

NOISE MANAGEMENT PLAN

Chequerhouse Farm

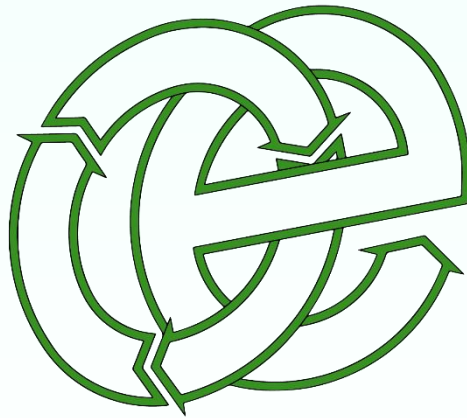
Chequerhouse Farm Limited

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Oaktree Environmental

Waste, Planning & Environmental Consultants



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1.0	05/06/2026	DY		Draft for client review
1.1	22/06/2026	DY	CFL	Submitted to EA with permit application

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1 Introduction

1.1 Site Operator/Permit Holder

1.1.1 This document contains the Noise Management Plan (NMP) for Chequerhouse Farm. The farm will be operated by Chequerhouse Farm Limited. An application is being submitted to vary the permit to increase stocking capacity to 378,000 broilers. The following documents have been consulted during completion of this NMP.

- Noise and vibration management: environmental permits, EA, 2021 (updated 2022); and,
- Noise Management Plan Template, EA, May 2022.

1.2 Site Location

1.2.1 The site is located on Land at Chequerhouse Farm as shown on Drawing No. MFC125 A 02 51 within Appendix I.

1.3 Background and Context

1.3.1 An Environmental Permit (EP) is already in place for the site, reference EPR/HP3031JS, for a stocking capacity of 252,000 broiler places across four poultry houses. An application to vary the EP is being submitted to add an additional two poultry houses and increase stocking capacity to 378,000 broilers.

1.3.2 An approved NMP is already in place for the existing operation. This has been updated for the proposed site expansion.

1.4 Installation Details

1.4.1 Reference should be made to Appendix I for the permit boundary and layout plan. The site will contain the following principal 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.

1.4.2 This variation application is for the addition of two poultry houses, increasing the site stocking capacity up to a maximum of 378,000 broilers. 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.

1.4.3 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.

- 1.4.4 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.
- 1.4.5 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.
- 1.4.6 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.
- 1.4.7 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.
- 1.4.8 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.

2 Site Context

- 2.1 Reference should be made to the drawing within Appendix I for a Site Location Plan and Site Layout Plan.
- 2.2 Sensitive receptors are also indicated on the supporting Sensitive Receptors Plan also provided in Appendix II.
- 2.3 The site is bordered primarily by arable farmland, with Thievesdale Lane directly to the South.
- 2.4 There are three residential properties within 400m of the installation boundary. This includes two properties adjacent to the permit boundary to the South-West/West. These are not located predominantly downwind from the main operations on site, including the poultry houses. As such, any noise is likely to be carried away from these properties.
- 2.5 The two adjacent properties are under the control of the applicant. These were originally built to accommodate workers at the previous dairy farm in the 1970s and have been used to support agricultural operations to the present day.
- 2.6 There is one further property within 400m, which is a residential property approximately 300m to the East-South-East.
- 2.7 In addition to the previous landuses outlined above, satellite views of the site reveal that the surrounding land is dominated by agricultural use with potential manure spreading activities and other scattered livestock units in the vicinity. The A1 dual carriageway is also

situated close to the site. Therefore, there are already potentially significant sources of noise in the locality.

2.8 The table below identifies receptors within 400m of the permit boundary.

Table 2.1 - Noise Sensitive Receptors

Receptor Identifier	Receptor Description	NGR (m)		Type of Receptor
		X	Y	
N1	Farm Worker Cottages	464029	381681	Residential
N2	Residential property off Thievesdale Lane	464690	381560	Residential

3 Noise Control Measures

3.1 Overview

3.1.1 This NMP provides detailed information on proposed noise control measures at the installation to ensure that noise is controlled as far as is possible.

