

CF. 1 Non-Technical Summary

The proposal of a free range egg unit at Cononsyth Farm is a new facet to the existing business, primarily based on potatoes and cereal crops. Consequently the infrastructure will be new to this site but a familiar sight in this area where the synergies of free range egg units has already been realised.

Common with most new facilities, poultry accommodation is in units of 16,000 places. The proposal here is to have two buildings each with 2 units providing a total placement of 64,000 birds.

Construction of both houses will be consistent with best practice, designed to be well insulated in both walls and roof. This not only helps to retain heat and create a stable environment for the birds, but capable of temperature and humidity adjustment by use of ventilation fans. High insulation also helps avoid condensation which prevents the generation of ammonia.

All normal air inlets are roof mounted but during periods of hot weather additional gable end mounted inlets and outlets will augment air movement to remove excess heat.

Exhausted air is primarily through small fans along each side of each building and supported by larger fans on the easterly gable ends.

All air movement is computer controlled to maximise bird welfare and fan operation is both minimised and coordinated so inlet and outlet flow rates are matched.

Heat supplied to the houses to maintain a temperature of 21°C can be from a variety of sources including:- the birds themselves, heat recovered from exhaust fans and mains/turbine derived electricity. Future options may include other 'green' sources.

Electricity will be primary supplied from the Farm's wind turbine and in the future, roof mounted photovoltaic cells.

16/17 week old pullets will be introduced onto a littered floor and remain there for approx. 65 weeks after which they are sold on for introduction into the food chain. The business will operate on an 'aviary' system with extended belts, collecting manure from under the nest boxes, perches, drinking and feed stations. These will be operated 2-3x / week and manure removed from the house by closed conveyor belt to a high sided trailer and then immediately removed from site. The computer controlled climate will achieve manure exported from the site which is at a dryness that optimises the minimum ammonia generation but prevents dust from being created to avoid problems with both of these potential issues.

Poultry diet will be tailored to bird needs and will change during the duration the flock is on site, minimising the loss of Nitrogen and phosphorus in particular.

Any bird mortalities will be removed from the houses immediately and stored in a freezer off the main site prior to collection by a licenced contractor.

The site will be extensively planted with trees around the 2 houses to provide flock welfare, aesthetics and contribute to air, land and water protection over the whole site, and beyond.

A small generator will be located on the central yard, capable of maintaining power for a relatively short period in times of electrical failure from other sources.

Once the birds have been removed from site, the litter (floor ) is removed physically from the houses, removed from site and stored until used as part of the application of organic manure to farm land as part of a controlled farm nutrient budgeting plan.

The houses will then be washed, sterilised and re-applied with wood shavings to create a littered floor in advance of the next flock.

All design features will follow the latest 'BREF' (EU) guidelines to minimise dust and ammonia production, prevent odours, noise and prevent any organic matter, both liquid or solid, having uncontrolled access to the outside environment at the time of build.

Opportunity will be taken to improve infrastructure to match ever increasing environmental standards where and when possible.

All management systems will be reviewed regularly, to ensure full compliance with good agricultural practice and SEPA's SFIR and GBR guidelines.

In addition to achieving environmental standards through installing 'best available' infrastructure and well controlled management systems, the progressive maturity of trees on site will reduce emissions from site even further over time.