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NON-TECHNICAL SUMMARY

EASTER MEATHIE

Applicant: Craignathro Eggs Ltd.

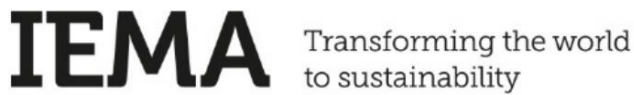
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1. DOCUMENT ATTACHMENTS

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 Easter Meathie 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 full planning application seeking consent from Angus Council. The application 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.

A Design and Access Statement (DAS) is also presented in line with Angus Council's validation requirement for a development of such a scale.

3. THE PROPOSAL

3.1. Project Description

This application seeks planning permission for the erection of two agricultural units on land west of Mains od Easter Meathie, DD8 2LF. 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 submitted on behalf of Craignathro Eggs Ltd., a local agricultural business with a successful portfolio of alike operations within the local area. The majority of the eggs currently produced by the Applicant supply a Scottish processor, with a handful being sold locally. Due to the success of current operations, the applicant is seeking to expand their rural business through the construction of two additional hen sheds with a cumulative capacity of 64,000 hens at Easter Meathie. The land for the sheds is leased by Craignathro Eggs Ltd from Craignathro Farms.

3.3. Project Detail

The development sought is located within the extensive Low Moorland Hills agricultural landscape, towards the lower northern slopes of Fotheringham Hill, west of Mains of Easter Meathie. Vistas are characterised by an expanse of working farmland, shelterbelt planting and scattered farm buildings, interspersed by a network of roadways with clustered properties throughout. To the west of the development site, the busy A90 corridor provides access to the larger settlements of Forfar 3.9km northbound, and Dundee 24km south.

Accessed via a private farm road south of the classified, unnumbered Mossie Road, the development is sited on open farmland. The proposed agricultural units are positioned at the end of an existing farm track adjacent to Easter Meathie Farmhouse. With the land rising southwards culminating at the peak of Fotheringham Hill, groundworks will be undertaken to level an area for hardstanding (cut and fill) at the level of the existing track. Constructed on this newly laid foundation, each shed will accommodate 32,000 laying hens, totalling 64,000 hen capacity at the site. As a free-range operation, each shed will be fitted with popholes along the side walls allowing access to the external fenced and planted range. An egg packing house will be positioned centrally with covered walkways providing access to both units, with cold store and welfare facilities for workers. Feed silos will be positioned alongside the units on the hardstanding area, with compacted material allowing unobstructed access. A hardcore apron at the front of the units will allow vehicular access to the sheds for all operational requirements, affording a sufficient turning circle for the egress of wagons servicing the site.

Detailed plans submitted present the proposed development under consideration.

3.4. Need for the Development

Craignathro Eggs Ltd. are looking to further enhance their successful free-range egg business, providing an alternative farming operation and improving sustainability and viability of the existing egg farming activities. The hen litter produced within the sheds will be dried and used on the surrounding farmland as fertiliser, with the excess sold to local farmers. The hen sheds will also make use of renewable energy from the solar panels proposed on the southeast-facing shed roofs which will reduce the costs of the operations whilst also reducing the overall carbon emissions.

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.

There were several factors considered when looking for sites for this development. Including the practicality of the site - can we get electricity, water and access? Also 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 operations at Easter Meathie will adhere to the important free-range standards. With a drive towards restricting the sale of eggs from caged hens in the UK within the next few years, high-standard free-range units are becoming ever-more important for quality homegrown produce. To qualify for free-range certification, the hens must have access to at least 32ha of outside ground, 20% of which needs to be planted with trees. These trees provide shelter and shade, allowing the hens to exercise their natural behaviours. Complying with these free-range standards, the units will also be in accordance with the Scottish Government codes of practice for the welfare of laying hens with sufficient space within and outwith the sheds. As the site is within a Nitrate Vulnerable Zone, the external range has been increased to ensure no negative effect. With such a large area needed both internally and externally to ensure high welfare, the positioning of the sheds and accompanying components are demanding on land take.

It is also essential that no vehicles cross the range area, so vehicle movements at the site are restricted. Limiting traffic only to the existing track and newly constructed concrete apron around the shed allows important biosecurity and disease control mechanisms to be achieved. Again, this restriction influences the position of the sheds. Good access is also essential for the collection of eggs, delivery of feed and day-to-day running of the sheds. At the chosen position, the sheds will make use of the existing track along the field edge which is regularly used by large farm machinery showing its ability to accommodate vehicles relating to the proposed sheds.

