

ENVIRONMENTAL MANAGEMENT SYSTEM

Chequerhouse Farm, Ranby, Retford, DN22 8JA

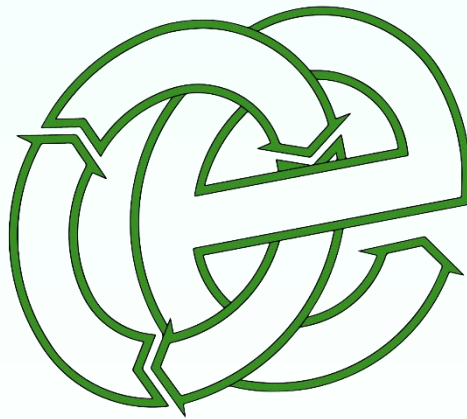
Chequerhouse Farm Limited

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Oaktree Environmental Ltd, Lime House, 2 Road Two, Winsford, Cheshire, CW7 3QZ
Tel: 01606 558833 | E-Mail: sales@oaktree-environmental.co.uk | Web: www.oaktree-environmental.co.uk

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Oaktree Environmental

Waste, Planning & Environmental Consultants



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Site Information & Key Contacts List

Site Address:	Chequerhouse Farm, Ranby, Retford, DN22 8JA		
Site Operator:	Chequerhouse Farm Limited	National Grid Ref:	464151, 381767

Contact	Description	Office Hours	Out of Hours
Dominic Parker	Director	TBC	TBC
Bassetlaw Hospital Kilton Hill, Blyth Road, Worksop, Nottinghamshire, S81 0BD	Local NHS Hospital (Main)	01909 500990	999
	Accident & Emergency (A&E)	999	999
Larwood Health Partnership Larwood Surgery, 56 Larwood Avenue, Worksop, S81 0HH	Local Doctor Surgery (GP)	01909 500233	999 or 112
Worksop Shared Service (Nottinghamshire Police) 28-27 Potter Street, Worksop, S80 2AH	Local Police Non-Emergency	101	101
	Police Emergency	999	999
Nottinghamshire Fire & Rescue Service Wharf Rd, Retford DN22 6EN	Fire and Rescue Service (in Emergency Dial 999)	999 or 01777 713971	999 or 01777 713971
Environment Agency Bradmarsh Business Park, Bow Bridge Cl, Templeborough, Rotherham S60 1BY	Local Environment Agency Office	03708 506506	0800 80 70 60
Bassetlaw District Council Queen's Buildings Potter Street Worksop, Nottinghamshire S80 2AH	County Council General Enquiries	01909 533 533	999 or 112
Severn Trent Water	Mains Water Supplier	03457 500 500	03457 500 500
Oaktree Environmental Ltd Lime House, 2 Road Two, Winsford, Cheshire CW7 3QZ	Permitting compliance advisors	01606 558833	n/a

1 Introduction

1.1 Site Operator/Permit Holder

1.1.1 The site operator is Chequerhouse Farm Limited. The installation comprises an intensive poultry rearing unit, operated in accordance with an Environmental Permit (EP), reference: EPR/HP3031JS. The purpose of this document is to define the management systems, operational procedures and control measures implemented to ensure the installation is operated in accordance with the requirements of the EP.

1.1.2 Throughout this Environmental Management System (EMS), references are made to the various specific management plans and documents submitted with the permit application, many of which will form part of this EMS, including the following:

- Noise Management Plan;
- Odour Management Plan; and
- Dust and Bio-Aerosol Management Plan.

1.2 Relevant Contacts

1.2.1 The contact details for the operator are as provided in the Site Information and Key Contacts List.

1.2.2 Oaktree Environmental Ltd have been engaged to act as consultants for Chequerhouse Farm Limited to assist in the preparation of this Environmental Management System (EMS). This EMS has been prepared to meet the requirements of The Environmental Permitting (England and Wales) Regulations 2016 and the Environment Agency's Guidance: "*Develop a management system: environmental permits*".

- 1.2.3 A full list of relevant contacts (including key emergency contact numbers) is provided in the Site Information & Key Contacts List section in the pre-pages of this document.

1.3 Site Location

- 1.3.1 The site is located on Land at Chequerhouse Farm, Ranby, Retford, DN22 8JA, as shown on Drawing No. MFC125 A 02 51 within Appendix I.

1.4 Installation Details

- 1.4.1 The site will comprise six poultry houses and attendant infrastructure with a site stocking capacity of 378,000 broilers.

- 1.4.2 The layout of the site and the position of all main infrastructure items are included on the site plans in Appendix I.

