

Our ref: NDM/19/003

9 February 2021

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Dear Sir/Madam

Application to discharge planning condition – BHF Poultry Ltd, Roseditch Farm, Hall Road, Bedingfield

I write with reference to the attached application to discharge a planning condition relating to the above mentioned development.

Background

Planning permission was granted in March 2020 to develop land to the south of Hall Road, Bedingfield, for three poultry breeding sheds and associated works, including an altered access off Hall Road, an administration block, service team block, three weigh rooms, pump room, six feed silos, a water tank and six LPG tanks (LPA reference DC/19/04108). The new poultry unit, which will be known as Roseditch Farm, is nearing completion.

The permission granted was subject to a number of conditions requiring detailed matters to be agreed with the Local Planning Authority (LPA). To date, the following conditions have been discharged: 3 (renewable energy), 5 (ecological management plan), 6 (odour/pest management), 11 (landscaping), 13 (access roadway), 14 (access construction) and 15 (construction management), under LPA application references DC/20/01417, DC/20/03028 and DC/20/04752.

Proposals

The current application seeks to discharge condition 8 relating to noise impacts. Condition 8 is set out in full below.

8. ACTION REQUIRED: DETAILS OF PLANT AND NOISE ATTENUATION

Before the first operation of any plant or machinery within the site a full acoustic assessment of the plant and machinery to be used in associated with the development shall be carried out by a competent person in accordance with the current version of BS4142 and the findings and recommendations of the assessment shall be submitted to and approved in writing by the local planning authority. The assessment shall identify the noise intrusive works necessary for the construction of the development. The recommendations of the assessment shall be implemented in full.

Reason: In order to protect the residential amenity of nearby dwellings.

To address the requirements of this condition, a Noise Impact Assessment has been prepared by Adrian James Acoustics. In summary, the findings of this report are that noise from fixed mechanical plant would result in low impacts during the day, including during the predicted worst case scenarios (i.e. all roof-mounted ventilation fans operating during unusually hot weather). This would also be the case a night, except for potentially a few days per year when all fans would be operational, when an adverse impact could result, though the only property affected would be the poultry farm manager's dwelling. The night-time impact at all other properties in the locality is predicted to be low, and even during the quietest periods and under the worst case scenarios, it is predicted that sound levels would

be unlikely to disturb sleep. On this basis, no noise attenuation measures are considered to be necessary.

I trust this is all in order. Please let me know, if any further information is required.

Yours faithfully



Nick Moys MRTPI

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For and on behalf of Brown & Co – Property & Business Consultants LLP