



# COGEO

planning and environmental expertise

## NON-TECHNICAL SUMMARY

## NORTH MAINS OF CONONSYTH

Applicant: Cononsyth Farms Ltd.

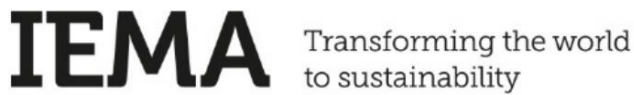
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## Document Version Control

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## 1. DOCUMENT ATTACHMENTS

**Table 1.1: Document Attachments**

Document Title	Description
Appendix 5.1	Location Plan

## 2. NTS INTRODUCTION

### 2.1. Purpose of Document

This Non-Technical Summary (NTS) is submitted alongside the EIA Report and Planning Statement to Angus Council seeking permission for the erection of two agricultural sheds at North Mains of Cononsyth to accommodate 64,000 free range hens for egg production. The sheds will house 32,000 hens each, with an external range directly adjacent to the structures. This application is submitted for consideration under the Town and Country Planning (Scotland) Act (as amended) 2006.

Due to the nature of the development the proposal is subject to an Environmental Impact Assessment (EIA) in line with Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The aim of EIAs is to protect the environment by ensuring that a local planning authority, when deciding whether to grant planning permission for a project which may have significant effects on the environment, does so in the full knowledge of the likely impacts, and takes this into account in the decision-making process.

The purpose of this document is to provide a clear and concise description of the development proposal and its anticipated environmental outcomes. It is to be accessible and understandable to all, reaching a wide audience to allow engagement at all levels.

Copies of the EIA and all documents are available for purchase. Details of how to obtain these documents is provided in Section 6 of this report.

### 2.2. Submission Documentation

This NTS is submitted as part of a three-volume submission forming the planning application seeking consent from Angus Council. The full submission comprises of the following;

- EIA Report
- Planning Statement (and PAC Report)
- Non-Technical Summary

The EIA Report presents the detailed environmental assessments undertaken for the development, with the Planning Statement analysing the development against national and local policy. The Pre-Application Consultation (PAC) report is submitted alongside the Planning Statement, presenting the engagement processes undertaken in line with guidance. Detailed methodology and findings of assessments completed are presented within the relevant chapters of the EIA Report. This NTS presents an accessible overview of the development, alongside the main findings of the assessments conducted.

### 3. THE PROPOSAL

#### 3.1. Project Description

This application seeks permission to build two agricultural units on land at North Mains of Cononsyth Farm Arbroath, DD11 3SA. The purpose of the sheds is to house up to 64,000 free range hens for the production of free-range eggs for human consumption.

#### 3.2. Applicant Information

This application is being submitted on behalf of Cononsyth Farms Ltd., a local agricultural business who have sought to adopt a variety of diversification opportunities to ensure the successful running of the family business. An area of woodland to the west of the yard at North Mains of Cononsyth provides timber for onsite biomass energy production with an operational wind turbine 450m from the development site generating green electricity for onsite consumption. Further investment within the area made by the landowners includes the recently planted Honeyberry crop to the front of North Mains of Cononsyth farmhouse, a super fruit newly introduced into the UK. The family also runs pumpkin picking events and farm gate sales with produce from the Cononsyth fields.

#### 3.3. Project Detail

The sheds are located on open agricultural land west of North Mains of Cononsyth Farm approximately 3.5km southwest of Friockheim and 3.7km southeast of Letham. Appendix 5.1 of the EIA Report shows the location of the proposed development site within the wider context of the landscape (attached to this NTS for reference).

The two sheds are to accommodate 32,000 laying hens each, totalling 64,000 hen capacity at the site. The retailers of free-range hens require that appropriately sized external ranges (outdoor areas for the hens to display natural characteristics) are to be set aside outwith the sheds with popholes along each shed providing access to the outdoors for all hens. Other equipment facilities are required alongside the sheds such as feed silos, access tracks and an egg packing facility. Solar photovoltaic panels to be erected on the south facing roof space of each shed will allow generation of onsite renewable electricity for use within the units.

#### 3.4. Need for the Development

Cononsyth Farms are looking to diversify their business to deal with the volatility of prices, weather and markets. Alongside the newly introduced honeyberry plantation, the business relies on crops of potatoes and cereals which are grown on the farm. Diversification into egg production not only provides an alternative revenue stream independent of the farm's traditional markets, it also improves the sustainability and viability of the farms ongoing operations.

This is through the use of the litter produced by the hens being reused on the farm as fertilizer, where it is currently hauled in from external suppliers. The hens will be fed with cereals grown on the site as well as utilising energy from the farm's renewable and sustainable sources to power the units. This reduces cost to the business whilst also reducing the carbon emissions from transport.