- 1.4.3 The proposed farm will contain the following infrastructure:

- Six poultry houses;
- Weighbridge;
- Implement store;
- Office;
- Messing facilities;
- Feed silos;
- Backup generator;
- Cold store;
- Wash down pad;
- Water storage tank;
- Pump house;
- Three biomass boilers and fuel silos (subject to viability);
- Biomass store (subject to viability);
- Liquefied Petroleum Gas (LPG) tanks;

- Attenuation reservoir;
- Sealed underground tanks for collection of house washdown water; and,
- Small sewage treatment plant for treating effluent from welfare facilities.

- 1.4.4 Chicks will be delivered to site from a hatchery and transported to a meat processing factory at the end of each growing period. The growing cycle length between delivery of chicks to site and transportation off-site will be between 5 and 8 weeks.
- 1.4.5 Between each crop cycle, the houses will be power washed, disinfected, fumigated and prepared for the arrival of the next batch of chicks. Wash water from house cleanout will be channelled to sealed underground tanks and subsequently exported from the farm by a cleanout contractor in a sealed tanker lorry. Used litter will be taken away from the farm, supplied on contract to a power station as a fuel source. House preparation will include bedding floors with wood chips/shavings and pre-warming the houses. Heating for the farm will be provided using LPG. Subject to viability/feasibility, biomass heating will also be used.
- 1.4.6 As the birds grow, the house ventilation rate increases and the temperature is reduced throughout the growing period. Feed will be supplied from a local mill and stored on site in purpose designed galvanised steel bulk bins. Diets will be formulated according to the bird requirements and stage of growth. Water is to be provided via nipple drinkers, which is designed to minimise spillage. Low energy lighting systems will be used throughout the farm.
- 1.4.7 Broiler mortalities which arise during the crop cycle will be removed from houses and held in a small lockable cold store prior to collection by licensed contractor under the DEFRA fallen stock scheme. Numbers will be recorded.
- 1.4.8 The farm will be primarily ventilated by high velocity roof exhaust fans. This will provide optimum and efficient dilution and dispersion of residual emissions, minimising potential for impacts. Gable end fans will be used occasionally, during periods of very warm/hot weather.

1.4.9 Clean surface water from roof and yard areas will be collected in an attenuation reservoir, treated and re-used on the farm, maximising the sustainability of the operation.

1.4.10 A Small Sewage Treatment Plant will be installed to treat effluent arising from welfare facilities. It is understood that this will meet the qualifying criteria to be classed as exempt from requiring a permit.

1.5 Convictions

1.5.1 At the time of application, neither Chequerhouse Farm Limited nor any of the relevant people within the company had been convicted of a relevant offence.

2 Site Engineering and Infrastructure

2.1 Site Description

2.1.1 The site is within a largely rural/agricultural area and contains the infrastructure described in section 1.4. Reference should be made to the supporting Site Layout Plan in Appendix I which provides full details of the onsite structures, drainage system etc.

2.1.2 The site is located within the Bassetlaw District Council administrative area.

2.2 Access and Parking

2.2.1 Access to the site is gained via a purpose built access from Thievesdale Lane.

2.2.2 Parking for site staff and visitors is provided within the site, as shown by the Site Layout Plan.

2.3 Site Office

2.3.1 The site office is located as shown on the drawing in Appendix I. The documents listed below will be retained in the site office.

Documents to be retained in site office
The Environmental Permit (original & any subsequent variations) This Environmental Management System (EA agreed document) Current site diary (to record all inspections/visitors to the site) Environment Agency inspection (CAR) forms In-house inspection and monitoring records (e.g. welfare, environmental checks, maintenance logs) Manure and litter transfer records / duty of care documentation (retained for a minimum of 2 years) Waste transfer notes for any non-manure wastes (e.g. packaging, general waste, veterinary waste) Hazardous waste consignment notes (where applicable, retained for a minimum of 5 years) Feed delivery and batch records (where relevant to environmental management) Incident/accident book (including environmental incidents) and first aid kit records/log (where applicable)

2.4 Site Security

- 2.4.1 The site access is controlled via locked gates at the main entrance, which are secured when the site is not in operation. Fencing is used on all boundaries and a Closed-Circuit Television (CCTV) system will be used on the farm.
- 2.4.2 The site security will be inspected on a daily basis and any defects which impair the effectiveness of the security will be repaired to the same or better standard within a suitable timescale.
- 2.4.3 All repairs will be noted on the site diary. Repairs will be made as soon as practically possible.

2.5 Fuel Storage

- 2.5.1 The location of fuel storage on site (if applicable) will be shown on the Layout Plan.
- 2.5.2 To contain any leakages, whether resulting from minor leaks or catastrophic failure of a tank, all tanks containing dangerous liquids will be located on an impermeable pavement and be contained as follows:

- Tanks will comprise either a double skinned tank, the outer skin having a capacity of 110% of the capacity of the inner tank; or,
- Any single skinned tank will be contained within an impermeable bunded area of not less than 110% of the capacity of the tank. If more than one tank is stored within the bund, the system will be capable of storing 110% of the biggest container capacity within the bund , whichever is the greater;
- There will be no drain valves through the outer skin of the tanks or bund walls. All tanks will be fitted with a label that will detail the contents and the maximum capacity of the tank; and,
- Tanks will be protected from collision damage by the installation of suitable barriers.

