Non-Technical Summary

Free Range hens will be kept in 2 No. Buildings; the original housing, House 1 will house 32,000 birds and the proposed housing, House 2 will house a further 16,000 birds, making 48,000 in total. Build is scheduled for 2025.The site lies within the Moray, Aberdeenshire, Banff and Buchan Nitrate Vulnerable Zone and therefore sufficient area for the site will be required to limit nitrogen deposition from ranging birds to that section of the aquafer.

Sixteen week old birds will be introduced onto a littered floor (wood shavings) of a pre-sterilised building and kept for a period up to 65 weeks. On depletion, the birds will be removed to another farm for subsequent introduction into the food chain. Only small amounts of additional wood shavings would be added through the campaign if required. After depletion there will be an approx. 2 week period during which full cleansing of the house will be undertaken before flock re-introduction. Both houses will be well insulated and therefore maintaining temperature is less demanding than say broiler units working at higher operating temperature. Concrete floors with a DPM ensure there is no ingress of ground water although there are no springs in the area of construction and therefore build will be above the water table. Sensors linked to the site computer will ensure the internal air quality conditions are maintained within a narrow band throughout the year, keeping temperatures around 210C and humidity between 50% and 70%. Litter is likely to be over 70% dry matter.

Ventilation arrangements will include roof mounted inlet fans and gable end exhaust fans for air exchange and passively through the ‘pop-holes’ during daylight hours. Heat supplied to the house will largely be through the birds themselves so that exhausting heat is the predominant requirement. Insulation of both walls and roof is high, helping retain heat during winter and prevent overheating in summer.

Primary electricity will be through PV panels and augmented by mains electricity. Water is supplied to birds by way of modern designed nipple drinkers, and daily volume consumed, recorded.

Feed is milled off site and changed in composition throughout the life cycle to ensure the diet meets bird needs at any specific age and that ‘waste’ is minimised. Feed will be tailored by an accredited bird dietitian.

The principal emissions from the installation will be ammonia from the degradation of faeces and dust. Ammonia however will be minimised by maintain dryness throughout and preventing biodegradation which could yield ammonia being released. Tree shelter belts are already present in and around the site. These will act positively in removing and metabolising residual ammonia and dust emissions. However, additional planting will occur on the ranges for bird welfare and a shelter belt at the west gable end of House 2 to enhance environmental protection standards.

Full control of feed and manure will help prevent odours, dust and ammonia generation. Retaining nitrogen in the litter additionally contributes to its benefit as fertiliser when taken off site. All manure to either the wider farm or others will be

calculated to be part of the farm nutrient budgeting scheme. This is additionally important as the site is within the Nitrate Vulnerable zone where protection of aquafer is paramount.

The system to be used is an ‘aviary’ system with belts removing manure regularly. This will be transferred to a trailer and removed from site twice weekly to farm manure stores (own and neighbours) for subsequent spreading.

Site and Baseline Reports have been submitted with the application and have been assessed as satisfactory to meet PPC Schedule 4 Part 1. There are duties placed on SEPA for the protection of designated sites under The Conservation (Natural Habitats, &c.) Regulations 1994 and the Nature Conservation (Scotland) Act 2004. Home Farm lies within 10 kilometres of five designated site (please see Section 4.5 of this Decision Document). SEPA has assessed the impact of ammonia emissions and nitrogen and acid deposition on the designated site. There are no predicted breaches of critical loads and levels (see Section 5.2 of this Decision Document).

The application submitted complies with both the requirements of PPC and the Standard Farming Installation Rules (SFIR). Determination was therefore to issue the Permit PPC/A/5010104 based on the application submitted.