Cononsyth Farms has a preliminary contract in place for the supply of free-range eggs from the site. With large retailers committing to a total ban of caged hen egg sales by 2025, there is a move towards the deployment of high-quality free-range egg units throughout the country in suitable locations, with high welfare standards and high specification sheds to enhance the UK's food supply.

### 3.5. Alternatives Considered

Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 requires an EIA Report to include a description of the reasonable alternatives that have been considered by the developer, including an indication of the main reasons for selecting the chosen site. This assessment should include a comparison of the environmental effects at each alternative location.

When looking for locations for the development there were a number of different factors that needed to be considered. Some of them practical – can we get electricity, water and access? Some of them environmental – can we make sure no properties are affected by odour, emissions or noise? And some of them were operational – will the hens have enough range area, trees and security?

The hens require a range of 32ha, 20% of which needs to be planted in trees. This is to comply with the standards of free-range egg production which are of an increasing importance with the drive towards ending caged hen eggs in the UK. However, this also poses issues for the positioning of the sheds with such a large land-take given over to the shed and ranges. This also has a knock-on effect for access as no vehicles can cross the range to ensure biosecurity and disease control, as well as a need to ensure eggs can be efficiently collected and feed brought to the site. The orientation of the sheds is also important as the east-west position of the gable ends of the sheds allows for solar to be installed on the rooftops which can provide daytime renewable electricity. The sheds themselves also require level ground for construction because of the internal mechanisms for the collection of eggs and distribution of feed and water within the buildings.

As discussed within the EIA Report, the chosen location was informed by a number of site considerations. Upon deciding on the position of the sheds, alternative access arrangements were also investigated prior to the finalised plans submitted to Angus Council. Whilst there is an existing junction off the B961 providing access to the operational wind turbine, the operational constraints of utilising this route outweighed the benefits. Utilising this track would require a new track to be constructed from the turbine to the sheds, leading to loss of arable land and the repositioning of field boundaries. With strict restrictions on vehicular movements within the range areas, utilising this access point would also result in the sheds being adjusted, turning 180° with the entry doors orientated to the east. By flipping the arrangements of the units, the gable end exhaust fans would be positioned westward facing the properties west of the woodland which would cause an unacceptable impact to those residing at the properties along the roadway. In order to position the sheds east-west with the exhaust fans facing the farm (east) with adequate external range set aside for the hens, the access must be brought from the unclassified road to the west from Cononsyth.

Optimising available low yield, low quality farmland, the sheds could not feasibly be positioned elsewhere within the farm ownership boundary without significant operational and amenity concerns.

## 4. PLANNING PROCESS

As the proposed development for two free-range hen sheds is for over 60,000 birds, the planning application is subject to an EIA in accordance with The Town and Country Planning (Environment Impact Assessment) (Scotland) Regulations 2017. As the proposal falls under Schedule 1 it also means that the application is classed as a 'Major' development which is subject to specific planning requirements.

### 4.1. Planning Requirements

As a Major Development Angus Council needed to be notified of the impending Planning Application via a Proposal of Application Notice (PAN). The purpose of this notice is to advise that a planning application is likely to be forthcoming and to agree the level of community consultation required. This must be submitted at least 12 weeks before the submission of the planning application.

An initial PAN was submitted for the development under reference 20/00638/PAN and discussed at the Planning Committee on 27/10/20. Following discussions with Angus Council, a second PAN (reference 20/00811/PAN) was submitted which included the range area for the hens as part of the development site. This was discussed at Planning Committee on 15/12/20 and provided an application date of no earlier than 12/02/21.

As a Major Development the proposal is also subject to requirements for public consultation prior to the application being submitted. In line with current guidance, the community consultation process was required to be compliant with the restrictions of Covid-19 and is discussed in more detail below.

The Planning Statement that accompanies the application sets out in detail the policies and documents against which the development has been designed and assessed. The main document that sets out the rules and standards that covers the hen shed proposal is the Angus Local Development Plan 2016. This sets out the requirements for all developments within Angus and is the main method of assessing the suitability of the proposal. The Planning Statement sets out the reasons why the hen sheds comply with planning policies as well as any additional guidance documents taken into account when considering the potential effects on the environment.

### 4.2. Community Consultation

In line with revised Scottish Government Guidance on pre-application consultation for public events, the following steps were taken to inform and engage with members of the public regarding the proposal;

- A dedicated webpage with feedback form.
- Letter drop to residents within 1km of the development.
- Newspaper advert published.
- A 3-hour live chat web event.

