

Kinkell Bridge Poultry Farm

Public Consultation



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Poultry farm public exhibition

Aviagen Ltd have lodged a Proposal of Application Notice with Perth and Kinross Council for a new pedigree lay farm near Kinkell Bridge. Due to the COVID-19 pandemic and the resulting public health and government advice, including restrictions on public events, the public consultation is taking place digitally and through direct communication with stakeholders and interested parties. Information can be found online at:

www.sruc.ac.uk/kinkellbridge

If government restrictions and advice changes during this consultation period, and it is safe to do so, the developer is keen to hold a public event, which will be advertised to the public and consultees in advance.

To allow public engagement to continue and to provide the local community with further information on the proposal, this booklet provides copies of the information boards that would be on display at a public event. This information is being made available online, sent to nearby properties and relevant consultees.

The purpose of this information is to:

- explain why this site has been identified for a potential poultry development
- describe the various studies being undertaken to assess the potential environmental effects
- provide details of what the poultry farm will be
- get your comments, suggestions and feedback on the proposal

The development of the poultry farm is ongoing and we expect to refine the project following the public consultation period and from the conclusions of our own studies and assessments. The final details will be presented in a planning application to Perth and Kinross Council.

Please send any comments or questions to the contact details provided and we will respond to all communications we receive. Thank you for taking the time to engage with this proposal.

Who are Aviagen?

Aviagen is a global poultry breeding company whose UK and R & D headquarters is in Edinburgh. We are first and foremost an agricultural business, with bird welfare our first priority.

We are at the highest point of the food chain, carefully and ethically breeding poultry to meet the needs of producers around the world. Because of our role in the food chain, and in comparison to the wider poultry production sector, we breed a relatively small number of birds at our facilities. We are committed to taking a balanced approach to breeding, meaning we have industry-leading standards of biosecurity, animal welfare and sustainability.

We are proud to have been a rural employer in Scotland for over 60 years. Aviagen employs more than 5,000 people and has a distribution network serving customers in more than 100 countries.

For further information, please visit www.aviagen.com



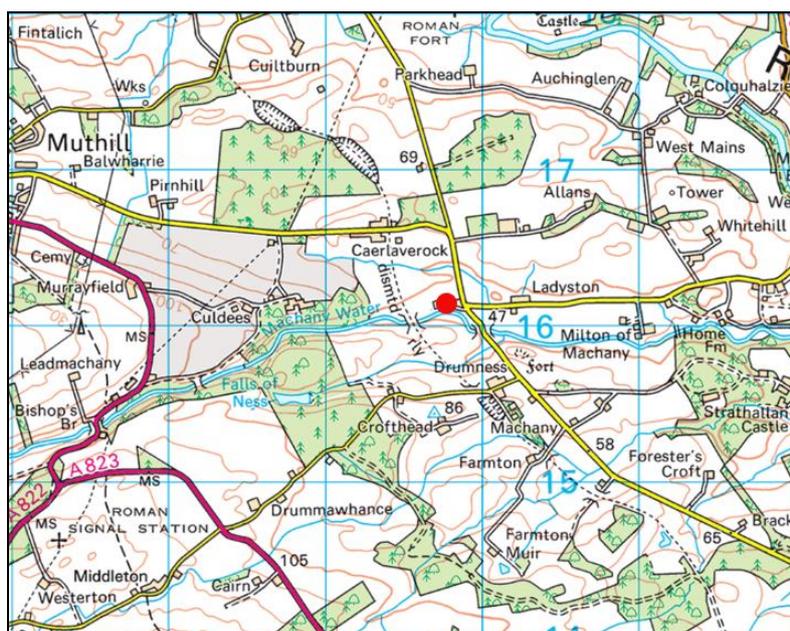
Why Kinkell Bridge?



Disused poultry sheds currently on site

The site was chosen for various reasons including:

- It was previously used as a poultry farm, but is now a derelict site.
- Its environmental setting and excellent bio-security status.
- The agricultural surroundings and its distance from nearby properties (more than 250m away from the nearest third party dwellings).
- The site location in relation to Aviagen's other farms meaning good transport logistics between facilities.