2.5.3 The LPG tanks will be sited and protected to the following specifications:

- Tanks will be sited on hardstanding or impermeable base;
- Tanks will be sited as far as practicable away from areas where vehicles are regularly manoeuvring; and,
- Tanks will be protected from collision damage by installation of Armco barriers mounted on steel posts.

2.5.4 The tanks will be clearly marked showing the product within and also its capacity.

2.6 Fallen Stock

2.6.1 Broiler mortalities which arise during the crop cycle will be removed from houses and held in a small lockable cold store prior to collection by licensed contractor under the DEFRA fallen stock scheme. Numbers will be recorded.

2.7 Drainage

2.7.1 During house cleanout, house washdown water will be collected in sealed, underground tanks and subsequently exported from site in a sealed tanker lorry by licensed

contractor. Reference should be made to the infrastructure plan in Appendix I for details of clean surface water drainage and house washdown water drainage, including routing.

- 2.7.2 A diverter valve will be used to divert all roof and yard water drainage to sealed tanks during house cleanout operations. Following completion of cleanout, this will be flushed through with water and then clean surface water drainage directed back to the attenuation reservoir. House washdown water will be spread offsite to aid growing of crops.

2.8 Emergency Generator

- 2.8.1 A standby generator is provided on site to ensure continuity of essential services in the event of a mains power failure. The generator is maintained in good working order through a routine inspection and servicing programme and is subject to regular testing. It is housed in a suitable location (as shown on the Site Layout Plan) and operated only as required to maintain critical systems such as ventilation.

3 Site Operations

3.1 Overview

- 3.1.1 All site operations will be supervised by staff with the appropriate level of experience and training and who are aware of the contents of the Environmental Permit for the farm.
- 3.1.2 All work on the farm will be carried out by staff or contractors who have been made aware of the parts of this EMS and the permit relevant to that task.
- 3.1.3 The number of livestock occupying each shed at any one time will be recorded on the weekly records kept in the farm offices and added to a computerised record.

3.2 Daily Checks

- 3.2.1 The site operates a planned preventative maintenance (PPM) programme, supported by routine inspections, to ensure that all buildings, plant, equipment and environmental controls remain in good working order. This includes both day-to-day checks and scheduled formal inspections.
- 3.2.2 Each poultry house will be checked at least once each day for all the matters shown on the Daily Record Sheet, contained in Appendix II. Staff will report any problems encountered and actions taken on a daily basis directly to the unit manager. Staff will be aware of the need to pay particular attention to water and fuel supply lines, tanks and also storage areas for fuels, feed and manure.
- 3.2.3 Staff will note and deal with any leakages, damage or incidents which might lead to increased risk of pollution, harm to health or detriment to the local amenity. If circumstances needing particular attention are found, the appropriate action is determined in discussion with the site supervisor/manager with reference to the noise, dust and odour management plans, as necessary.

3.3 Structural Checks

3.3.1 Structures and equipment will be subject to more detailed inspection annually. The annual inspection and maintenance programme will cover the following areas:

- Building structures and yards. Includes structural integrity, water system, electrical systems (including ventilation and fail-safes), roofs, drainage systems, gutters and downpipes;
- Generator(s);
- LPG tanks;
- Biomass boilers;
- Underground tanks;
- Chemical stores, including bunding and security arrangements;
- Feed storage silos, bins and tanks including bund and collision protection integrity as applicable;
- Feed delivery systems;
- Field boundaries; and,
- Watering troughs and drinkers.

3.3.2 The full annual maintenance assessment schedule is detailed in the tables in Appendix II.

3.3.3 The maintenance programme ensures that all critical environmental control infrastructure are maintained to prevent environmental pollution and ensure continuous compliance with the EP.

3.3.4 Records are maintained of all inspections, maintenance activities and any defects identified relating to site structures, plant and operational infrastructure. Any issues identified by staff are reported immediately to the site manager and recorded in the site diary or maintenance log. The site manager reviews reports daily and ensures appropriate corrective action is implemented without delay.

3.4 Site Identification Board

3.4.1 A site identification notice will be displayed at or near the site entrance. This notice will include the following information:

- Emergency contact name and telephone number of the permit holder and/or operator;
- Statement that the site is permitted by the EA;
- Permit number; and,
- EA national numbers: 0845 933 3111 and 0800 807060, (or any other number subsequently notified in writing by the EA).