An advert was published in the local newspaper, The Courier, detailing the consultation arrangements. From the date of the advert a dedicated webpage was made available for submission of comments from the local community. The feedback form on the webpage allowed a better understanding of the concerns held by the local community and was available to the public until the consultation period ended on 7<sup>th</sup> April 2021.



As a result of the Covid-19 emergency, it was not possible to host a typical ‘townhall consultation event’, instead a live and interactive ‘live chat’ event was hosted via the dedicated webpage where interested parties had the opportunity to have their questions answered. Consideration was given to alternative methods for this event; however, this was deemed the fairest method of guaranteeing each participant the opportunity to have their questions heard, whilst allowing confidentiality to all involved.

Following the live chat, the webpage was updated with further information addressing key areas of concern for those involved in the event. All parties who were involved in the event and who had requested to be informed of the progress of the application were notified at various stages via email when new information was available. Full details of the Community Engagement activities undertaken in recent months are presented in the PAC report and Planning Statement submitted.

Following the consultation, changes were made to the scheme to include an informal pathway around the range area and increased tree planting to soften views of the development for nearby residences.

### 4.3. Scoping Opinion

For the EIA process an initial process called Scoping is undertaken. This initial consultation allows for early understanding of the potential environmental concerns and encourages greater understanding of the project and the preparation of the EIA by the consultees and decision maker. It also allows for the identification of opportunities to factor mitigation measures into the design of the proposal. By concentrating assessment to the aspects of the environment of greatest potential impact, study is streamlined and areas unlikely to experience significant effect can be scoped out. The areas of assessment ‘scoped out’ of further detailed study (i.e. that are not to be included within the EIA Report) are noted in Table 4.1.

**Table 4.1: Environmental Topics Scoped Out**

Topic	Argument for omission
Archaeological Features	Aberdeenshire Archaeology Service has reviewed the submitting scoping request and is of the opinion that the development would not have significant effect on archaeological features and therefore archaeological features can be scoped out of the EIA.
Construction Noise	As this would be similar to that generated by any other construction process and be predominately confined to normal working hours it would be unlikely to give rise to significant medium-or-long-term impacts and therefore can be scoped out.
Soil and Land Capability	The requirement for further surveys in relation to the loss of agricultural land can be scoped out of the EIA Report.
Cumulative	A full cumulative assessment can be scoped out of the EIA Report.
Impacts on Trees	Impacts associated with the proposed access track on the adjacent woodland can be scoped out of the EIA Report.

#### 4.4. EIA Planning Application

The planning application will be hosted on the Angus Council planning portal with all documents and information publicly available. There will be opportunity for comments to be provided by members of the public and statutory consultees which the Local Planning Authority will consider as part of the assessment of the proposed hen sheds. Details of the application will be advertised locally and nationally with the Planning Authority responsible for this process as well as the period of time when comments can be made, which is limited to 30 days from the validation date, advert date or neighbour notification date, whichever is the later.

The planning application is due to be determined within 16 weeks from the date of validation, with the Local Planning Authority making a recommendation to the Planning Committee, who will ultimately determine the application.

#### 4.5. SEPA Regulatory Regime

As an intensive agricultural practice, the applicant is also required to seek approval from SEPA for onsite operations. This PPC Permit sought falls outwith the remit of planning permission and is a separate process. It is however noted that certain aspects of the environment assessed and controlled by SEPA through the permit process are of interest to the planning side. These factors include such topics as emissions, monitoring, waste and water. Where appropriate, details on relevant topics covered by the PPC Permit have been noted in the EIA Report.

As the application for planning and permit are separate processes, any query relating to the permit and topics covered therein should be directed to JJP Environmental Services Ltd. The permit will be regulated by SEPA and not Angus Council Planning Department under a separate process.

## 5. ENVIRONMENTAL IMPACT ASSESSMENT TOPICS

Although some areas of environmental impact were scoped out of further survey, the EIA Report contains full information for all areas of assessment in relation to the hen sheds. Some of this information is very technical and detailed, therefore this chapter of the Non-technical Summary provides a more accessible overview of the findings of the EIA Report in line with guidance.

### 5.1. Landscape and Visual Impact Assessment

A detailed Landscape and Visual Impact Assessment (LVIA) undertaken for the development at Cononsyth is presented in Chapter 7 of the EIA. This assessment investigates the effects that the development would have on the landscape and visual amenity of receptors.

To establish receptors within the surrounding landscape offered views of the proposed hen sheds, a Zone of Theoretical Visibility (ZTV) was calculated using ReSoft WindFarm software. The computer model takes the location of the hen sheds alongside its dimensions, calculating the areas of the landscape where the buildings could be seen, accounting for topography. This ZTV is a bare-earth model and therefore does not take into consideration built-form or natural screening (vegetation) in the landscape.