Site location

The poultry farm

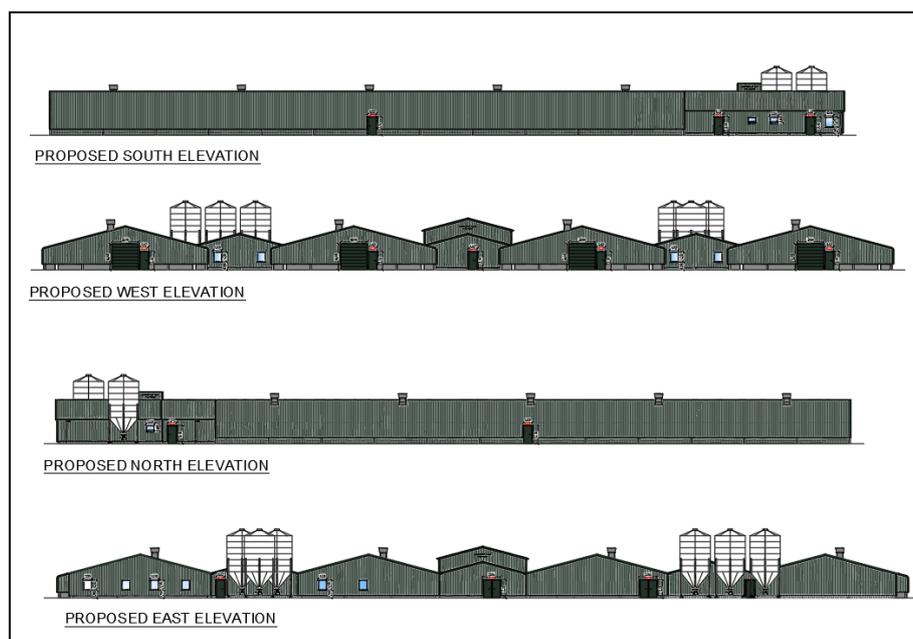
The proposal is for a new pedigree lay farm on a derelict site that was historically used as a poultry breeder unit, but is now no longer in use. The site currently consists of three derelict poultry sheds, that will be removed for the construction of the four new sheds. The existing farmhouse will be retained for the new farm manger.

The block plan, site plans and elevational drawings show the construction proposal of:

- Four poultry buildings holding a maximum of 4,000 birds each at peak capacity.
- Associated staff welfare and storage buildings.

The total number of birds on-site will be no more than 16,000 birds split between the four sheds. These poultry buildings will be state of the art, energy efficient poultry houses; designed for the purpose of maximising bird welfare and minimising the impact on the environment, whilst complying with all current building standards.

Pedigree breeder laying chickens will be kept in the four new sheds. The birds are not reared directly for poultry meat but for the production of fertile hatching eggs. It is expected that there will be 1.2 crops per year, operating on a 42 week cycle. The new farm will employ 18 full-time staff, one part-time cleaner and a resident full-time farm manager. In addition to these jobs, downstream work will be created by using a local construction firm and associated suppliers within the agricultural sector.



Proposed poultry shed elevations

The planning process

A Proposal of Application Notice has been lodged with Perth and Kinross Council for a new poultry farm development. This can be viewed on the planning portal under reference 21/00013/PAN.



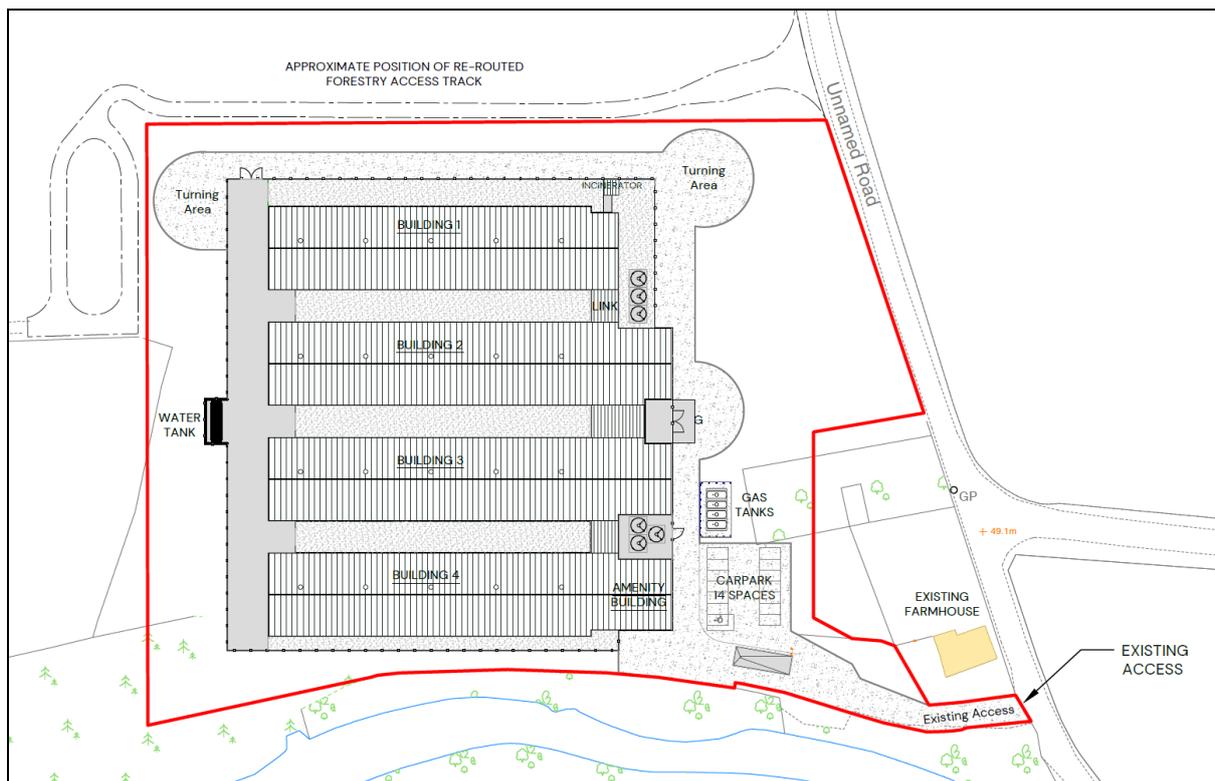
Aerial view of existing site ©getmapping 2021