3.5 Competence

3.5.1 The site will pursue a policy of developing staff through on the job training.

3.5.2 The qualifications and competencies achieved by staff will be maintained on training record files.

3.6 Continuous Improvement

3.6.1 The infrastructure and management practices at the farm will need to be adjusted on an ongoing basis as techniques and environmental/welfare requirements change over time. As such, the operator will instigate a policy of continuous improvement to ensure infrastructure and management practices reflect and keep abreast of Best Available Techniques.

3.7 Record Keeping

3.7.1 All records required by the Environmental Permit will be maintained using forms supplied by, or in a format agreed with, the EA. Records will be stored securely in the

site office and will be available for inspection upon request. All records will be reviewed regularly by site management to ensure completeness and compliance.

3.7.2 The following key operational and environmental records will be maintained as part of the site EMS:

- Water consumption - including recording measurements from site water meters logged regularly as part of routine management checks.
- Electricity consumption - recorded through meter readings and utility invoices.
- Fuel usage - recorded via delivery notes and usage logs where applicable.
- Livestock numbers - including stock movements in/out of the installation and associated mortalities.
- Feed usage and feed composition data - where relevant to nutrient and emissions monitoring requirements. Nutritional management plan maintained within site office.
- Manure volumes and records of off-site transfers.
- Waste transfers - Retained in accordance with duty of care requirements.
- Inspection and maintenance records – Required for buildings, livestock housing, plant, equipment and environmental control systems (including ventilation, drainage and generator testing).
- Environmental monitoring records – As required within supporting OMP, NMP and DMP.
- Complaints log - including any odour, noise or dust complaints and associated investigations and corrective actions.
- Incident records – Including but not limited to spills, leaks, equipment failures and relevant corrective actions taken.
- Training records for site staff relevant to environmental management, animal welfare and emergency response procedures.

3.7.3 Records will be retained for the minimum periods required by the EP and relevant legislation and will be made available to the EA upon request.

- 3.7.4 Record keeping forms are part of the wider EMS for the site and are used to demonstrate ongoing compliance, support BAT reporting requirements and inform continual improvement of site operations.

3.8 Staff Training

- 3.8.1 All relevant staff on site will be trained on the following:

- Environmental Permitting in general and the permit conditions in particular, so they understand the permit requirements and the implications of non compliance;
- How to prevent accidental releases and what action to take should releases occur, including the use of spill kits;
- The site's accident/emergency management plan and their responsibilities should an accident/emergency occur;
- Optimising water use on the farm;
- Waste minimisation/management on the farm; and,
- Awareness of good agricultural practice to protect water, air & land.

3.9 Non-Routine Operations

- 3.9.1 Although there will be programs of inspection and preventative maintenance in place, all facilities may, on occasion, suffer accidents or failures with the potential to cause pollution. There are site-specific plans in place which provide guidance on dealing with problems associated with the release of odour and fugitive emissions or complaints of excessive noise or dust. These are appended to this EMS.

3.10 Manure Management

- 3.10.1 Manure will be despatched to a litter fired power station under contract.
- 3.10.2 Any significant changes to manure management practices will be reviewed by site management and, where required, discussed with the EA.

3.11 Decommissioning

3.11.1 Upon cessation of the permitted activities, the following procedures will take place prior to the submission of a surrender application to ensure the site does not constitute a risk to the environment, human health or detriment to local amenity:

- Stage 1 – Decommissioning of the Installation; and,
- Stage 2 – Identification of Potentially Polluting Leaks and Spillages.

Stage 1 – Decommissioning of the Installation

3.11.2 During stage 1, all potentially polluting materials will be removed off site. Where it is possible, materials which can be recycled or reused will be sold or transferred to suitably authorized contractors for the purpose of recycling/reuse. All material which cannot be reused or recycled will be disposed of at an appropriately permitted facility.

3.11.3 The following outlines activities that would be undertaken during decommissioning:

- All equipment within the livestock houses will be removed;
- All livestock houses will be cleaned and disinfected;
- All yard areas will be cleaned;
- All storage facilities including holding tanks/fuel storage tanks and feed silos will be emptied, cleaned and removed off site if applicable;
- The site drainage system will be cleaned;
- All residual wash out water and slurry will be removed off site for appropriate disposal;
- All waste materials remaining on site will be removed off site for disposal at an appropriately permitted facility; and,
- The site will be made secure to prevent unauthorised access.

Stage 2 – Identification of Potentially Polluting Leaks and Spillages

- 3.11.4 Records kept throughout the duration of the permitted operations including EA inspections and audits will be reviewed for evidence of potentially polluting leaks and spillages. If evidence of a leak or spillage which may have lead to pollution is discovered, the details of the incident including the location, extent, material and action taken at the time will be assessed from the available documentation. The outcome of this assessment will be made available to the EA.
- 3.11.5 If it is deemed necessary after the initial assessment, a site investigation will be carried out to quantify the extent of any likely contamination and the risk posed to the environment, human health or to local amenity. The results of this investigation will be made available to the EA. Depending on the outcome of the site investigation, appropriate remedial works will be carried out in agreement with the EA in order to remove, or, where this is not practicable, reduce the risk and return the site to a satisfactory state.