The ZTVs generated allowed the selection of viewpoints within the surrounding landscape from where photographs were taken to allow visualisations to be created. These images include baseline photography, a wireframe which illustrates the topographical contours with no imagery, and finally a photomontage which presents the proposed development.

The report found that while there will be some impacts, particularly for people viewing the hen sheds from close proximity, the development is in-keeping with the scale and design of the surrounding rural farming land. The relatively low profile of the hen sheds means they will generally be screened from views due to the woodland at Summerhill and the existing landform. Mitigation measures have been considered and included as part of this planning application to help minimise the impact of the development. Measures such as the tree planting have not been shown in order to demonstrate the 'worst-case scenario'. Whilst the trees will not completely screen the sheds, they will soften the impact by filtering views as they grow.

It should be noted that the photomontages have been selected specifically to show the development and are not necessarily views that represent the 'real world' impacts where the hen sheds would not be the focal point. This being said, the site has been designed with these views in mind and the development has been positioned to ensure it does not appear as dominant or imposing to those living nearby.

### 5.2. Historic Environment

Assets of historical and cultural significance within the local landscape surrounding the development site have been analysed to assess the potential impact posed by the proposal. Detailed assessment is presented in Chapter 8 of the EIA Report submitted. Protecting the historic environment is important for all development projects as once lost, it is impossible to replace. The historic environment is widely accepted as being all aspects of the environment resulting from the interaction between people and place throughout time. This includes physical remains whether visible, buried or submerged, alongside landscaped and planted or managed flora.

Information on the location and designations of assets within an agreed search area of 2km was collected to allow an appreciation of sites of sensitivity within the landscape. Once the location of assets were known, an appraisal of potential effects including physical direct impacts alongside visual (indirect) impacts was made.

To assess visual effects or impacts on 'setting', a the ZTV was overlaid on a map of historic assets allowing a review of indirect effects to historic setting. The sites within the ZTV were then assessed using a combination of field work and desk-based research. It is important to remember that it is not only views from a site that are important, views to a site and how that site interacts within other areas of the landscape or historic environment are also important considerations.

With no records noting the presence of historic features within the footprint of the development site, groundworks will not cause direct physical impact to assets of cultural importance.

Located within the ZTV, views of the development could potentially be achievable from Dumbarrow Hill dun. However, the degree of change is considered minor as distance and intervening natural and built form reduces the overall degree of effect. Sensitive features within the wider landscape will largely be unaltered with no encroachment on their boundaries by any activity associated with the hen sheds. Whilst the construction phase will undoubtedly result in increased vehicle movements and construction-related noise, historic assets set-back from the site will be unaffected by the short-term workings.

With assessment concluding that the significance of effect posed by the construction of two hen sheds being minor at worst, it is suggested that development could proceed with no unacceptable degree of impact to the surrounding historic environment.

### 5.3. Ecology

A detailed assessment of the Natural Heritage, including a Phase 1 Habitat Survey and Tree Survey, for the development at Cononsyth has been carried out; full details are presented in Chapter 9 of the EIA Report. The chapter addresses the potential impact posed by the development on sensitive ecological species and habitats within the surrounding area. Following the Scoping Opinion, Angus Council agreed that a Phase 1 Habitat Survey for the full extent of the development site including the adjacent woodland plus a 30-metre buffer would be necessary. A Tree Survey was also requested to inform the impacts on the trees at Summerhill from the access track.

There are no protected designated sites within 2km of the site boundary and buffer. The Balgavies Loch SSSI lies 5km northwest, while Ditty Moss SSSI lies 6km to the southwest of the site. Given distance, the development will not impact these ecological sensitive sites.

During the site walkover, there were no signs of protected species, including badger or bat activity, within or along the boundary of the site, however it was noted that there may have been badgers present within the woodland 10-15 years previously.

Following the field walkover, it could be concluded that the development site does not present a valuable or sensitive habitat for native plants and animals. Given the low ecological value of the site, no further ecological surveys were recommended.

A total of 123 trees were surveyed with several mature beech trees punctuating the plantation boundary. Following the Tree survey, it can be concluded that while the development requires a permanent access route,

this will have limited impact on the site boundary edge/beechwood plantation trees located at Summerhill. It should also be noted that the woodland has been replanted with native broadleaf following the recent felling and the addition of trees and grassland within the range will provide a benefit to wildlife.