3.1.2 The principal sources of noise at the unit are as follows:

- Vehicles and machinery moving round on site;
- Feed deliveries;
- Ventilation system;
- Alarm system;
- Livestock;
- Repairs and maintenance;
- Personnel on-site;
- Site Roads; and,
- Standby generator

3.1.3 The following table provides details of noise mitigation measures which will be implemented on site.

Table 3.1 – Noise Management Measures

Noise Source	Actions to be Taken to Prevent or Minimise the Noise	Implementation Date
Large vehicles travelling to and from the farm.	- All vehicles will be required to be driven onto and off site with due consideration for neighbours. - Deliveries of fuel and consumables are only to be made only during the daytime (between 07:00 hours and 18:00 hours), so that disturbance is minimised. - Feed deliveries will on occasion take place at night, but all vehicles are to be maintained so as to minimise engine noise and are to be driven slowly to and from the site. - Catching of chickens often has to take place at night, but all vehicles are to be maintained so as to minimise engine noise and are to be driven slowly to and from the site. - Installation roads to be maintained in good order. - Large capacity lorries used for delivers as far as possible, which improves efficiency whilst minimising noise potential.	Start of site operations
Large vehicles and machinery on site e.g. for: - delivering feed - catching of birds at end of growing period (lorries, moffat etc.) - removal of used litter from houses - removal of house washdown water from underground tanks Small vehicles travelling to and from the farm (e.g. staff and visitor's cars, courier van deliveries etc.)	- Vehicles have to be well maintained and must be driven slowly around the site. - Engines to be switched off when not in use. - Vehicles which are fitted with an audible 'vehicle reversing' warning system will generally be used only in the daytime. The exception to this is during removal of birds from houses when such vehicles often have to be used at night. - Other small vehicles will arrive during the normal working day and are therefore seen as low risk. - All noisy machinery is sited as far as practically possible from noise sensitive areas, but enabling safe operation of equipment.	Start of site operations
Feed bins	- Vehicles will be well maintained and are designed so that the noise during feed transfer is minimised. - Delivery points are sited as far as practically possible from noise sensitive areas, but enabling safe operation of equipment. - Feed bins located adjacent to sheds minimise handling on site. - Bin stocks to be regularly checked to prevent augers running empty.	Start of site operations
Operation of fans	- Efficient extractor fans to be used and are to be maintained in good condition to avoid excessive noise. - Fans to be checked at the end of every crop and on an annual basis. - Gable end fans are only to be used occasionally and are directed away from sensitive receptors.	Start of site operations
Alarm system	- Daily system test (required by law) is to be carried out each morning – timed in order to minimise nuisance to neighbours. - Minimal noise generated by alarm tests since test activates auto dialler to monitoring station which then phones farm mobile. All tests are logged.	Start of site operations
Chickens	- Noise from the birds is not considered to be a likely cause for complaint during the growing period. - During loading, bird noise is to be minimised by careful handling and by prompt removal of the lorry from the site when full.	Start of site operations
Personnel	Staff, catchers and other contractors will be required to carry out their work without creating excessive noise from shouting, use of radios etc.	Start of site operations

Noise Source	Actions to be Taken to Prevent or Minimise the Noise	Implementation Date
Repairs	• If repairs to the site are required, the work is to be undertaken with due regard for the possible noise nuisance and during the normal working day. • In the event of major repair work being undertaken which is likely to cause significant noise and disruption, neighbouring residents will be notified in advance.	Start of site operations
Site Roads	• Site roads to be assessed for condition on an ongoing basis and also subject to annual preventative maintenance inspections.	Start of site operations
Standby generator	• Standby generator is to be tested weekly. • All new standby generators to be installed on farm are to be housed within an acoustic container.	Start of site operations

4 Noise Monitoring and Complaints Procedure

- 4.1 Noise monitoring will not be undertaken at the site boundary unless a complaint is received. Should a complaint be received, the site operator will investigate in accordance with the complaints procedure.
- 4.2 A comprehensive complaints procedure will be in place which ensures full investigation of any complaints received about the site. Reference should be made to the complaints procedure and associated form, which is appended to this NMP.
- 4.3 If a complaint is received, the site operator will investigate in accordance with the complaints procedure. The investigation will include identifying the activities being undertaken at the time of the complaint, prevailing weather conditions where relevant, and any plant or equipment that may have contributed to the reported noise. Additional site inspections will also be undertaken if abnormal noise levels are identified during routine operations.
- 4.4 The results of all noise investigations will be recorded and made available for inspection by the EA. If elevated noise levels are identified, the site operator will immediately investigate the potential causes and implement appropriate corrective actions in accordance with the Contingency Plan outlined in the previous section.
- 4.5 Records of noise complaints, investigations, findings and any corrective actions taken will be maintained by the site operator to demonstrate ongoing management and control of noise emissions from the installation.

5 Key Responsibilities

- 5.1 The table below outlines the key responsibilities and the person(s) responsible for overseeing/undertaking the tasks.

Table 5.1 – Key Responsibilities

Task	Staff Position Responsible
Noise assessments	Farm manager + assistant
Ventilation fans	Farm manager + assistant
Roadway maintenance	Specialist contractor
Vehicle maintenance	Specialist contractor
Daily inspections of bin stocks	Farm manager + assistant
Internal feeder checks	Farm manager + assistant
Overseeing of deliveries	Farm manager + assistant
Overseeing of bird catching	Farm manager + assistant
Alarm system/standby generator testing	Farm manager + assistant
Noise assessments	Farm manager + assistant
Ventilation fans	Farm manager + assistant
Roadway maintenance	Specialist contractor

6 Review of NMP

- 6.1 This NMP will be subject to review at least once per year to assess the effectiveness of noise control methods and procedures. This interval will be more frequent if there is a significant change to the operation, or should complaints be received in relation to noise.