Aviagen have already undertaken pre-application consultation with the local planning authority. Pre-application feedback received from Perth and Kinross Council (planning reference 20/00407/PREAPP) and the Environmental Impact Assessment Screening Opinion (planning reference: 20/01829/SCRN) are informing the supporting materials and assessments that are required for the planning application.

We are currently in the public consultation phase, prior to a planning application being submitted. The feedback received from this process will be addressed and shared with the planning authority and will feed into any subsequent planning application.

After this consultation period the site design and plans will be finalised, and along with the environmental assessments and other supporting material will be submitted to the planning authority for their determination. Once the planning application is submitted this is the opportunity for local residents and stakeholders to make representation directly to council.

The application will be reviewed by Perth and Kinross Council who will consider responses from statutory and non-statutory consultees and the public. If the planning authority and all statutory consultees are satisfied that they have received and reviewed all of the information, they will assess the proposal against local planning policy and decide whether consent should be granted for the development.



Proposed site plan

Environmental assessment

The following environmental surveys and site assessments are being undertaken to assess the potential environmental effects from this development and propose management or mitigation where relevant. A previous EIA screening opinion indicated that an EIA was not required for this proposal as the site was below the thresholds required for EIA, both in terms of bird numbers and potential risks.

- Emissions modelling for both odour and particulates. Dust emissions from the site will need to comply with relevant Air Quality Standards (Scotland) Regulations and odours should not cause significant pollution to nearby properties. Modelling and management will be undertaken to ensure the site will comply with all relevant standards.
- Noise impact assessment. Fans and machinery from the site can be a source of noise. A noise impact assessment to BS 4142:2014 requirements is being undertaken to ensure noise is managed and not a nuisance to nearby receptors.



Site work for noise impact assessment

- An ecology and biodiversity study is being undertaken to identify any protected species or habitats present on the site and the surrounding area. The nearest

designated site is South Tayside Goose Roosts SPA and Drummond Lochs SSSI 3.84 km away.