#### 5.4. Air Quality

An assessment of the potential ammonia and air quality impacts resulting from the proposed development has been undertaken, including an in-depth Air Quality Impact Assessment (see EIA Report Appendix 10.1). Full details can be found in Chapter 10 of the EIA Report. There are several residential properties nearby and ten recognised designated habitats within 10km of the development site and as such, the impact of emissions on sensitive receptors has been assessed.

Potential sources of emissions from the hen shed operations could arise from the ventilation system. In order to assess the potential impact on nearby houses a detailed computer model assessed the emissions from the sheds, the effect of wind direction and weather and the effect on properties and sensitive sites.

Air quality limits are strictly controlled and in relation to human health, it was found that there are no significant impacts from the hen sheds at any residences or sensitive sites. Environmental Health and SEPA will both assess the findings of the modelling as part of the planning application (and IPPC Permit noted previously) to confirm that all findings are accurate and the impacts are acceptable.

The Air Quality Impact Assessment for this development can be viewed in EIA Report Appendix 10.1, with the predicted spatial variation in pollutant concentrations from the hen sheds presented in Appendices 10.4 – 10.7.

#### 5.5. Odour

The potential odour emissions of the proposed development at North Mains of Cononsyth have been assessed to determine the impacts on residences within the local area. Impact on amenity is a material consideration in the determination of planning applications.

The hen sheds are ventilated via side extract fans which on warm days would be augmented with gable end inlet air flow. To be conservative, the odour assessment was assumed that all the hens would be placed into the site in a single day.

To assess the potential odour impacts both the concentration of odour and the frequency of occurrence is studied. FIDOR (Frequency, Intensity, Duration, Offensiveness and Receptor) protocol is adopted, providing an objective methodology and a precautionary approach for the assessment of odour nuisance. For animal housing, odour is classed in the moderately offensive category with an hourly mean odour concentration of  $3.0 \text{ ouE/m}^3$  at the 98th percentile. This is generally around the level of detection by an average human nose in an open environment and is therefore used as a guideline to assess the point above which some loss of residential amenity may occur.

Sources of odour from the hen sheds can include odour exiting passively through pop holes, assisted exhaust fans and roof vents. Detailed within the Scoping Opinion from Angus Council, it was requested that spreading of manure on surrounding farmland should also be assessed. Litter gathered in the sheds will be dried internally prior to storage offsite for spreading on the land as a rich fertiliser. Current practices onsite involve the shipping in of litter fertiliser to Cononsyth Farms; however this will be replaced with fertiliser generated at the new sheds proposed. As such the practice of spreading chicken manure fertiliser on the surrounding farmland will continue as it does at present, though there will be no need to deliver this from elsewhere. There will be no increase in the

quantity or frequency of the chicken litter being spread on the farmland and best practice guidance will be adhered to, to minimise any potential impacts to sensitive receptors.

The odour impact survey using modelling data has been conducted and is detailed in Section 7 of the AQIA submitted (EIA Report Appendix 10.1). Due to the nature of the operations, an Odour Management Plan has been compiled by *JJP Environmental Services* for IPPC compliance purposes and has been included within the EIA report for reference (Appendix 11.2).

The results from the odour impact assessment confirm that odour emissions associated with the poultry operations at North Mains of Cononsyth will not cause nuisance or impair benefit beyond the site boundary. Further information regarding the odour impacts associated with the hen shed development can be found in Chapter 11 of the EIA Report.

## 5.6. Noise

Sharps Redmore carried out a Noise Impact Assessment for the free-range hen sheds to ensure that neighbours would not be impacted by the development. The main noise impacts that arise from operational hen sheds are; noise from ventilation fans and noise from the delivery and collection vehicles via the access road.

To protect the amenity of surrounding residential sensitive receptors, ambient noise monitoring was completed to establish the level of 'background' noise within the local area. A survey of the existing noise levels was carried out on 1<sup>st</sup> and 2<sup>nd</sup> April 2021 at the closest residential receptor, Lovat Cottage. This was deemed as the most representative monitoring location of the existing noise climate at the properties adjacent to the development site. The monitoring included night-time levels which are generally considered to be the quietest for most areas.

This information was then used within detailed calculations to ensure there will be no effect on the nearest residences. The assessment undertaken can be reviewed in Chapter 12 of the EIA Report submitted.

The assessment concluded that the proposal will not give rise to significant adverse noise impacts or exceed the accepted levels of noise as required by Angus Council in accordance with guidance.

## 5.7. Hydrology

Alan Wood and Partners were commissioned to prepare the Flood Risk and Drainage Assessment for the development as required within scoping. Assessment considers the proposed development's risk from flooding and the suitability of the site in terms of drainage. The full Flood Risk and Drainage Assessment is presented in Chapter 13 of the EIA Report.