4 Environmental Control, Monitoring And Reporting

4.1 Breakdowns and Spillages

- 4.1.1 In the event of breakdown of plant, an alternative will be brought on site until it is repaired. If an alternative machine cannot be used, then activities will be delayed until an appropriate time. The repair will be carried out at the most convenient location with absorbents used to clear oil or fuel spillages.
- 4.1.2 All site surfaces will be inspected daily when the site is in operation. Debris will be swept as required.
- 4.1.3 Any spillages of fuel/oil will be cleared immediately by depositing sand or absorbents on the affected area. All spillages of waste and windblown litter will be cleared by the end of the working day in which they occur. Spillage clearance procedures are detailed in Section 5.

4.2 Site Inspections and Maintenance

- 4.2.1 The inspection form will be completed by a person who is familiar with the requirements of the EMS and EP for the site. All details of defects, problems and repairs carried out will be recorded on the form on the day that each event occurs. Detailed comments may also be recorded in the site diary. All repairs will be carried out within 5 working days unless agreed otherwise with the EA.
- 4.2.2 Any major defects found during the daily site inspection which are likely to lead to a breach of permit conditions will be recorded along with repairs/solutions being carried out by the end of the working day in which they are found, where possible. If a repair is not possible by the end of the working day and a potential breach of permit conditions or environmental containment may occur, the EA will be contacted to agree a suitable timescale for repair.

- 4.2.3 Essential spares for plant maintenance are kept on site.

4.3 Control of Noise

- 4.3.1 Reference should be made to the supporting Noise Management Plan (document ref 098-CHF-NMP) for procedures to be followed for control of noise.

4.4 Control of Mud and Debris

- 4.4.1 Vehicles will be visually inspected before exit to check that loads are safe and that no mud or debris is carried out onto the public highway network from the wheels or bodies of HGVs. Visual inspections of the vehicle running surfaces at the site will be carried out daily (see CHF/RF/4), however, staff will report any problems with mud or debris immediately to the site manager.
- 4.4.2 The deposit of material on the access road or public highway will be treated as an emergency and will be cleared immediately by the operator using either a brush and shovel or vacuum tanker/road sweeper if necessary.

4.5 Control of Dust and Bio-Aerosols

- 4.5.1 Reference should be made to the supporting Dust and Bio-aerosol Management Plan, reference 098-CHF-DMP for full details of measures implemented by site management with regards to dust.

4.6 Odour Control

- 4.6.1 Reference should be made to the supporting Odour Management Plan, reference 098-CHF-OMP, for full details of measures implemented by site management with regards to odour.

4.7 Housekeeping

- 4.7.1 Good housekeeping standards will be maintained across the installation in order to minimise the risk of odour, dust, mud, pests and contaminated runoff.
- 4.7.2 Site management will ensure all site areas will be inspected routinely and cleaned where necessary to prevent excessive build-up of manure, waste feed, bedding or debris.
- 4.7.3 Any spillages of feed, manure or other potentially polluting materials will be cleaned up as soon as practicable.
- 4.7.4 Vehicle movements and operational activities will be managed in line with supporting management plans in order to minimise mud and debris being tracked onto the public highway.

4.8 Control of Pests, Birds and other Scavengers

- 4.8.1 The installation is managed so as to minimise the attraction of pests, birds and scavengers through good housekeeping, suitable storage for fallen stock and the appropriate storage of feed.
- 4.8.2 Site management will ensure that feed storage systems, bedding stores and fallen stock storage areas are maintained in a secure condition to minimise access by vermin and wild animals.
- 4.8.3 The site will be inspected routinely for evidence of pest activity, including rodents and flies. Where pest activity is identified, appropriate corrective measures will be implemented, including the use of a specialist pest control contractor where necessary.

5 Emergency & Contingency Procedures

5.1 General

- 5.1.1 In addition to obligations imposed by RIDDOR '13 (Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013) the permit holder will notify the EA of any serious injuries to employees of Chequerhouse Farm Limited, other site users or members of the public arising as a result of operations on site. Minor injuries such as cuts and grazes etc. will be recorded in the accident book on site. Separate procedures will be used for different types of emergency. An emergency at the site is defined by the site management as follows:

"Any incident which is likely to result in harm to human health or pollution of the environment or serious breach of permit conditions and serious detriment to the amenities of the locality."

- 5.1.2 In the event of an emergency, relevant site activities will be suspended where necessary to allow the situation to be managed safely and to minimise environmental impact. Where appropriate, staff and visitors will be directed to a safe location away from the affected area. Personnel responding to the incident will be provided with suitable personal protective equipment (PPE) and appropriate training relevant to their duties. Where an incident is beyond the capability of on-site staff, assistance will be sought from the emergency services, specialist contractors or relevant authorities as appropriate.