NMP Appendix I

Site Plans

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.
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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



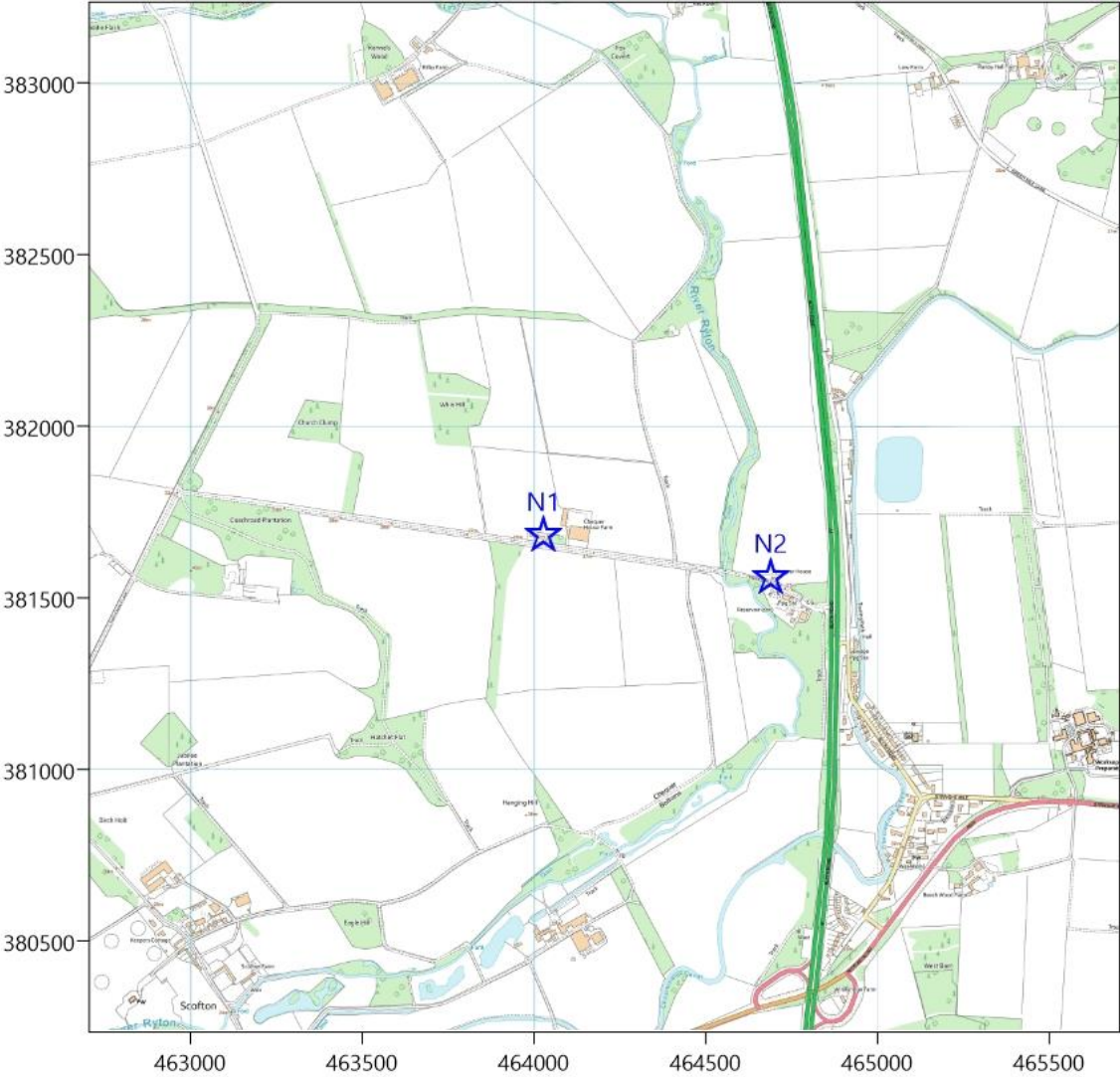
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PERMIT APPLICATION BOUNDARY

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 -	

NMP Appendix II

Sensitive Receptor Locations



Noise Sensitive Receptors within 400m of Permit Boundary

★ Noise Receptor Location

N1 Noise Receptor Identifier

Oaktree Environmental Ltd
Lime House
2 Road Two
Winsford
Cheshire
CW7 3QZ



N.B - Map contains Ordnance Survey data
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NMP Appendix III

Complaints Procedure

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.