There are a number of open drainage ditches within the area of the development and several watercourses surrounding the site, the closest being Denton Burn. To minimise the risk of pollution entering any watercourse, the rainfall run-off from the roof areas of the shed will be discharged directly to the sealed below ground drainage network. The water quality from the roof area and external paving is of an acceptable standard as to not require further treatment before discharge.

For foul water from the site, an appropriate foul wastewater treatment plant will need to be provided. Formal consent for this discharge will be obtained from SEPA as is standard practice. Run-off from the paved area during cleaning will be discharged directly to a sealed underground dirty water tank. This operation requires a permit from SEPA and will be the responsibility of the owner and operator of the site, again regulated by SEPA.

The flood risk assessment confirms that the location of the proposed development is not considered to be at risk from flooding. As a result, there is no need to elevate the floor levels of the buildings or to provide flood resilient construction methods as part of the build stage.

Study confirms that the site can be suitably drained with the development being designed to the necessary standards and in compliance with SuDS requirements. As such, the site can accommodate the proposed development with no significant flooding impact to surrounding waterways or residential receptors.

## 5.8. Access and Transportation

Chapter 14 of the EIA Report details potential impact to the local road network, along with traffic details and any proposed mitigation measures to be adopted into design. Details are given on vehicular access arrangements, sizes of vehicles and timings of movements associated with the construction and operation of the hen sheds.

Access to the sheds will be gained via the existing track which runs along the southern fringe of the woodland off the unclassified Pressock - Cononsyth roadway. A wide junction from the road has been constructed by the landowner and Contractors providing safe entry-egress for large farm vehicles including tractors and trailers, originally upgraded to fell the woodland onsite. Visibility and geometry are sufficient for all vehicles accessing the farmland and woodland under the ownership of the Applicant.

As with all development projects, vehicle movements along road corridors is highest during the construction programme. To minimise impact to roadway receptors, larger vehicles will be scheduled outwith peak hours. During the operational phase of the hen sheds, large vehicle movements will be scheduled to agreed times as per the contractual agreement with the reseller.

As a working site, vehicle movements are broken down in to three categories: daily visits for the running of the sheds, feed delivery and egg collection, and ad-hoc maintenance visits. Daily running of the sheds including releasing and securing hens, walking the sheds and range, and monitoring of hen health will involve a stocksman onsite likely accessing with a standard 4x4, car or van. Standard size artic wagons will be used for both the delivery of feed and collection of eggs. Livestock wagons will be employed for the delivery and collection of hens every 60 weeks. As noted, there will no unscheduled deliveries or collections as the reseller operates on fixed contracts for time and date of collection.

As part of the assessment, an agreed Automatic Traffic Count survey was set out to record vehicle numbers and speeds at the junction at Cononsyth Cottages (B961 - Unclassified Road). This survey informed the visibility splays required at the junction, with remediation works to be completed before works start onsite. Additional assessment undertaken on the unclassified Pressock - Cononsyth roadway has informed proposed passing places along the unclassified road. These passing places will minimise disruption on the minor roadway, ensuring road users safety during the construction and operation of the hen sheds.

Mitigation proposed including the passing places will be implemented prior to the commencement of construction works relating to the sheds and maintained throughout the lifespan of the development. Through the adoption of measures presented, there is no significant adverse impact to the road network or receptors as a result of this proposal.

## 5.9. Pollution Prevention & Environmental Management

Chapter 15 of the EIA Report identifies aspects of the construction site work that could impact the immediate and surrounding environment. Also discussed are the potential pollution risks associated with the development. This chapter of the reporting sets forth appropriate preventative measures and mitigation opportunities to adopt into the development stage to minimise potential risk to the immediate and wider environment.

There are stages of the construction and operation phases of the free-range hen sheds which could release pollutants to the environment. These include silt, cement and concrete, fuel/chemical spills, and foul water drainage. To minimise the potential resultant pollution caused, appropriate mitigation measures have been set out within the relevant EIA Report chapter.

Water contamination during the construction of the sheds is of particular note with various measures noted to address concerns. Soil stripping and movement of excavated material will be minimised as much as possible to reduce the potential for surface water-run off during the construction phase. Throughout the pouring of concrete foundations and subsequent wash, water will be collected for appropriate discharge. All concrete mixing will be done offsite, delivered ready to pour. Any refuelling required will be completed at a designated area, on impermeable surface away from watercourses and drains. Should the Authority consider it necessary, preventative measures such as silt fences or bales in water courses would be implemented. Incident reporting will be enforced with mandatory training for all onsite personnel during tool-box talks held by awarded Contractors.

The site will be operated under SEPA licence to ensure that pollution prevention measures are implemented and there are procedures in place to address any incidents. This licence is separate to the planning process and will be applied for in conjunction with the planning application, directly to SEPA as regulatory authority.



