

Appendices

Appendix 1

Cranswick poultry meat processing factory – location: Eye Airfield

Chronological order of planning applications

- **Ref: 0332/17 Scoping Opinion – proposed development for production facility at Eye Airfield. Correspondence between 23/1/17 and 23/3/17.**
 - On 20th January 2017 Trundley Design Services, as agent for Crown/Cranswick sent an email to MSDC stating: “Further to a review of the screening direction documents due to the project being larger than the 1000m² created floor space an Environmental Impact Assessment will be required. We would therefore request your formal scoping opinion to confirm the extents of the EIA required for the project.”
 - Planning Statement by Trundley Design Services uploaded to BMSDC planning portal 17/2/17 was in the form of a report outlining the nature of the operation at the proposed Eye Airfield site. Section 4, entitled ‘Site Description’ states ‘The total site area of the facility including hard standings, car parking etc is approximately 25 acres’. Section 5, entitled ‘Transportation Issues’ states: “It is considered that a traffic impact report will be required to demonstrate that this application will not lead to an overload of the highway network”.
 - No traffic report was submitted as evidence.
 - Scoping opinion withdrawn on 23/3/17.
- **Ref: 1082/17 Request for Screening Opinion in accordance with the Town & Country Planning (Environmental impact Assessment) Regulations 2011 (as amended) to construct a production facility for the processing of poultry. It is anticipated that the factory premises will be developed over two phases with Phase 1 having a ground floor area requirement of approximately 20,000m². Phase 2 which would be an extension of Phase 1 would be a further approx 12,000m². The facility would be a replacement for the existing factory at Weybread. The development would also include associated servicing, parking and landscaping areas | Land At Eye Airfield Business Park Castleton Way Eye IP23 7HU. Correspondence between 16/3/17 and 28/3/17.**
 - On 16th March 2017, Freeths LLP (solicitors for Crown Chicken Ltd) sent a letter to MSDC referring to a recent telephone conversation. Letter includes:
 - “I am aware that a Scoping Opinion request has been submitted (reference:0332/17) by Trundley Design Services but, as discussed, our client and Trundley Design Services, have asked that we first establish whether a EIA is necessary in this instance. To assist your determination of this request we set out below the following information. 1. Description of site and surroundings 2. Description of proposed development 3. Review of Regulations and requirement for an EIA “
 - ‘Site comprises approx 8 ha (approx. 20 acres) of open land in the south west part of the Eye Airfield site’.

- “The EIA Regulations require proposals to be screened to establish whether they constitute EIA development dependent on whether they meet the criteria outlined in Schedule 2 of the Regulations. In this particular case the development falls within Category 7f and is above the indicative threshold of 1000m2.”
 - “The projected output tonnage is expected to exceed the threshold required for a permit from the Environment Agency under the Environmental Permitting Regulations but the NPPG makes clear that requirements for consent under other legislation is not itself a justification for an EIA.”
 - “The extent of the impact would be very modest and localised to the site and immediate surrounding area and any transport/traffic impacts are not considered to be of significance to warrant an EIA.”
 - “It is submitted that the proposal development falls within category 7f and therefore the size of the application site falls above the indicative threshold for screening the proposed development. Having regard that the proposed development would not be within a ‘sensitive area’, that it is of modest size and limited complexity and that the environmental effects would not be ‘significant’ we conclude that an Environmental Impact Assessment is not required in this case. “
- On 23/3/17 MSDC issued a Screening Opinion Decision, including the statement: “The proposal is to be sited within a purpose built industrial estate and from the information given it is not considered that the proposal on its own will have a significant impact on traffic generation”.
- Also on 23/3/17 MSDC Consultant Senior Development Officer wrote to Trundley Design Services: “I have just done the screening opinion that Mark Bassett from Freeths sent to me and I have just come to the conclusion that the Crown Chicken proposal at Eye Airfield does not require an Environmental Statement.”
- As a result Trundley Design Services withdrew the Scoping Opinion on 23/3/17.
- No traffic report was submitted as evidence.
- **Ref: DC/17/05666 Planning Application - Erection of a new processing facility, waste water treatment plant and gatehouse with associated car park and service yards, two vehicle access points, drainage swale and landscaping. | Land To The South Of Eye Airfield And East Of The A140. Correspondence between 11/11/17 and 19/4/18. Planning permission granted.**
 - Planning Statement submitted by Freeths LLP, dated October 2017: Section 5.18 states: “In respect of HGV movements a full Transport Assessment has been undertaken in support of this application. Furthermore, the applicant has confirmed that they are happy to provide routing details for HGV movements if required”. Section 8.37 states: “The assessment identifies that the HGV traffic at the proposed new development will broadly represent that which takes place at the existing site. Whilst the development will increase the operating capacity of the business, this will utilise spare haulage capacity.”
 - Travel Plan report produced by Connect Consultants Nov 2017 – focus on staff travel to site only ie walking, cycling, public transport, car share.