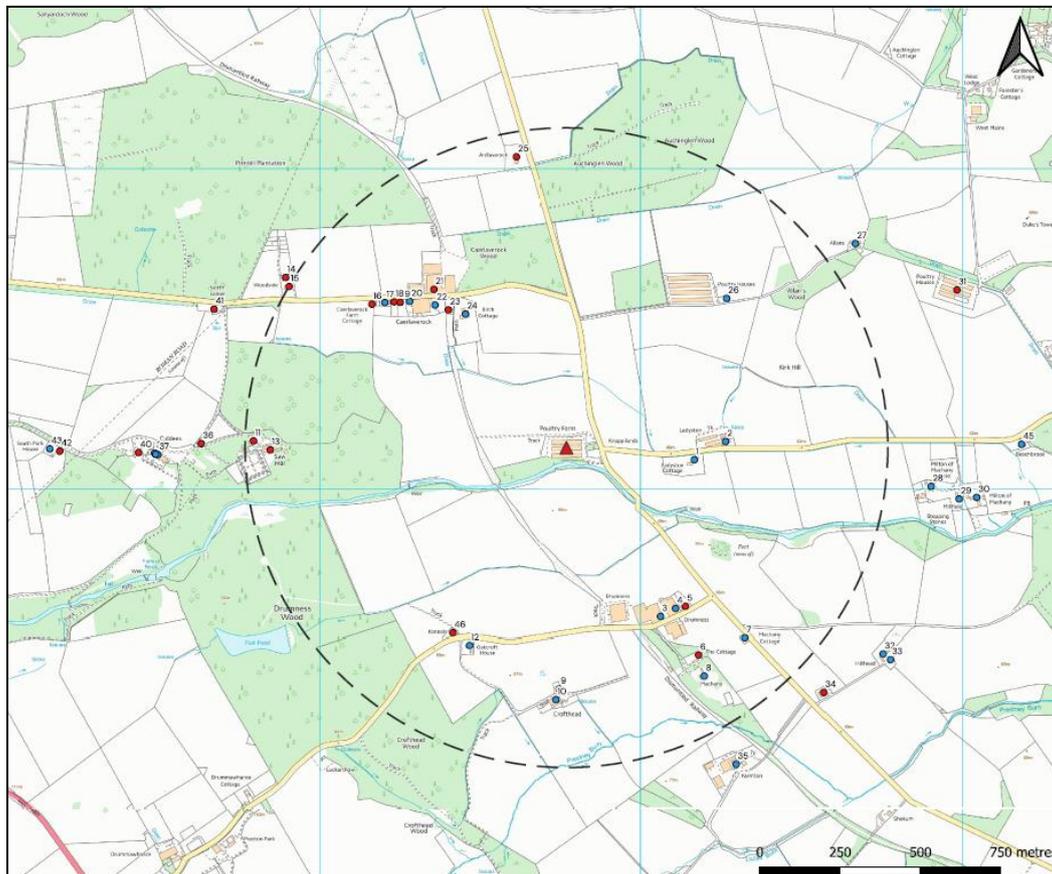
- Tree survey. To calculate the presence of woodland around the site, including the type and number of trees, any protections or additional planting that may be required.
- Drainage and Flood Risk Assessment. A Sustainable Drainage System (SuDS) will be designed appropriately for the site to control and treat any surface water runoff.
- Landscape and Visual Impact Assessment. To determine how the development will look and fit within the landscape setting and suggest screening or other mitigation as necessary.
- Supporting statement and drawings that will address factors including: transport and site access, job creation, site design, justification for the proposal and other necessary planning considerations.
- Topographical surveys, drone surveys and site visits by professionals are informing and guiding the site design.

The site will be operated to extremely high environmental, hygiene and biosecurity standards and significant impacts are unlikely to occur provided relevant standards such as the Prevention of Environmental Pollution from Agricultural Activity (PEPFAA) Code are adhered to.

Due to the small scale, therefore low pollution risk of this site, it will not require a Pollution Prevention and Control (PPC) permit to operate, as these regulations only apply to larger sites with over 40,000 birds.

Community Engagement

Aviagen are carrying out a minimum 12 week pre-planning application public consultation which began on 12th August 2021. Residents and other stakeholders are encouraged to share their thoughts and comments on the proposal. Letters notifying nearby properties has been sent to those within approximately 1km of the site.



Consultation area

A pre-application consultation report will be submitted alongside our planning application. This will demonstrate how the community has been consulted, the nature of the responses received and how the issues that have arisen from the consultation have been addressed. People are encouraged to make their views known directly by sending correspondence to the contact details below (by Friday 5th November 2021).

- **Post:** Kinkell Bridge PAC, Environment Team, SAC Consulting, 2 Technopole Centre, Bush Estate, Penicuik, EH26 OPJ
- **Email:** KinkellBridge_consultation@sac.co.uk
- **Phone:** 0131 603 7527

Development Process Flowchart

Project Need and Initial Design

Aviagen determine the need for the project to meet consumer demand and strategic requirements. Consideration and determination of an appropriate location is undertaken and initial site design that will be refined during the development process.



Pre-application Enquiry and Screening

Enquiries made to council in pre-application enquiry and Environmental Impact Assessment (EIA) screening enquiry to determine level of detail needed to support planning application and any supporting information or surveys required.



Begin Baseline Surveys

Begin collecting site data including surveys to aid site design and environmental assessments, based on advice from pre-application feedback. Additional surveys undertaken as required as project develops and further information is received.



Public Consultation and Iterative Design

Proposal of Application Notice submitted and begin twelve week public consultation to gather local community and stakeholder views and comments on proposal. Ensure any concerns are being addressed through planning process and revise site design as required. Report sent to council summarising consultation.

Current
phase



Planning Application

Application is submitted and reviewed by Perth and Kinross Council who will consider responses from statutory and non-statutory consultees and the public. If the planning authority and all statutory consultees are happy that they have received and reviewed all of the information, they will assess the proposal against local planning policy and decide whether consent should be granted for the development.



Construction Phase

If planning consent is granted, construction of the site will be completed in nine to twelve months using local contractor.