## 6. ACCESSING INFORMATION

Angus Council are now in receipt of the full planning application seeking permission for the erection of free-range hen sheds and accompanying infrastructure at North Mains of Cononsyth. Consideration will be made based on the findings of the Environmental Assessments informed by further advice from Consultees through the planning process.

Members of the public are able to view the documentation submitted for consideration at via Angus Council planning portal. Full details of how to access this information will be made available by Angus Council as part of the planning process.

Copies of the EIA Report may be purchased by arrangement from Cogeo for £250 per copy, or £50 per CD. Copies of the Non-Technical Summary are also available (£50 hard copy, £15 CD) alongside the Planning Statement (£50 hard copy, £20 CD).

Hard copies of the documents are available on request from Cogeo, contactable via the following methods:

Email: [enquiries@cogeo.co.uk](mailto:enquiries@cogeo.co.uk)

Postal Address: Cogeo Planning & Environmental Services Ltd, Head Office, 272 Bath Street, Glasgow, G2 4JR

Tel: 0141 212 1322

Payments should be made BACS by contacting [accounts@cogeo.co.uk](mailto:accounts@cogeo.co.uk) and requesting payment details or by cheque in the name of *Cogeo Planning & Environmental Services Ltd*.



# APPENDIX 5.1 LOCATION PLAN

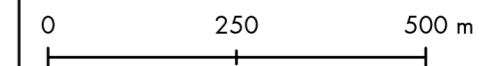
## Legend

- Land Ownership Boundary
- Development Boundary
- Construction Boundary
- Access Road

## Map Details

Location plan for proposed hen shed development at North Mains of Cononsyth.

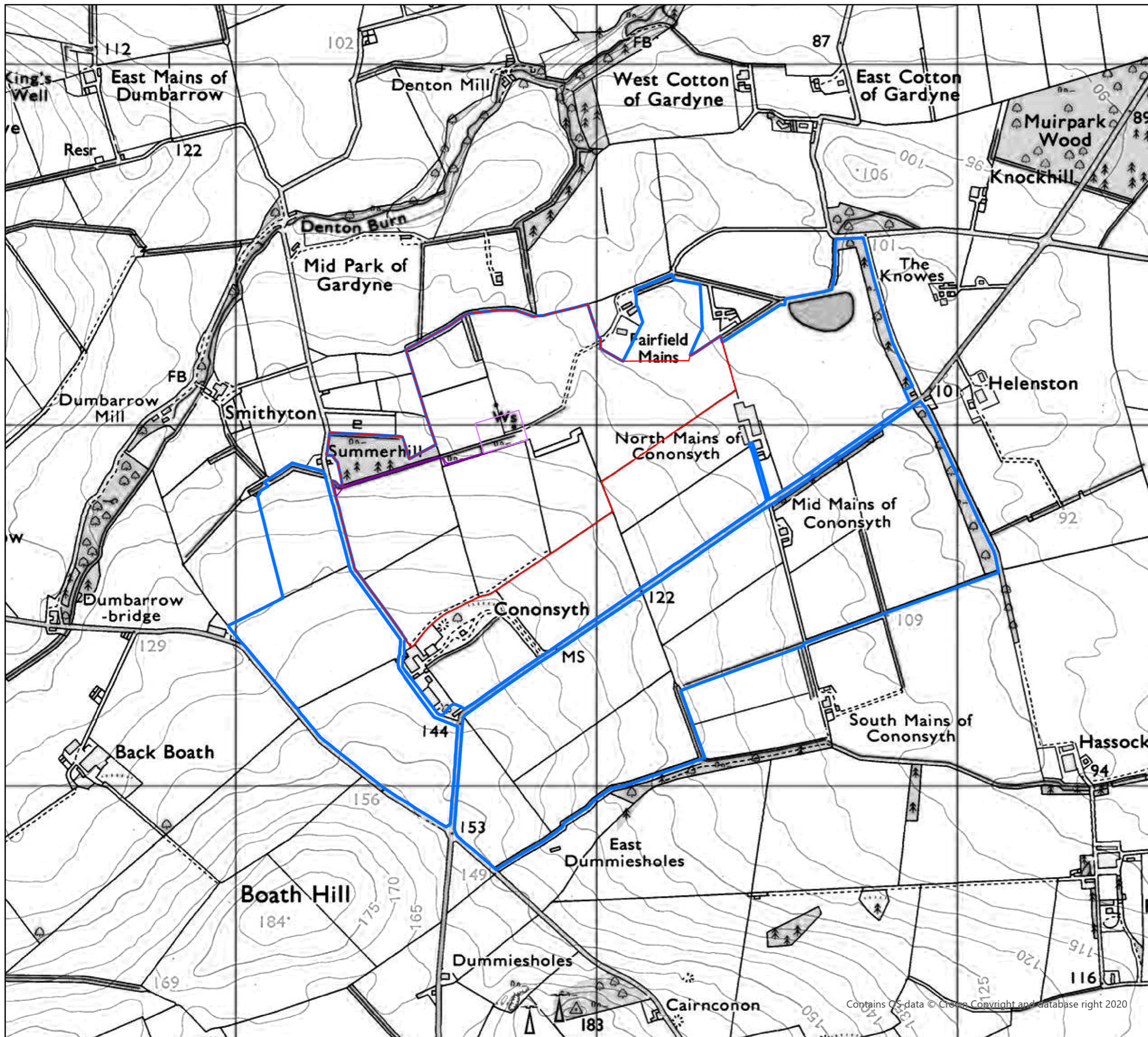
Floor space for hen sheds = 5586m<sup>2</sup>