- Transport Assessment Report produced by Connect Consultants Nov 2017. This assessment provides a comparison of all vehicle movements at the existing Weybread poultry meat processing facility versus those expected at the Eye poultry meat processing facility, based on an increase in car parking spaces to 370 (not 457 currently) and using 150% worst case uplift.
 - A survey of in/out flows of traffic at the Weybread site was undertaken on 29/6/17 and Section 4.1.1 Table 5 shows 62 HGV lorries in 24 hour period – note that this is different to the 42 HGV lorries indicated in the Traffic Generation Report (April 2017).
 - This report only details the traffic generation characteristics at the site, the impact on the highway and junctions in the immediate vicinity.
- The Traffic Generation Report (April 2017) and the Existing and Proposed Travel Routes Report (September 2017) do not appear to have been submitted for consideration in DC/17/05666.

Recent 2019 planning applications, concerning the Cranswick meat processing facility:

1. DC/19/04495 Discharge of conditions application for DC/17/05666 - Condition 23 (Renewable energy technology) - validated 24th Sept 2019. Approved 3rd Jan 2020.
2. DC/19/03908 Planning application - erection of electrical substation and gas meter housing - validated 17th August 2019. Subject to an enforcement. Granted 21st Nov 2019.
3. DC/19/03907 Application under Section 73 of the Town and Country Planning Act - Variation of Condition 2 (Approved plans and documents) on planning permission DC/17/05666 - validated 17th August 2019. Subject to an enforcement. Committee Report – granted 15th Nov 2019. **NB Application site area stated as 10.87 ha (26.9 acres).**
4. DC/19/03841 Planning application - retention of construction of extensions and elevations and elevational alterations to production facility - validated 19th August 2019. Subject to an enforcement. Committee Report – granted 15th Nov 2019.
5. DC/19/03837 Planning application - erection of a CHP compound and oxygen and CO2 tank compound to serve production facility - validated 19th August 2019. Granted 17th Dec 2019.
6. DC/19/03812 Planning application - retention of construction of security gatehouse, realignment of road and new car park to serve production facility - validated 10th August 2019. Subject to an enforcement. Granted 21st Nov 2019.
7. DC/19/03771 Planning application - retention of construction of an LV compound to include LV switch room, LV transformer and hot water vessel and transformer compound to serve production facility - validated 16th August 2019. Subject to an enforcement. Granted 21st Nov 2019.
8. DC/19/03747 Planning application - retention of construction of a fresh water tank, permeate tank, fuel tanks, water pumps and a water softener plant - validated 16th August 2019. Subject to an enforcement. Granted 17th Dec 2019.

Appendix 2

Suffolk County - Cranswick plc Scoping Enquiries and Planning Applications

1. Mid Suffolk

1(a) DC/20/02052 | Full Planning Application - Erection of 4no. poultry houses with associated admin block, store, feed bins and alterations to vehicular access (accompanied by an environmental statement) | Castle Hill Farm Castle Hill Thorndon Suffolk IP23 7JT

Application received 27th May 2020

Status: awaiting decision

- Broiler production for Crown Chicken (Cranswick plc)
- Agent: Parker Planning Services Ltd, on behalf of Castle Hill Chicken Ltd

Existing poultry unit – capacity 50,000 birds. Proposal for 4 new sheds on arable land with site capacity of 188,000 birds. Total capacity based on 7 cycles/year = 1,316,000 birds/year.

1(b) DC/19/03606 | Environmental Impact Assessment Scoping Opinion Request for the development of a Poultry Production Unit with capacity to house 288,000 Birds | Land At Castle Hill Farm Occold In The Parish Of Thorndon

Application received 30th July 2019

Status: Scoping Opinion issued on 13th September 2019

- Broiler production for Crown Chicken (Cranswick plc)
- Agent: Parker Planning Services Ltd, on behalf of Castle Hill Chicken Ltd

Existing poultry unit – capacity 50,000 birds. Proposal for 6 new sheds on arable land with site capacity of 288,000 birds. Total capacity based on 7 cycles/year = 2,016,000 birds/year.