Ground levels are important, internally to allow components to be installed and externally to provide vehicular access. While the topography of the site is much flatter to the north of the farm, this low-lying ground is a recognised flood plain. With a need to build concrete foundations and hardcore apron, the sheds have been moved outwith this flood plain to ensure no loss of flood storage increasing risk.

Keeping the sheds outwith the area of flood risk means that the units need to move southwards. Topography rises rapidly to the south towards the lower slopes of Fotheringham Hill. Should the sheds be orientated north-south, significant groundworks would be required to provide level ground and ensure access to the range areas. Such groundworks would involve excavation and the construction of a retaining wall to the south, significantly altering the lay of the land at the farm. Orientating the sheds east-west, the sheds are not only serviced by the existing access track, but groundworks are minimal with a cut-and-fill process sufficient to build the ground level up to meet the track.

The sheds require water and electricity which are available at the proposed location but not throughout the land holding. The internal mechanisms including lighting, egg collection and packing, fans and feed all require

electricity with the hens requiring a constant supply of drinking water. Existing utilities servicing the properties and farm steading at Easter Meathie allow a viable connection.

In order to comply with strict regulatory guidance on emissions including odour and noise, the distance and direction of third-party properties was considered. Prevailing wind directions and separation distances from residential receptors influences the location of the development. There are third-party properties throughout the local area which have been accounted for within reporting.

Siting of the sheds has involved a rigorous assessment of land holding. The selected location achieves a balance of functionality with the restrictive environmental considerations and ensures there is no unacceptable impact upon receptors.

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 required 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 necessary for the development. The PAN must be submitted to the Council at least 12 weeks before the submission of the full planning application.

An initial PAN (20/00571/PAN) was submitted for consideration on 21/08/2020 and was discussed at Planning Committee on 15/09/2020 among members. Following discussions with Angus Council, a second PAN (20/00809/PAN) was submitted to include the external range area for the hens as part of the overall development area. Again, this was discussed by the Planning Committee on 15/12/2020, providing an application submission date of no earlier than 12/02/2021.

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

Detailed within the Planning Statement are the key policies and documents against which the development has been designed and assessed. The Angus Local Development Plan 2016 is the main document which sets out the requirements for all developments within Angus, detailing the method of assessing the suitability of the proposal. The Planning Statement explains how this development complies 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 1 km of the development.
- Newspaper advert published.
- A 2-hour live chat web event.

Details of the consultation arrangements were published in the local newspaper, The Courier, on 14th December 2020. From this date, 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 31st May 2021.

It was not possible to host a typical 'townhall consultation event' due to the Covid-19 emergency, therefore a live and interactive 'live chat' event was hosted via the dedicated webpage. This consultation method allowed

for interested parties to have their questions answered. Alternative consultations methods were considered; 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 public consultation event, the dedicated webpage was updated to provide an overview of the key concerns raised during the event. All participants who were involved in the event and had requested to be informed of the progress of the application were notified via email when the webpage had been updated and new information was available. The PAC report and Planning Statement include full details of the Community Engagement activities undertaken in recent months.

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 related to a development 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
Cultural Heritage	Having reviewed the scoping request, Angus Council confirmed that cultural heritage assets situated outwith the 2km study area could be scoped out of further study as they would not be at risk from the development. Furthermore, assets falling wholly outwith the ZTV are not considered to be at risk and are scoped out.
Archaeological Features	Aberdeenshire Archaeology Service concluded that given the topography of the site along with the known and potential historic environment assets in this area, archaeological features could be scoped out of further assessment.
Construction Noise	Angus Council’s EHO advised that construction noise could be scoped out of further assessment as this operation would be confined to standard operating hours and as such would not give rise to significant medium- or long-term impacts.
Soil and Land Capability	Further study in relation to the loss of agricultural land can be scoped out.
Cumulative	A full cumulative impact assessment was scoped out of the EIA Report by Angus Council.

4.4. EIA Planning Application

The planning application submitted to Angus Council will be available for public view on the Councils' planning portal. Once the application and associated documents are hosted on the portal, members of the public and statutory consultees will have the opportunity to provide comment on the proposal. All comments will be considered by the LPA as part of the assessment of the proposed development. Details of the application will also 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 determination for the planning application is due within 16 weeks from the date of validation. The Local Planning Authority will make 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 poultry operations. The PPC Permit sought falls outwith the remit of planning permission and is a separate process entirely. It is however noted that several aspects of the environment assessed and controlled by SEPA through the permit process are of interest to the planning application. Such factors include 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 PPC Permit and planning application are separate, any queries relating to the permit and the topics covered therein should be directed to JJP Environmental Services Ltd. This 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 required in relation to the development. As some of the information within the EIA Report is very technical and detailed, the following chapter of the Non-technical Summary provides a more accessible overview of the findings in line with guidance.