Scale at A3: 1:10,000

OS Mapping Licence Number: 100022432

Client: Cononsyth Farms Ltd.  
 Site: North Mains of Cononsyth Farm  
 Drawing Reference: COG184/APP/020/e  
 Date: 22/04/21



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# COGEO

planning and environmental expertise

## **MANURE MANAGEMENT STATEMENT NON-TECHNICAL SUMMARY**

Mains of Cononsyth Farm

Applicant: Cononsyth Farms Ltd.

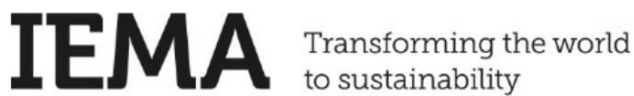
Version 1.0

EXPERTISE | KNOWLEDGE | SUPPORT

## Document Version Control

### Revision Control Table

Issue	Date	Change	Prepared	Approved
1.0	09/22	Initial document for submission	CPE	DA



Cogeo Planning & Environmental Services Ltd IEMA Partnership number: C0136400

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## 1. DOCUMENT ATTACHMENTS

**Table 1.1 Document Attachments**

Document Title	Description

## 2. NON-TECHNICAL SUMMARY

### 2.1. Background

This assessment has been carried out following a judgement passed for a poultry unit planning application in Shropshire. Although a different type of unit, the judgement concluded that because the Environmental Impact Assessment (EIA) didn't account for the storage and spreading of manure as a by-product of the proposed hen sheds in Shropshire, the planning permission granted by the Local Council wasn't valid. In order to avoid this happening with the proposed hen sheds at Cononsyth Farm, this assessment has been carried out to assess the potential impacts on the environment of storing and spreading hen litter on Cononsyth Farm itself, and any third-party land.

### 2.2. Cononsyth Hen Litter

As already stated in the EIA, the litter from the hen sheds at Cononsyth will be dried. This reduces both the weight and odour of the manure and improves the quality of the by-product as fertiliser. Some of this fertiliser will be used on Cononsyth Farm, the rest will be sold to other landowners to be used as fertiliser. The purpose of this assessment is not to predict the future use, but to assess the potential pollution pathways and what can be done to minimise the risk of impact occurring to residences and waterways.

### 2.3. Method of Assessment

The spreading and storage of manure has no scientific methodology for assessing impacts in the same way emissions from the hen sheds themselves can be calculated using software. As a normal agricultural practice, this isn't regulated by planning authorities or environmental agencies and doesn't require special permissions or permits.

In order to assess the potential impacts, we have taken the following steps in line with current EIA Guidance:

- Identified the source of risk
- Identified potential receptors
- Assessed the potential impacts
- Assessed what mitigation can be applied to reduce the potential impact
- Assessed the risk if mitigation is applied

### 2.4. Findings of the Assessment

By using current best practice guidance for mitigation, the storage and spreading of manure can be of minimal risk to receptors if the current guidance and legislation is followed. This includes not storing manure within 400m of a third-party residence, 50m of a watercourse or borehole and 10m of a drain. For spreading of manure, a distance of 10m for residences and watercourses and 50m for wells and boreholes is sufficient to lower risk to acceptable levels, when combined with the recommendations for storage and spreading of manure.

## 2.5. Management of Future Risk

In order to control and manage risk, it has been proposed that Manure Management Plans are implemented to limit the risk of impact to receptors on third party land from the storage and spreading of manure from the Cononsyth Hen Shed development. The Local Authority can take enforcement action to ensure that litter cannot be sold to anyone found not to be using the material in accordance with the guidance.