1(c) DC/19/01664 | EIA Scoping Opinion for 7 poultry sheds. | Land To The South Of B1117 Horham Suffolk

Application received 4th April 2019

Status: Scoping Opinion issued on 8th May 2019. EIA required.

- Broiler production for Crown Chicken (Cranswick plc)
- Agent: Plandescil, on behalf of Epigs Ltd

Proposal for 7 sheds on arable land, with site capacity of 296,100 birds. Total capacity based on 8 cycles/year = 2,368,800 birds/year.

1(d) DC/19/01663 | EIA Scoping Opinion for 12 proposed poultry sheds. | Land To The East Of Woodlane Road Southolt Suffolk

Application received 4th April 2019

Status: Scoping Opinion issued on 8th May 2019. EIA required

- Broiler production for Crown Chicken (Cranswick plc)
- Agent: Plandescil , on behalf of Epigs Ltd

Proposal for 12 sheds on arable land, with site capacity of 507,600 birds. Total capacity based on 8 cycles/year = 4,060,800 birds/year.

1(e) DC/19/01569 | Full Planning Application - Erection of 4no. poultry sheds and associated infrastructure following demolition of existing buildings. |Calkewood Lane Farm Calkewood Lane Rickinghall Inferior Suffolk

Application received 29th March 2019

Status: Granted 27th June 2019

- Egg production for Crown Chicken (Cranswick plc)
- Agent: Ian Pick Associates

5 sheds to be demolished and 4 new sheds erected to house hens and cockerels producing fertile eggs for hatching. Capacity to increase from 14,170 birds to 30,000 birds total.

1(f) DC/18/00124 | Full Planning Application - Demolition of 9 no. poultry houses and erection of 6 no. poultry houses | Home Farm Newtown Worlingworth Woodbridge Suffolk IP13 7HR

Application received 10th January 2018

Status: Granted 24th July 2018

- Broiler production for Crown Chicken (Cranswick plc)
- Agent: CE Davidson

Demolish 9 old sheds, erect 6 new sheds and retain 3 new sheds. Capacity increase from 230,000 birds to 281,000 birds per cycle (later increased to 300,000 per cycle following grant of Environmental Permit July 2019). 7 cycles/year = 2,100,000 birds total/year.

1(g) 1307/17 | Erection of 8 No agricultural buildings for the rearing of poultry | Land South Side Of Rectory Road Brome And Oakley Suffolk

Application received 3rd April 2017

Status: Granted 16th May 2018

- Broiler production for Crown Chicken (Cranswick plc)
- Agent: Acorus Rural Property Services, on behalf of Warren Hill Farm

Erect 8 new poultry sheds on new site with capacity of 352,000 birds. Total capacity based on 7 cycles/year = 2,464,000 birds/year.

2. East Suffolk

2 (a) DC/20/1533/FUL | Replacement of existing poultry farm. Demolition of 6 elderly poultry sheds. Replacement with 2 contemporary poultry barns, farm store, cold store, attenuation lagoon and landscaping. | Blackheath Poultry Farm Bartholomews Lane Wenhaston With Mellis Hamlet Halesworth Suffolk IP19 9DF

Application received 20th April 2020

Status: awaiting decision

- Broiler production probably for Crown Chicken (Cranswick plc) –‘applicant is encouraged by a major poultry producer’.
- Agent: Derek Salisbury Practice for Blackheath Poultry Farm

Removal of 6 sheds and replace with 2 new – increase capacity from 100,000 broilers to 135,000. Total capacity based on 7 cycles/year = 945,000 birds/year.

2(b) DC/19/2959/SCO | Environmental Impact Assessment Scoping Request for the Development of a Poultry Production Unit With Capacity To House Some 141,000 Birds | Land Adjacent To West End Farm Mill Lane Shadingfield Beccles Suffolk NR34 8DL

Application received 26th July 2019 – ‘an ‘informal’ EIA scoping request with reference to the above named site. The request is informal because, on a technicality, our client had already submitted a planning application (before our involvement) for the development of a number of poultry sheds and that planning application was devoid of an Environmental Statement (ES).’

