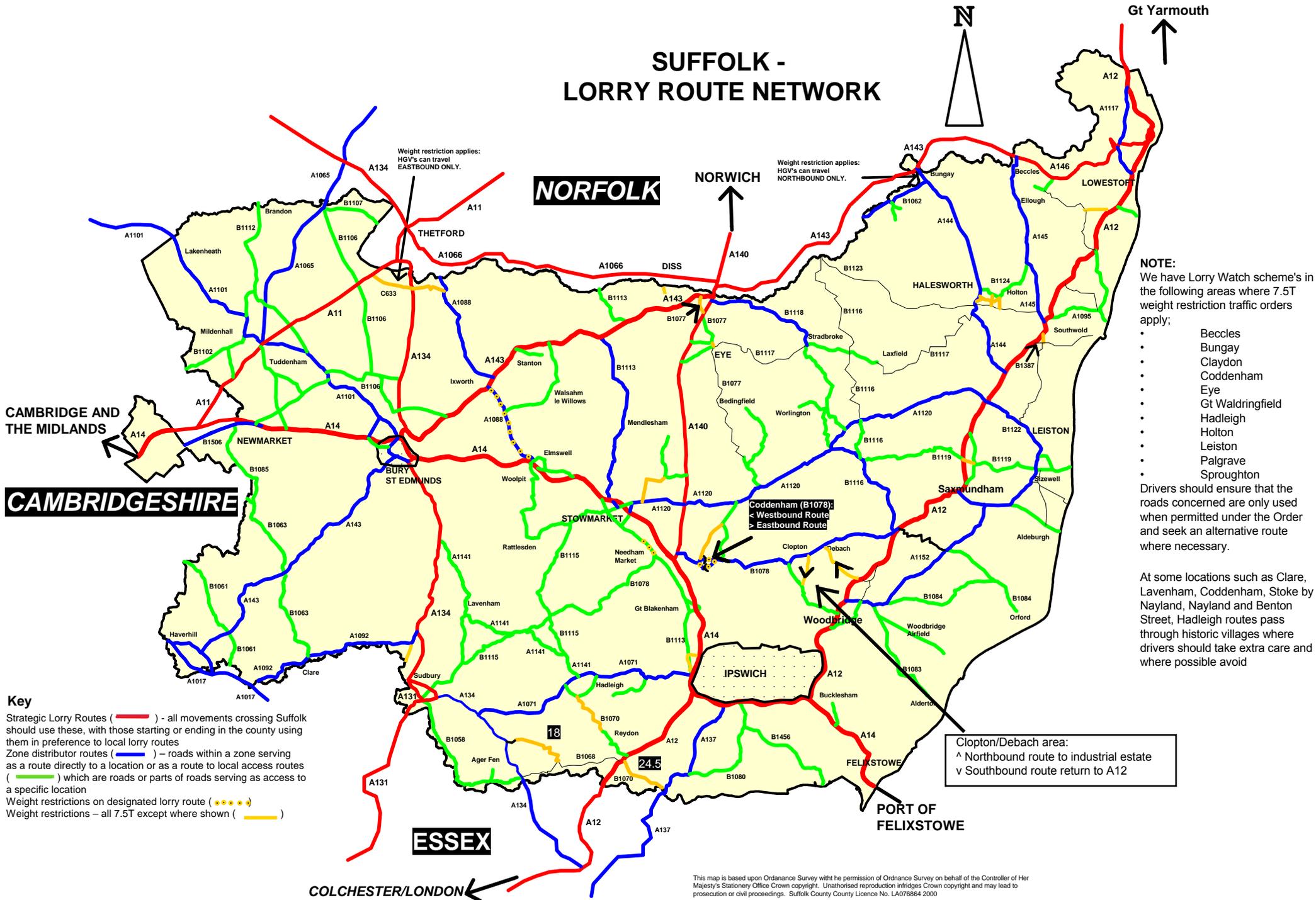
7.0 Conclusion

- 7.1 Planning permission is sought for *'Poultry Production Unit with capacity to house some 188,000 birds comprised of 4no. poultry houses with associated admin block, feed bins and ancillary development'* at Land at Castle Hill Farm, Occold, Suffolk.
- 7.2 This planning application was subject to an EIA Scoping exercise undertaken with Mid Suffolk Council, which has informed both the scope of the resulting Environmental Statement and this planning application. The EIA undertaken confirms there are no significant impacts anticipated from the construction of the 4no. poultry houses. Accordingly, when considering planning policy, it is known that there are no significant environmental impacts arising.
- 7.3 The proposal would result in the employment of one full time manager, will bolster other service and supply industries and modernising the poultry sheds allowing for longevity of poultry rearing on site.
- 7.4 The proposal is supported by the Strategic Priorities and Objectives of Core Strategy Policy CS 2, constituent policies of The Mid Suffolk Local Plan 1998 and the incoming Babergh and Mid Suffolk Joint Local Plan.
- 7.5 The planning statement has tested the proposal against the local plan and no conflicts have been identified, with the benefits derived from development significantly and demonstrably outweigh the localised minor landscape impacts from the development.
- 7.6 Given the national and regional demand for poultry production, NPPF support for the development of agricultural businesses and lack of conflict with the adopted Local Plan. The proposal is considered sustainable development and should be approved by the LPA without delay.

Appendices

1. Suffolk – Lorry Route Network Map (Suffolk County Council amended May, 2017)

SUFFOLK - LORRY ROUTE NETWORK



CAMBRIDGE AND THE MIDLANDS

CAMBRIDGESHIRE

Key

Strategic Lorry Routes (—) - all movements crossing Suffolk should use these, with those starting or ending in the county using them in preference to local lorry routes
 Zone distributor routes (—) - roads within a zone serving as a route directly to a location or as a route to local access routes (—) which are roads or parts of roads serving as access to a specific location
 Weight restrictions on designated lorry route (●●●●●)
 Weight restrictions - all 7.5T except where shown (—)

NOTE:
 We have Lorry Watch schemes in the following areas where 7.5T weight restriction traffic orders apply;

- Beccles
- Bungay
- Claydon
- Coddenham
- Eye
- Gt Waldringfield
- Hadleigh
- Holton
- Leiston
- Palgrave
- Sprouton

Drivers should ensure that the roads concerned are only used when permitted under the Order and seek an alternative route where necessary.

At some locations such as Clare, Lavenham, Coddenham, Stoke by Nayland, Nayland and Benton Street, Hadleigh routes pass through historic villages where drivers should take extra care and where possible avoid

Clopton/Debach area:
 ^ Northbound route to industrial estate
 v Southbound route return to A12

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