5.1. Landscape and Visual Impact Assessment

A detailed Landscape and Visual Impact Assessment (LVIA) has been undertaken for the development at Easter Meathie which investigates the effects that the development would have on both the landscape and visual amenity of receptors within the local area. The full LVIA is presented in Chapter 7 of the EIA Report.

A Zone of Theoretical Visibility (ZTV) has been calculated using ReSoft Windfarm software to determine sensitive receptors within the locale who are afforded views of the hen sheds at Easter Meathie. The ZTV takes account of the location of the development, the dimensions of the hen sheds and topography of surrounding land and calculates the areas of the landscape where the development is likely to be seen. This is a bare-earth model and therefore does not account for built-form or natural screening (vegetation) in the intervening landscape.

A selection of viewpoints have been chosen within the surrounding landscape following the calculation of the ZTV and photographs were taken creating visualisations. 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 LVIA found that while there is the potential for some visual impacts, the scale and design of the development proposed is appropriate to the surrounding rural farmland in which it is located. The hen shed buildings have a relatively low profile, alongside the rising topography of the land which provides containment for the development. Appropriate mitigation measures have been considered, including tree planting in the range area which has the potential to filter views for surrounding receptors. Planting has not been illustrated in a bid to demonstrate the 'worst-case scenario' for the development.

It should be noted that the photomontages produced 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.

With regards to the landscape, the development is in keeping with the rural character.

5.2. Historic Environment

All historic and cultural assets located within the local landscape have been analysed to assess the potential impact posed as a result of the development at Easter Meathie. Protecting historic environment features is an important consideration for all development as once lost, they cannot be replaced. The historic environment is widely accepted as being all aspects of the environment resulting from the interaction between people and place throughout time, including physical remains whether visible, buried or submerged, alongside landscaped and planted or managed flora. Chapter 8 of the EIA Report includes details of the assessment undertaken.

Full details of the assets, including its location and designation, were collected within an agreed 2km study area to allow an appreciation of the sensitivity of the site. Once the location of the assets were identified, they were assessed to determine the potential effects including any physical (direct) impacts and visual (indirect) impacts.

The calculated ZTV was then overlaid on a map illustrating all the historic assets within the search area to assess visual effects or impacts on the 'setting' of the assets identified. Further assessment was then undertaken for those sites that fall within the ZTV using a combination of field work and desk-based research to determine the impact posed. It should be noted that it is not only the views from a site that should be taken into account, views to a site and how this interacts with the landscape or historic environment are also considered.

Records available note that there are no finds within the footprint of the development site. As such the ground works required onsite to deliver the development will not cause direct physical impact to assets of cultural importance.

Located partly within the ZTV, views of the development could potentially be achievable from Easter Meathie church and graveyard. However, the degree of change is considered minor as a result of intervening vegetation which reduces the overall degree of effect. Sensitive features in the wider area will largely be unaltered as the operations proposed, or activities to be undertaken will not encroach on their boundaries. It's recognised that the construction phase will undoubtedly result in increased vehicle movements and construction-related noise within the locale, however with historic assets set-back from the development site these will be unaffected by the short-term workings.

Assessment concludes that the significance of effect posed by the development proposed at Easter Meathie will be minor at worst. As such, the development can proceed with no unacceptable impact to historic environment assets identified within the study area.

5.3. Ecology

An assessment of the Natural Heritage has been undertaken for the development at Easter Meathie, including a Phase 1 Habitat Survey. Chapter 9 of the EIA Report presents full details of the assessment carried out and addresses the potential impact posed by the hen sheds on sensitive ecological species and habitats within the landscape. Angus Council confirmed within their Scoping Opinion that a Phase 1 Habitat Survey for the full extent of the development site including plus a 30-metre buffer would be acceptable.

The closest designated site is located approximately 2km southwest of the development site (River Tay Special Area of Conservation), with all other designated habitats identified located at least 5km away. Given intervening distance, the development will not impact these ecological sensitive sites.

The Phase 1 Habitat site walkover offered no signs of protected species, including badger or bat activity, within or along the boundary of the site and it could be concluded that the development site does not present a valuable or sensitive habitat for native plants and animal species. Assessment concluded that no further ecological surveys be carried out as a result of the low ecological value of the development site.

5.4. Air Quality

Chapter 10 of the EIA Report addresses the potential ammonia and air quality impacts of the proposed hen shed development at Easter Meathie, included within this assessment is an in-depth Air Quality Impact Assessment (see Appendix 10.1 of the EIA Report). Several residential sensitive receptors and ten recognised designated habitats have been identified surrounding the development site, therefore the impact of emissions on recognised 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, the assessment concludes that there are no significant impacts from the development 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 the hen sheds proposed at Easter Meathie 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 - 10.8.