Status: Scoping Opinion issued 18th September 2019 **(transport scoped out)**

- Broiler production for Crown Chicken (Cranswick plc)
- Parker Planning Services, on behalf of West End Farm

Proposal for 3 new poultry sheds with site capacity of 141,000 birds. Total based on 7 cycles = 987,000 birds/year.

2(c) DC/19/2461/FUL | Proposed extension to existing poultry farm (EIA development) comprising erection of 3 poultry barns, weighbridge and lodge and ancillary parts and associated landscaping. | Park Farm London Road Thorington Suffolk

Application received 18th June 2019
Status: Granted 12th September 2019

- Broiler production for Crown Chicken (Eye production factory is mentioned as a reason for increasing capacity in applicant’s documentation).
- Agent: Oaktree Environmental Ltd

Proposal to erect 3 new sheds in addition to the existing number and increase capacity from 337,249 birds to 486,000 birds. Total based on 7 cycles/year = 3,402,000 birds/year.

2(d) DC/19/2195/FUL | To build 3no. poultry house with associated admin block and feed bins | Land Adjacent To West End Farm Mill Lane Shadingfield Beccles Suffolk NR34 8DL

Application received 30th May 2019
Status : To be decided

- Broiler production for Crown Chicken (Cranswick plc)
- Agent: Parker Planning Services, on behalf of West End Farm

Proposal for 3 new poultry sheds with site capacity of 141,000 birds. Total based on 7 cycles = 987,000 birds/year.

2(e)DC/18/0099/FUL | Demolition of 6no poultry houses and the erection of 2no clear span, steel framed poultry houses on the same site | Irongate Farm Heveningham Long Lane Heveningham IP19 0EG

Application received 10th January 2018
Status: Granted 30th May 2018

- Broiler production for Crown Chicken (Cranswick plc)
- Agent: CE Davidson Ltd

Application to retain site capacity at 300,000 birds. Total based on 7 cycles = 2,100,000 birds/year. However, Crown Chicken obtained an Environmental Permit in July 2019 to increase numbers of birds to 350,000. Total based on 7 cycles = 2,450,000 birds/year.

3. South Norfolk

3(a) 2018/2600 | New poultry unit (Building 4 - Extension 2). | Plantation Farm Long Lane Burston Norfolk IP22 5WA

There are three other similar applications – each for extensions to buildings 3 and 4 - increase capacity from 20,000 to 40,000 birds.

Application received: 22nd November 2018

Status: Granted

- Hatchery for Crown Chicken (Cranswick plc)
- Agent: Calton Bros, on behalf of Old Hall Farm

3(b) 2018/0964 | 1no Poultry Breeder Shed. | Oak Farm Harleston Road Dickleburgh IP21 4PD

Application received: 1st May 2018

Status: Granted

- Egg production for Crown Chicken (Cranswick plc)
- Agent: CE Davidson, on behalf of Oak Farm

Site comprises 5 sheds. Design & Access Statement: 'expand their poultry enterprise. Each shed will house 7,000 breeding birds on shavings producing hatching eggs. These eggs are collected by hand daily and picked up twice weekly and transported to Crown Chicken hatchery in Kenninghall where they will be incubated. The proposed development will produce about 170,000 eggs per week.

Appendix 3

Environmental Permits granted 2019

For Crown/Cranswick sites listed in Existing and Proposed Travel Route Report published by Trundley Design Services (September 2017) ie increased production

Site No	Site Name	Site Address	Environmental Permit Date
4	Becks Green Farm	Becks Green Lane NR34 8NB	26/7/19
6	Brampton	Hill Farm NR34 8DT	26/7/19
7	Chare Farm	New Forest Farm IP31 2DX	26/7/19
8	Dale Farm	Dale Road, Stanton IP31 2DY	26/7/19
9	Darsham	The Street IP17 3QW	26/7/19
11	Fennings Farm	Pixie Green IP21 5NH	26/7/19
13	Heveningham	Irongate Farm IP19 0EG	31/7/19
18	Mendlesham	Duncans Farm IP14 5RL	26/7/19
26	Westall Farm	Westall IP19 8NR	26/7/19
27	Worlingworth	Home Farm IP13 7HR	17/7/19
37	Potash Farm	Wyverstone IP14 4SN	13/3/19

Appendix 4

1(f) DC/18/00124 | Full Planning Application - Demolition of 9 no. poultry houses and erection of 6 no. poultry houses | Home Farm Newtown Worlingworth Woodbridge Suffolk IP13 7HR

Demolish 9 old sheds, erect 6 new sheds and retain 3 new sheds. Capacity increase from 230,000 birds to 281,000 birds per cycle (later increased to 300,000 per cycle following grant of Environmental Permit July 2019). 7 cycles/year = 2,100,000 birds total/year.

