

Appendix 5: Non Technical Summary, Willow View Farm

10/02/25 Updated 18/03/25

Summary

- Existing house (House 1) with 32,000 places (under permitting regulations)
- Proposed new house (House 2) for 32,000 places
- Taking the site to a total of 64,000 places.
- Current facilities – All construction aspects relating to House 1 including drainage system and fully fenced range

Part I

Poultry Houses and Bird Numbers

House 1

Constructed in 2024 - free range multi-tier laying system in a newly-built poultry house with a total number of 32,000 bird places.

House 2

Proposed new house - free range multi-tier laying system in a newly-built poultry house with a total number of 32,000 bird places.

Overall Bird Places

64,000 bird places in total at the site.

Part II

Poultry House Construction and Ventilation Summary

The houses are constructed of a galvanised steel framework with polyester-coated galvanised steel sheeting walls. The roofing is insulated with polystyrene and fibreglass material. The houses are a multi-tier system with a concrete floor.

Ventilation in both houses will be provided with side inlets and ridge extraction fans. Ventilation is high velocity (stack greater than 5.5m and flux velocity >11 m/s). There are four gable end fans in each house which are used as emergency ventilation (used typically in hot weather).

Roof drainage is through a 'French drainage' system.

Part III

The Site

The land around the site is predominantly agricultural. The surrounding topography is relatively flat and low lying.

There are 2 Sites of Special Scientific Interest (SSSI) within 5km of the installation, and 4 Local Wildlife Sites (LWS) within 2km. An assessment of the impact of emissions has been carried out and the installation is considered to have no adverse effect on the nature conservation sites.

The site is subject to a Climate Change Levy Agreement included with the Carr Farm site.

This permit implements the requirements of the European Union Directive on Industrial Emissions.

Willow View Farm will comprise of two free-range laying poultry houses, referred to House 1 and House 2. House 1 was built in 2024 but fell below permitting regulations (32,000 places).

Laying hens are brought into the houses at 16-weeks old from the rearing units owned and operated by K Fresh Ltd. The birds are contained inside the houses for up to five weeks before being permitted to range round the fenced grassy area. The birds are housed for up to 80-weeks before being de-populated and a clean-down operation carried out before re-populating in 3 to 6 weeks. Prior to the arrival of the birds the houses are bedded up with virgin wood shavings. There is no form of artificial heating in the houses.

Eggs are collected via a conveyor system daily and placed into trays before being stacked on pallets for transfer to the Packing Centre for supply to customers.

Water is provided to the houses via nipple drinkers with spillage cups below. Water usage is monitored daily by water meters. This, together with environmental computer control in the houses helps to maintain a consistent environment and hence reduces ammonia levels and odours. Low energy lighting systems are achieved with the use of both fluorescent and LED lighting throughout the site

Wheat is grown at Carr Farm and also purchased locally and milled by the company's feed mill at Carr Farm. The company also purchases other ingredients to complete the diets. Diets are formulated according to best practice as well as to suit the birds' requirements and stage of growth. Milled feed is transported to Willow View Farm in a sealed bulker unit and stored onsite in fully enclosed purpose built holding bins.

Litter is removed twice per week via the belt system throughout the laying cycle and the houses are then fully mucked out at the end of the laying cycle. This is carried out by a small mechanical loading shovel tipping the manure into trailers before being exported to surrounding farms and spread on arable land. After the manure is removed the houses are pressure washed. Houses are designed with a sloping floor to ensure all wash water is channelled to the front of the houses where it is then diverted into a purpose-built water storage tank. Chemical used for cleaning down are supplied by the cleaning contractors and footbath chemical is kept in the storage area at the site. The storage area is secure, frost and fire resistant and capable of retaining spillage. Spent disinfectants from footbaths are disposed of according to requirements of SGN EPR6.09.

Lightly contaminated roof water (rain water) drainage is via French drains which drain into the local watercourse leading off site via one drain eventually leading into Roos Drain.

Bird mortalities are removed immediately from the houses and placed in a freezer. The contents are as required and taken to Carr Farm to be incinerated.