



<b>Title:</b>	<b>Non-Technical Summary</b>	
<b>Report Reference:</b>	<b>MWG-R07-F2</b>	
<b>Client:</b>	<b>Saunders House Farm LTD</b>	
<b>Submitted To:</b>	<b>Environment Agency</b>	
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	<b>MWG-R07-F2</b>	18-04-2024 – Updated place numbers.

# 1 Non-Technical Summary

## 1.1 Introduction

This document is the Non-Technical Summary in support of the Environmental Permit application submitted to the Environment Agency on behalf of Saunders House Farm LTD. The Environmental Permit application applies to a free range laying hen farm, located at Norbeck Bank, Rokeby, Barningham, County Durham, England, DL11 7EB. The National Grid Reference for the centre of the site is NZ 08821 11661.

The farm will provide 77,000 places for free ranging hens and be equipped with an on-site incinerator for carcass disposal and standby generator.

The facility is required to apply for an Environmental Permit (EP) in order to comply with the Environmental Permitting (England and Wales) Regulations 2016, SI 2016/1154. The relevant sections of the Regulations to describe the prescribed process is detailed in Table 1.1 below.

Table 1.1 – Permitted Activities	
EPR Schedule 1 Reference	Description
Section 6.9 A(1) (a)	Rearing poultry or pigs intensively in an installation with more than-
(i)	40,000 places for poultry

## 1.2 Description of the Installation

Technical details of the installation can be found within documents:

- MWG-R01-F2 – Installation Information
- MWG-R06-F1 – Site Drawings

### 1.2.1 Process Overview

The basic process steps at the installation following a c.15-month cycle are:

- Hens are delivered to site.
- Hens are housed in aviary systems.
- The hens access ranging areas via pop-holes in the sheds.
- Eggs are produced by the hens and are collected and packaged automatically prior to dispatch.
- Hens are removed from the farm, units cleaned.

Associated with the hen sheds are –

- On-site carcass incinerator.
- Standby generator providing emergency back-up.

### 1.2.2 Emissions

Table 1.2 below details the point source releases to air and water from the proposed installation.

Table 1.2 – Summary of Emission Points		
Emission Point Reference	Source	Nature of Release
<b>Point Source Release to Air</b>		
A1	Generator	Releases of combustion gases from generator.
A2	Incinerator	Releases of combustion gases from incineration of fallen stock.
A3	Animal Housing Vents	Ventilated air from animal housing.
<b>Point Source Releases to Water</b>		
S1	Site Roof and Yards	Clean yard and roof water from site.

Note: There are no trade effluent discharge from site. A septic tank serves domestic requirements on the farm.

### 1.2.3 Fugitive Emissions

A robust infrastructure and planned preventative maintenance (PPM) regime will be implemented to ensure the integrity of the pollution control measures implemented on site i.e. designed to prevent fugitive emissions to air, land and to controlled waters.

### 1.2.4 Raw Materials, Waste and Animal By-Products

The table below details the principal raw materials utilised at the proposed installation.

Table 1.2.2 – Principal Raw Materials			
Material	Composition	Annual / Throughput	Environmental Fate and Behaviour
Livestock	Chickens	Up to 77,000 places/ 15 month cycle.	<ul style="list-style-type: none"> <li>• Biodegradable. High organic content.</li> <li>• Bacteriological and pathogenic content.</li> <li>• Odour, noise, dust generating potential.</li> <li>• Entry into a watercourse would increase the BOD.</li> <li>• Entry into an aquatic environment would have potentially detrimental effect on aquatic life.</li> <li>• Insignificant environmental risk due to storage and handling arrangements in place to meet animal welfare requirements.</li> </ul>

There are also a number of ancillary raw materials used, however, not directly into the production chain, that are essential operationally and for animal welfare requirements, including veterinary materials and water.

Dedicated waste and animal by-product storage facilities utilised on site prior to collection and removal off site. The Company aims to source recovery and re-use options higher up the waste hierarchy, in preference to disposal options, in line with current legislation whenever practicable.

### 1.2.5 Energy

Mains electrical supply is the primary source of energy on site with a standby-generator available for use in the event of a mains power outage. The annual anticipated energy consumption per year is 308 MWh based on ADAS research data.

Site management are committed to implementing appropriate housekeeping, operational and maintenance procedures to ensure that energy is used as efficiently as possible.

### 1.3 Environmental Risk Assessments

The Environmental Risk Assessment (ERA) undertaken identified those processes and activities on site that have the potential to create an environmental impact on identified environmentally sensitive receptors, under normal, abnormal and emergency (accident) scenarios. A copy of the ERA can be found within the following document:

- **MWG-R02-F2 – Environmental Risk Assessment**

The results of the ERA are summarised in Table 1.3.1 below.

<b>Table 1.3.1 Environmental Risk Assessment Summary</b>	
<b>Impact</b>	<b>Significance / Further Assessment</b>
Amenity (litter / vermin / mud / fire).	Insignificant impact - no further assessment required.
Odour.	Insignificant impact - no further assessment required.
Noise.	Insignificant impact -no further assessment required.
Fugitive Air Releases (dust / bioaerosols).	Insignificant impact - no further assessment required.
Surface Water.	Insignificant impact - no further assessment required.
Groundwater.	Insignificant impact - no further assessment required.
Air.	Combustion Equipment - Insignificant impact - no further assessment required. Ammonia – Impacts shown to be Permittable.
Waste Produced.	Insignificant impact - no further assessment required.
Global Warming Potential (GWP) / Photochemical Ozone Creation Potential (POP).	Values calculated. No further assessment required.

The ERA confirms that for the majority of operations and associated potential impacts, there is a low/insignificant environmental risk associated these activities as outlined within the permit application. Therefore, no further assessments or mitigation measures are considered to be necessary.

### 1.4 Environmental Management System

A bespoke Environmental Management System (EMS) will be implemented on site. Details of the EMS are provided below:

- **MWG-R04-F2 – Environmental Management System Summary.**

The EMS will be audited at regular intervals and in line with a farm assurance scheme, to ensure continued compliance, implementation and effectiveness. The EMS includes an Environmental Accident Management Plan (EAMP) for foreseeable major environmental accident scenarios that would result in a rapid response being required (e.g. failure of the fuel tank and bund), immediate

actions required by site personnel are detailed within the EAMP. These actions are detailed in order to prevent uncontrolled release of material leaving site and potentially causing a pollution event.

All staff have clearly defined roles and responsibilities. Responsibility will be designated to a management representative for ensuring site operations are carried out in accordance with the Environmental Permit, to liaise with the Environment Agency, stakeholder and the public as required.

## **1.5 Site Condition**

The site condition has been assessed in line with current Environment Agency guidance. The application Site Condition Report can be found within the following document:

- **MWG-R05-F2 – Site Condition Report.**

Site Management confirm that there have been no recorded pollution incidents, nor any use of the land which may have led to ground contamination issues that they are aware of.

## **1.6 Technical Standards**

The Best Available Technique requirements for the installation with details on how these are met have been assessed within the following document:

- **MWG-R02-F2 – Best Available Technique Assessment.**

Where applicable, relevant Best Available Technique requirements have been met.