The increase in the number of birds was below the critical threshold of 85,000 birds and an ES was not required under Schedule 1 of the EIA regulations. However, the internal floor area of the new poultry sheds exceeds 500 sq metres and therefore falls within Schedule 2 of the EA regulations and requires the LPA to consider whether the development would have significant impacts on the environment but a Screening Opinion was not requested.

Worlingworth Parish Council objection to DC/18/00124:

From: Worlingworth Parish Clerk
Sent: Wed, 7 Feb 2018 22:43:42 +0000
To: BMSDC Planning Area Team Blue
Subject: Re: MSDC Planning Consultation Request - DC/18/00124

For the attention of Jack Wilkinson

Worlingworth Parish Council wishes to **Object** to the application pending clarification this decision is based on the following points:

- The Parish Council do not want to discourage modernisation of business in the area, however, there are worries over the proposed expansion of the site and the adverse impact that the additional traffic would have on the village, with road safety and damage to verges being of particular concern due to the size of the vehicles accessing the site. Has there been a site visit from the planning authorities to view the site and consider the proposed expansion and compliance with statutory regulations?
- Parishioners who live close to the site report that the design statement is inaccurate with respect to the hours of work. The use of the word 'occasional' to cover works outside of the 7 am to 6 pm period is too vague and there are reports that operations are regularly carried out on the site from 3 am, including vehicle movements to and from the site.
- Every six weeks there is considerable noise and odour coming from the site due to the production cycle and the cleaning of the sheds; with the proposed expansion this would increase and have a detrimental impact on those living nearby and to members of the public using footpaths that cross the site.
- There are also concerns about the accuracy of the design statement in relation to the bio-security of the site, with walkers finding that water from the shed cleaning process can currently be often be found pooling on site across the footpath. There are already issues that walkers have been forced off the footpath as the site owner has not maintained the boundary hedge correctly and therefore walkers and dogs are having to pass much closer to the chicken sheds than they should. In order to provide for better bio-security to both the chicken operations and public using the rights of way on the site the Parish Council asks that a relocation of the footpath to the edge of the site, properly fenced and maintained, is considered as part of the planning application. The need to maintain correct bio-security is recognised as of particular importance with recent reports of outbreaks of avian flu in the area.

- Although there is mention of the height of the new buildings in the design statement, there is no comparison in the application to the old sheds, this and the much bigger feed hoppers that are proposed have caused worries about the visual impact upon the surrounding area, with the increasing industrialisation of the site.

Many thanks for your consideration of the above points.

Regards

Mrs Sarah Clare

Clerk & Responsible Financial Officer for Worlingworth Parish Council

Construction of the Newtown poultry site has been completed and the site was commissioned early 2020:

Worlingworth Parish Council Minutes (draft) 17th June 2020

WPC 20-03-10 Matters of urgency to be brought to the attention of the Council

1. b) JQ reported that a number of parishioners who live near the chicken farm in Newtown are being adversely affected by bad smells. The Environment Agency (EA) is following up reports, but due to the lockdown restrictions has only just been able to carry out a site visit. The farm is co-operating and keen to resolve the problems.

The Clerk reported that the EA had been in touch via the phone to confirm that the ammonia levels on site, taken by both the farm and the EA independently, were very low and presented no risk to health, but the smells are clearly causing problems and the EA will continue to monitor and visit at unannounced times throughout the next cycle to try and resolve the issue. At the moment it is not clear what exactly is causing the problems.

JP commented that the group of neighbours who are working together to report the problems to the EA is doing a great job. The Clerk confirmed that the EA are pleased for all the reporting that is coming in, as it is helping to build a picture of the problem.

JQ also reported that there are a lot of heavy lorries moving in and out of the farm in the early hours of the morning and believed that this is in contravention of their permits. CG noted that when this had happened before, MHi had advised that any photographic/video evidence, with time stamps included, would help evidence this has been happening and then action could be taken by the EA. JQ will speak to the parishioners who live the closest to the farm and see if this is something that could be done. The Clerk will update the information on the village website about the actions the EA is taking to resolve the problem.