5.5. Odour

The potential odour emissions of the hen shed development have been assessed to determine the impacts on sensitive receptors within the local area. Impact on amenity is a material consideration in the determination of planning applications.

The hen sheds are ventilated via side extraction 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 ou_E/m³ 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. Litter gathered in the sheds will be dried internally prior to storage offsite for spreading on the land as a rich fertiliser. As such the practice of spreading chicken manure fertiliser on the surrounding farmland will continue as it does at present. 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 assessment using modelling data has been completed and is detailed within the AQIA submitted (EIA Report Appendix 10.1). Due to the nature of the operations, an Odour Management Plan has been

complied 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 potential odour impacts of the proposed development from odour emissions associated with poultry and poultry manure onsite are not likely to cause nuisance or impairment 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 were commissioned to carry out a Noise Impact Assessment for the development to determine the potential impact on neighbouring properties. Noise impacts associated with operational hen sheds include; noise from ventilation fans and noise from the delivery and collection vehicles via the access road.

Ambient noise monitoring was undertaken to establish the level of 'background' noise within the local area as a means of protecting the amenity of residential receptors. This survey was carried out on 1st and 2nd March 2021 in the garden of Easter Meathie Farmhouse as this is considered to be representative of the existing noise levels at the closest noise sensitive property to the development site. The monitoring included night-time levels which are generally considered to be the quietest for most areas.

The noise data collected was then used within detailed calculations to ensure there will be no adverse impact on the nearest residences as a result of the development. Full details of the assessment undertaken is highlighted within Chapter 12 of the EIA Report submitted.

Assessment concludes that the development proposed at Easter Meathie 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 and the proposal can proceed in terms of noise.

5.7. Hydrology

Fluid Environmental Consulting Ltd were commissioned to prepare the Flood Risk and Drainage Impact Assessment for the development. The assessment also comprises of a Surface Water Management Plan and Foul Water Drainage Strategy, considering the proposed development's risk from flooding and the suitability of the site in terms of drainage. The Flood Risk, Drainage Impact and Foul Water Strategy Assessments are presented in Chapter 13 of the EIA Report.

Spittal Burn is the closest watercourse located to the north of the development site. All water from the hen sheds will be discharged into a lined swale which will flow in an easterly direction and discharge into the tributary of the Spittal Burn. The water quality from the roof area and external paving is of an acceptable standard as to not require further treatment before discharge.

Foul water from the site will be split into flows from the packaging facility and poultry flows from the sheds which will follow the new drainage system to the package sewage treatment works. All sewerage will be located onsite with a package pump station located a minimum of 10m from the packaging facility. 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 there is a potential risk of flooding on the field north of the development site, west of Spittal Burn. To manage the risk of flooding from the proposed foul drainage system, the finished flood level of the development is to be elevated above surrounding land levels.

Study confirms that the site can be suitably drained and flood risk managed with the implementation of additional drainage structures in line with SuDS requirements, maintenance of the watercourse and several design specifications. 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 addresses the access arrangements and logistical aspects to deliver the proposed development at Easter Meathie Farm. Detailed are the potential impacts to the local road network, along with traffic details and any proposed mitigation measures to be adopted into design.

Access to the sheds will be gained via the existing field track adjacent from Easter Meathie Farmhouse. The private road which extends northwards towards the unnumbered classified Mossie Road is under ownership of the Applicant and is maintained to ensure safe access to the farm, neighbouring properties, and farmland. The junction onto Mossie Road is of sufficient geometry to accommodate large vehicles providing safe entry-egress. Visibility at this junction and along Mossie Road is sufficient with the straight roadway providing clear visibility with no trees or hedgerows present.

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.

Mitigation proposed including a pre-commencement survey and walkover of the roadway is proposed prior to the commencement of construction works relating to the shed. 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

Detailed within Chapter 15 of the EIA Report are several aspects of the construction and operational phases of the development that could impact the immediate environment if not managed correctly. Set forth within this chapter are appropriate mitigation measures to be adopted from the outset to minimise the potential environmental risk associated with this development.

In line with the PPC Permit submitted to SEPA, the Permit Agent has completed an Accident and Environmental Risk Assessment, as well as a Waste Generation, Prevention and Management Plan; both of which are

attached as Appendices to the EIA Report. These provide a detailed explanation of the pollutants of concern related to the construction and operation of the hen sheds and appropriate safeguarding measures that should be implemented to reduce the risk of environmental damage.

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 two free-range hen sheds and accompanying infrastructure at Easter Meathie. 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

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 and requesting payment details or by cheque in the name of *Cogeo Planning & Environmental Services Ltd*.