5.2 Fire

- 5.2.1 No waste will be burnt on site other than in plant specifically designed for the purpose and in accordance with the relevant statutory instruments.
- 5.2.2 In the event of a fire occurring on site, the operator/site supervisor will exercise judgement and extinguish the fire with the water hose or suitable fire extinguisher

and/or call the fire service for assistance. Any fires will be reported to the EA on the working day that they occur. All staff will be evacuated from the site if necessary. Smoking is not permitted on site. Firefighting residues will be disposed of to a permitted waste management facility.

5.2.3 For quick reference, the following actions will be taken when fire is detected or suspected (Site operatives):

- a) DON'T PANIC
- b) RAISE THE ALARM (IF NOT DONE SO ALREADY)
- c) NOTIFY THE SITE MANAGER (IF SAFE TO DO SO)
- d) DO NOT TRY TO TACKLE THE FIRE YOURSELF UNLESS YOU ARE TRAINED IN DOING SO AND YOU ARE SURE OF THE NATURE OF THE FIRE
- e) LEAVE THE SITE USING THE MAIN ACCESS GATES AS QUICKLY AND AS ORDERLY AS POSSIBLE
- f) ASSEMBLE AT THE SPECIFIED FIRE ASSEMBLY POINT WHICH IS LOCATED BY THE SITE ACCESS GATES.
- g) THE SITE MANAGER OR DELEGATED OPERATIVE WILL BE IN CHARGE OF CALLING THE EMERGENCY SERVICES ON 999 AND ENSURING THAT ALL PERSONS WHO WERE WORKING ON THE SITE OR WHO SIGNED IN TO THE VISITOR'S BOOK ARE ASSEMBLED SAFELY
- h) INFORM ALL NEIGHBOURING PREMISES WHO ARE LIKELY TO BE AFFECTED
- i) INFORM THE ENVIRONMENT AGENCY
- j) DO NOT RETURN TO THE SITE UNTIL YOU HAVE BEEN GIVEN THE ALL CLEAR BY THE EMERGENCY SERVICES AND THE SITE MANAGER

5.3 **Spillages**

5.3.1 Fuels and liquids which are stored on site will be contained within a bunded receptacle/container to contain any primary leaks and benefit from further secondary containment. If any oil and vehicle maintenance chemicals are kept on site, they will be stored securely. In the event of a spillage a spill containment kit (absorbent pads, booms

or granules) will be used to prevent further spillage and the contaminated absorbents placed in a skip for disposal to a suitably permitted facility.

5.3.2 All site surfaces will be inspected daily for the presence of spillages when the site is in operation. Debris will be swept as required.

5.3.3 Any wastes which would be classified as having the potential to cause polluting runoff are stored within the concrete area which is a sealed drainage system.

5.3.4 All wastes liable to give rise to contamination will be removed from the site within an EA agreed timescale.

5.4 Breakdowns

5.4.1 In the event of plant breakdowns, alternative plant will be sourced until the existing plant is repaired.

5.4.2 Essential spares for plant maintenance are kept on site to ensure a repair can be carried out efficiently.

5.5 Staff Shortages

5.5.1 In the event of unforeseen staff shortages arising from illness, absence etc., site management will prioritise critical activities including animal welfare, feeding, watering, and environmental protection measures.

5.5.2 The operator will ensure that suitably competent personnel are available to maintain compliance with permit and welfare requirements, including the use of additional farm staff or contractors, should it be required.

5.6 Adverse Weather Conditions

- 5.6.1 **High winds** – High winds may increase the potential for dust, litter and odour emissions from external operational activities, these include bedding delivery/unloading, manure handling and housing clean-out operations. The operator will follow procedures within the DMP.
- 5.6.2 Buildings, covers and site infrastructure are subject to routine inspection and maintenance to ensure continued integrity during adverse weather conditions.
- 5.6.3 **Poor visibility** - Operations are predominantly undertaken within buildings. Therefore, poor visibility is unlikely to present a hazard to majority of onsite operations.
- 5.6.4 **Droughts / warm weather** – These have the potential to increase dust, bioaerosol and odour generation. During such conditions, site management will implement additional operational controls where necessary, including increased monitoring, ventilation management and enhanced housekeeping measures. Activities with greater potential to generate emissions, including bedding handling, manure transfer and housing clean-out operations, will be carefully managed to minimise off-site impacts.
- 5.6.5 **Long periods of rainfall or flood events** – Extended rainfall events may increase the volume of water requiring storage and may affect operational yard conditions.
- 5.6.6 The site drainage and associated attenuation reservoir are designed with sufficient capacity to accommodate rainfall events whilst maintaining separation between clean and contaminated water. Site surfaces, drainage systems and storage infrastructure are routinely inspected to minimise the risk of runoff, pollution incidents or mud tracking. These inspections will be increased during these events.
- 5.6.7 The operator will set up a notification alert with the Met Office to receive prior notifications of the above unforeseen adverse weather conditions to ensure mitigation can be put in place prior to the event.

