

NON-TECHNICAL SUMMARY

**Richland Foods Ltd
Pengwedna Poultry Farm
Nancegollan
Helston
Cornwall
TR13 0AZ**

Pre-Application no: EPR/QP3835YS/A001

August 2017

The Holding

The proposed installation to be permitted is approximately 160 acres in size and positioned in a semi-rural location at National Grid SW 625320 (Easting 162946 Northing 031973)

The site is approximately 0.6 miles South West of the small village of Nancegollan with the towns of Helston 3.6 miles to the South East and Penzance 12 miles to the South West.

The following receptors have been identified as being within 400m of the installation boundary. These are properties which are not occupied or owned by people connected with the farm.

Kus-Skewes Farmhouse	NNE	225m
Kus-Skewes Farm	NE	500m
Bartlet's Farm	NE	400m
Well Pryors Cottage	E	230m
White Horse Cottage (& mobile home)	S	305m
Huthnance	SW	550m

The surrounding area is laid to arable, grassland and other farming enterprises.

Releases from the proposed installation may include the release of ammonia and dust to air, releases to land and ground water, as well as a release of odour, noise and dust.

Building Construction

Existing

The proposal relates to a greenfield site.

New (Proposed)

The proposal relates to the provision of 4no. multi-tier free range egg laying buildings which will accommodate a total of 112,000 hens and based on the following:

- House 1 - 137.24m x 20.3m (32,000 birds)
- House 2 - 137.24m x 20.3m (32,000 birds)
- House 3 - 78.08m x 20.3m (16,000 birds)
- House 4 - 137.24m x 20.3m (32,000 birds)

The proposed new free range building are to be built in a typical modern construction consisting of dwarf concrete walls supported on strip foundations with and internal concrete floor poured over continuous DPM. The insulated roof will be insulated to 200mm fibre glass, with the walls containing 100mm insulation to achieve a U-value not less than 0.4 W/m² °C thus eliminating condensation on the inner linings and minimising solar heat gain.

It will be erected with a smooth and easily washable concrete floor on a continuous damp proof membrane. The dwarf walls will be reinforced on a poured concrete foundation and contain all dirty water and prevent the ingress of ground water.

Ventilation within each building is thermostatically controlled and based on a neutral pressure system, with the efflux via uncapped high speed ridge fans and the wall vents and other roof vents acting as inlets. The extract fans will comprise 8 x 820mm 3-phase chimney fans arranged across each 16,000 bird house as highlighted in the following example layout.

With the exception of house 3 as a single 16,000 bird unit, the three remaining buildings will be separated by a central dividing wall, separating the house into two pens housing 16,000 birds either side. The housing conditions will be a Modern Multi Tier system using Jansen equipment.

Each layer building will include a service room; houses 1 and 4 will provide egg packing facilities to grade and pack the eggs from all of the units. An egg conveyor will link houses 1 and 2 and likewise houses 3 and 4.

A free range egg production system is an extensive and welfare friendly form of egg production. The bird area includes a scratch area and a perchery, together with nest boxes. Pop holes are provided along one elevation of each house and these provide the birds with direct access to a range area (as highlighted for each unit on the attached plan) which extends to 16 hectares (40 acres) for each layer building and is a maximum distance of 350m from popholes to comply with Freedom Foods and Red Lion standards.

The development also includes the provision of associated site infrastructure including concrete yard areas and feed bins, clean and dirty water handling, control rooms and internal roadways.

The buildings will have a link to below ground dirty water catchment tanks which will be located to the front of the houses. Dirty water will be directed to these via internal drainage points located within each of the buildings with all external waters being picked up via a series of open drains on the concrete apron and a changeover points.

Production cycle

The buildings will be stocked with point of lay hens at approximately 16 weeks of age where the birds remain for approximately 56 weeks. At the end of the cycle the buildings are depopulated and cleaned out with the waste bedding loaded onto trailers, covered and taken off site.

A manure belt collection system will run twice a week removing a quantity of litter with the remaining litter on the floor removed during the wash down at the end of the cycle. Used litter will not be stored at the installation. It will be exported from the installation to a third party either for anaerobic digestion or composting.

The buildings and equipment will be power washed, disinfected and then dried out before the 56 week cycle starts again. The whole clean out process will take approximately 3-4 weeks including a rest period when no activity takes place.

Responsibility

Primary responsibility for running the site/s rests with the Owner / Operator with visits from Vets, other assurance bodies and customers.