

NON-TECHNICAL SUMMARY

The business was established in 2024 following the successful award of an egg supply contract with The Lakes Free Range Egg Company.

Planning permission for a new free-range poultry farm was granted in February 2025. The facility features a modern, multi-tier equipment system housed within a purpose-built shed.

The shed includes an aviary system—a multi-level, cage-free housing setup that meets the RSPCA welfare standards for laying hens. It is designed to house 64,000 birds, divided into four sections of 16,000 birds each. A central egg-packing area is located within the building. Birds are stocked at a density of 9 birds per square metre of usable space. The shed floor is concrete, bedded with wood shavings, and birds have daily access to outdoor ranges.

Point-of-lay hens are introduced to the system and remain for a production cycle of approximately 72 weeks. After each cycle, the shed is emptied, and litter is removed by a contractor using a tractor and trailer. The building is then thoroughly washed, disinfected, and re-bedded with fresh, dry wood shavings. This cleanup process typically takes around 21 days.

The facility uses nipple-type drinkers, with daily monitoring of water consumption. Birds are fed balanced diets sourced from AIC-accredited mills, ensuring the correct quality and quantity of fats, oils, and nutrients. Additives such as digestive enzymes are included to help reduce litter moisture levels.

Water used for shed washouts is collected in a minimum 5,000-litre underground dirty water tank and later applied to surrounding fields using a slurry tanker. Drinking water is supplied by Scottish Water, with backup storage tanks located on-site. Feed is stored in four 15-tonne bins.

Ventilation is provided by a positive pressure system that draws air in via roof fans and expels it through the gables into planted range areas. The surrounding planting helps reduce airborne dust emissions. This system is computer-controlled to ensure optimal environmental conditions and animal welfare.

Hen manure is removed twice weekly via muck belts and stored in a covered trailer before being spread on land or transported to other farms in need of organic fertiliser. Odour is minimised by maintaining dry litter, and ammonia production is controlled through optimised dietary protein levels. All litter is transported off-site in covered trailers in accordance with a manure management plan, which outlines procedures and timings to minimise pollution risk.

Carcasses are stored in a freezer on-site for collection and disposal by a licensed contractor. The farm is connected to the SP Energy Networks grid, with a standby generator available in the event of a power outage.

The principal emissions from the unit are ammonia and dust. The measures outlined above are designed to minimise these emissions and reduce environmental impact on surrounding agricultural land, forestry, and the local community. For instance, shrubs and trees have been planted around the sheds and adjacent to fan outlets to help trap dust as it exits the ventilation system.

This will be a state-of-the-art free-range egg production unit, built to the highest standards of animal welfare and environmental responsibility.