5.7 Operational Failure

- 5.7.1 The manager will be contacted by staff in the event of any operational failure such as the breakdown of plant, systems or equipment and will decide whether operations are to continue or be suspended prior to corrective action being taken. Serious operational failures, which result in the closure of the site, will be recorded in the site diary.

5.8 Bomb Scare

- 5.8.1 In the unlikely event of a bomb scare, the site will be evacuated and the police contacted. The police will then assume control of the site until the threat has been verified or the device defused and removed. The EA will be kept informed of the events on site.

Appendix I

Drawings

PROPOSED SITE LAYOUT PLAN
SCALE: 1:2500 @ A3

- NOTES:**
1. DO NOT SCALE
 2. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL SERVICES AND STRUCTURAL ENGINEERS DRAWINGS & SPECIFICATIONS.
 3. © COPYRIGHT MARTIN FINCH + CO LTD. DRAWINGS NOT TO BE REPRODUCED OR USED WITHOUT PRIOR WRITTEN CONSENT.
 4. ALL DIMENSIONS IN MILLIMETRES UNLESS STATED.
 5. COPYRIGHT GRANTED TO ALL GOVERNMENT AGENCIES.

LEGEND

- Fence
- Kerbs
- Falls / gradients
- Air Inlet Duct
- HV Exhaust fan
- Tunnel Fan (occasional use)
- Biomass boiler flue
- Feed Storage Silos
- Water Storage Tank
- Gas Tank
- Gas Heater
- Generator (in container)
- Sewage Treatment Plant
- Dirty Water Tank
- Diverter Valve
- Dirty Water Inspection Chamber
- Rainwater Inspection Chamber
- Rainwater soakaway
- French Drain* - Rainwater - Existing
- French Drain* - Rainwater - Proposed
- Drain - Rainwater - Existing
- Drain - Rainwater - Proposed
- Drain - Dirty Water - Existing
- Drain - Dirty Water - Proposed
- Foul Drain - Existing/Proposed
- Application Boundary



SITE LOCATION DATA

Data below refers to the point where this symbol is located in the main farm entrance

Postal Address - Chequerhouse Farm
Thievesdale Lane
RANBY
Retford
Nottinghamshire

Post Code - DN22 8JA

OS Grid Ref - SK 64094 81647

X Easting - 464094

Y Northing - 381647

Latitude - 53.327864

Longitude - -1.0391232

what3words - singer.outgoing.workbook



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PERMIT APPLICATION BOUNDARY

Rev	Date	Description
MARTIN FINCH + CO CHARTERED SURVEYORS		
BUILDING SURVEYING, PROJECT MANAGEMENT, CDM DUTIES		
T: 01584 823406 / 07768 721400		
E: MARTIN@MFSURVEYORS.CO.UK		
CALIFORNIA, HAYTONS BENT, LUDLOW, SY8 2AS		
CLIENT CHEQUERHOUSE FARM LTD		
PROJECT CHEQUERHOUSE FARM Thievesdale Lane RANBY Retford DN22 8JA		
DRAWING TITLE PROPOSED SITE LAYOUT PLAN		
DATE 15 JUN 26	SCALE 1:2500 @ A3	
DRAWING NO. MFC125 A 02 51	REV -	

Appendix II

Record Keeping Forms

CHEQUERHOUSE FARM LIMITED									
SITE INSPECTION FORM – CHF/RF/4									
WEEK STARTING									
TYPE OF INSPECTION	FREQ	DAY							
		M	T	W	T	F	S	S	
SITE ENTRANCE/NOTICE BOARD	WEEKLY								
SECURITY - GATES	WEEKLY								
SECURITY - FENCING	WEEKLY								
VENTILATION	DAILY								
SITE ROADS (CLEAR FROM HAZARDS)	DAILY								
IMPERMEABLE CONCRETE AREAS	DAILY								
MANURE STORAGE (RUN-OFF ETC.)	DAILY								
DRAIN (FUNCTIONING)	DAILY								
CATCH PITS / SURFACING	DAILY								
FALLEN STOCK STORAGE	DAILY								
STOCKING LEVELS	DAILY								
NOISE LEVELS	DAILY								
FIRES (ANY INCIDENTS REPORTED)	DAILY								
NO SMOKING SIGNS IN PLACE	MONTHLY								
SPILLAGES & ABSORBENTS	DAILY								
FUEL TANK/BUND INTEGRITY	WEEKLY								
LITTER	DAILY								
DUST	DAILY								
ODOUR	DAILY								
VERMIN	DAILY								
RECORDS	WEEKLY								
COMPLAINTS RECEIVED	AS REQUIRED								
OTHER (SEE NOTES BELOW)	AS REQUIRED								
INSPECTION CARRIED OUT BY									
NOTES/ACTION (CONTINUE ON A SEPARATE SHEET IF NECESSARY):									
CHECKED BY					SIGNATURE				
POSITION					DATE				

CHEQUERHOUSE FARM LIMITED
PREVENTATIVE MAINTENANCE CHECKLIST– CHF/RF/5

CHECKED BY	POSITION
DATE	DATE OF LAST CHECKLIST

	EQUIPMENT ITEM					
OFFICIAL MAINTENANCE CHECK REQUIRED (Y/N)						
IF NO, DATE OF LAST CHECK						
IF YES, DATE OF NEXT CHECK						
IS ITEM IN CORRECT WORKING ORDER						
LEAKAGES OF OIL/DIESEL ON MOBILE PLANT / VEHICLES						
IF NO, WHAT REPAIRS ARE REQUIRED (USE SEPARATE SHEET IF REQUIRED)						
WERE REPAIRS DETAILED ON THE LAST CHECKLIST						
IF YES, HAVE THEY BEEN CARRIED OUT						
ADDITIONAL REPAIRS OR ACTIONS REQUIRED						

EMPLOYEE TRAINING NEEDS ASSESSMENT / REVIEW - CHF/RF/6

EMPLOYEE NAME				DATE COMPLETED			
POSITION				REVIEW DUE			
TRAINER				OUTCOME	PASSED		
POSITION					FURTHER TRAINING REQUIRED		
CARRIED OUT /SIGN OFF >	Y/N	SIGNED BY EMPLOYEE	SIGNED BY TRAINER		Y/N	SIGNED BY EMPLOYEE	SIGNED BY TRAINER
ENVIRONMENTAL PERMIT				FIRE SAFETY			
MANAGEMENT SYSTEM				EMERGENCY PROCEDURES			
SITE RULES				FIRE DETECTION			
RECORD KEEPING / TRANSFER NOTES				FIRE ALARMS			
SLURRY/MANURE STORAGE				FIRE FIGHTING EQUIPMENT			
SECURITY				FIRE WATER CONTAINMENT MEASURES			
VEHICLE CHECKS				SPILL CLEARANCE			
PLANT OPERATION				ANIMAL WELFARE			
PLANT CHECKS							
AMENITY - LITTER, ODOUR, PESTS etc.							
FEEDING							
NOTES AND ACTIONS:							

**CHEQUERHOUSE FARM LIMITED
COMPLAINTS REPORT FORM (CHF/RF/7)**

Date Recorded:	Reference Number:
Name and address of caller	
Telephone number of caller	
Time and Date of call	
Nature of complaint (noise, odour, dust, other) (date, time, duration)	
Weather at the time of complaint (rain, snow, fog, etc.)	
Wind (strength, direction)	
Any other complaints relating to this report	
Any other relevant information	
Potential reasons for complaint	
The operations being carried out on site at the time of the complaint	
Follow Up	
Actions taken	
Date of call back to complainant	
Summary of call back conversation	
Recommendations	
Change in procedures	
Changes to Environmental Management System (EMS)	
Date changes implemented	
Form completed by	
Signed	
Date completed	

COMPLAINT RECORDING PROCEDURE:

Any complaints received will be recorded on form CHF/RF/7. This form will normally be completed, signed and dated by the Site Manager; if they are not available the Office Manager will complete the form.

- 1) The name, address and telephone number of the caller will be requested.
- 2) Each complaint will be given a reference number.
- 3) The caller will be asked to give details of:
 - a) the nature of the complaint;
 - b) the time;
 - c) how long it lasted;
 - d) how often it occurs;
 - e) Is this the first time the problem has been noticed; and
 - f) what prompted them to complain.
- 4) The person completing the form will then, if possible, make a note of:
 - a) the weather conditions at the time of the problem (rain, snow, fog etc.);
 - b) strength and direction of the wind; and
 - c) the activity or activities taken place on the site at the time the noise was detected, particularly anything unusual.
- 5) The reason for the complaint will be investigated and a note of the findings added to the report.
- 6) The caller will then be contacted with an explanation of the source of the complaint if identified and the action taken to prevent a recurrence of the problem in future.
- 7) If the caller is unhappy about the outcome or unwilling to identify themselves the caller will be invited to contact the Environment Agency.

Note: Following any complaint the relevant management plan(s) will be reviewed to ensure appropriate actions are in place to counter any problems.

Appendix III

Environmental Permit

Appendix IV

Odour Management Plan

Appendix V

Noise Management Plan

Appendix VI

Dust and Bioaerosols Management Plan