

DUST AND BIOAEROSOLS MANAGEMENT PLAN

Chequerhouse Farm

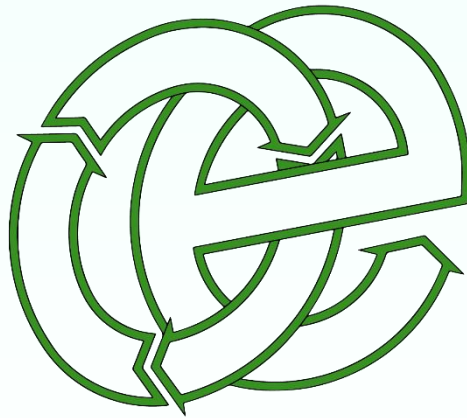
Chequerhouse Farm Limited

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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 Dust and Bioaerosols Management Plan (DBMP) 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 DBMP.

- How to Comply with your Environmental Permit for Intensive Farming, Version 2, EA, January 2010; and,
- Best Available Techniques (BAT) Reference Document for the Intensive Rearing of Poultry or Pigs, European Commission, 2017.

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 DBMP 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 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 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 two properties within 100m of the installation boundary. This includes two properties adjacent to the permit boundary to the South-West/West. These are not located predominantly downwind. As such, any residual dust is likely to be carried away from these properties. It is understood that these properties will both ultimately become farm worker dwellings.
- 2.5 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. Furthermore, it is understood the existing site is used for cattle farming with ageing structures. Therefore, there are already similar sources of potential dust in the vicinity of the site.
- 2.6 The table below identifies receptors within 100m of the permit boundary. The receptors are located predominantly upwind of the proposed poultry houses. As such, potential for dust impacts will not be as significant as in downwind locations. This DBMP has identified dust mitigation measures which are considered sufficient to control potential dust impacts at sensitive receptor locations.

Table 2.1 – Dust Sensitive Receptors

Receptor Identifier	Receptor Description	NGR (m)		Type of Receptor
		X	Y	
D1	Farm Worker Cottages	464029	381681	Residential

3 Dust Control Measures

3.1 Overview

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

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

- Feed delivery and storage;
- Litter management on site;
- Ventilation system;
- Poultry carcass disposal;
- House clean out operations;
- House washdown water management;
- Manure management; and,
- Biomass boilers – storage of biomass and residual emissions (boilers to be installed subject to viability/feasibility).

3.1.3 The following table details dust management methods that will be used with reference to the relevant guidance and site-specific conditions.

Table 3.1 – Dust and Bioaerosol Management Plan

Dust/Bioaerosol Source	Receptor	Remedial Measure(s)	Implementation Date
Dust from poultry feed	Residential properties within 100m of farm boundary	• Feed delivery systems sealed to minimise atmospheric dust • Any spillage of feed around the bin will be immediately swept up • Feed bin condition to be checked regularly, on a daily basis • Fill pipes are to be checked during every delivery of feed • Feed silos enclosed to prevent dust release • Daily visual inspection of feed bins to be undertaken by site manager to check for obvious signs of damage or leaks. This will be supplemented by an annual inspection of equipment on site • Moulded feed pellets to be used • Feed to be delivered to internal hoppers via cross auger and drop pipe which drop fully into hoppers • Feed pans to be used in all poultry houses	Commencement of operation
Bedding and litter	Residential properties within 100m of farm boundary	• There will be no storage of used litter outside the houses at any time • Wood shavings/chips to be used for bedding which has a lower dust potential than straw • Bedding material to be applied to a significant depth to reduce dust potential • Extraction (ventilation) equipment is not to be used during the placement of bedding to minimise potential dust • Catching curtains to be used during unloading of bedding to poultry houses to minimise dust escape	Commencement of operation
Ventilation	Residential properties within 100m of farm boundary	• The proposed poultry houses are to be fitted with high velocity roof exhaust fans, optimising dilution and dispersion of residual dust • Ventilation system regularly adjusted to meet the requirements of the flock • Exhaust vents are to be cleaned during house cleanout periods, which is undertaken by washing without the fan being in use, to prevent emissions to air or water	Commencement of operation
House cleaning	Residential properties within 100m of farm boundary	• Litter to be placed in covered trailers as soon as it is removed from house • House washdown water to be collected in sealed underground tanks, preventing release of dusty compounds to air, or water external to the sheds • Manure not to be stored outside the poultry houses at any time, removed from site and exported to a power station for energy recovery	Commencement of operation

Dust/Bioaerosol Source	Receptor	Remedial Measure(s)	Implementation Date
Stocking	Residential properties within 100m of farm boundary	- House stocking levels will accord to the relevant welfare standards to prevent overcrowding - During stock inspections and bird catching, catching curtains are to be used to minimise potential dust emission	Commencement of operation
Poultry carcass disposal	Residential properties within 100m of farm boundary	- Poultry carcasses will be placed in a specialised enclosed cold store immediately after removal from houses - Poultry carcasses to be removed from site on a regular basis	Commencement of operation
Storage and handling of biomass	Residential properties within 100m of farm boundary	- Wood chip storage enclosed to prevent fugitive release of dust - Drop heights will be minimised during materials transfer, where possible - In the event of biomass spillage, this will be immediately cleaned using appropriate measures	Commencement of operation
Biomass combustion	Residential properties within 100m of farm boundary	Strict limits on particulate matter emissions, in order to comply with Renewable Heat Incentive (RHI). Residual emissions of dust emitted via elevated flues, optimising dilution and dispersion of residual dust emissions, minimising potential for off-site impacts	Commencement of operation
All	Residential properties within 100m of farm boundary	Full complaints procedure implemented on farm to ensure comprehensive investigation of complaints received in relation to dust – detailed in Appendix III of this DMP	Commencement of operation

3.2 Complaints Procedure

- 3.2.1 A complaints procedure will be implemented to ensure full investigation of any dust complaints received about the site. A copy of the complaints procedure is included in Appendix III.

4 Dust Risk Assessment

- 4.1 A Dust Risk Assessment has been completed as part of the EP variation application, in accordance with the relevant guidance. This has concluded that with the proposed mitigation and control measures in place, the residual risk of dust impacts is not predicted to be significant.

5 Review of DBMP

- 5.1 This DBMP will be subject to review at least once per year to assess the effectiveness of dust 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 dust.

DBMP 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

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 -	

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

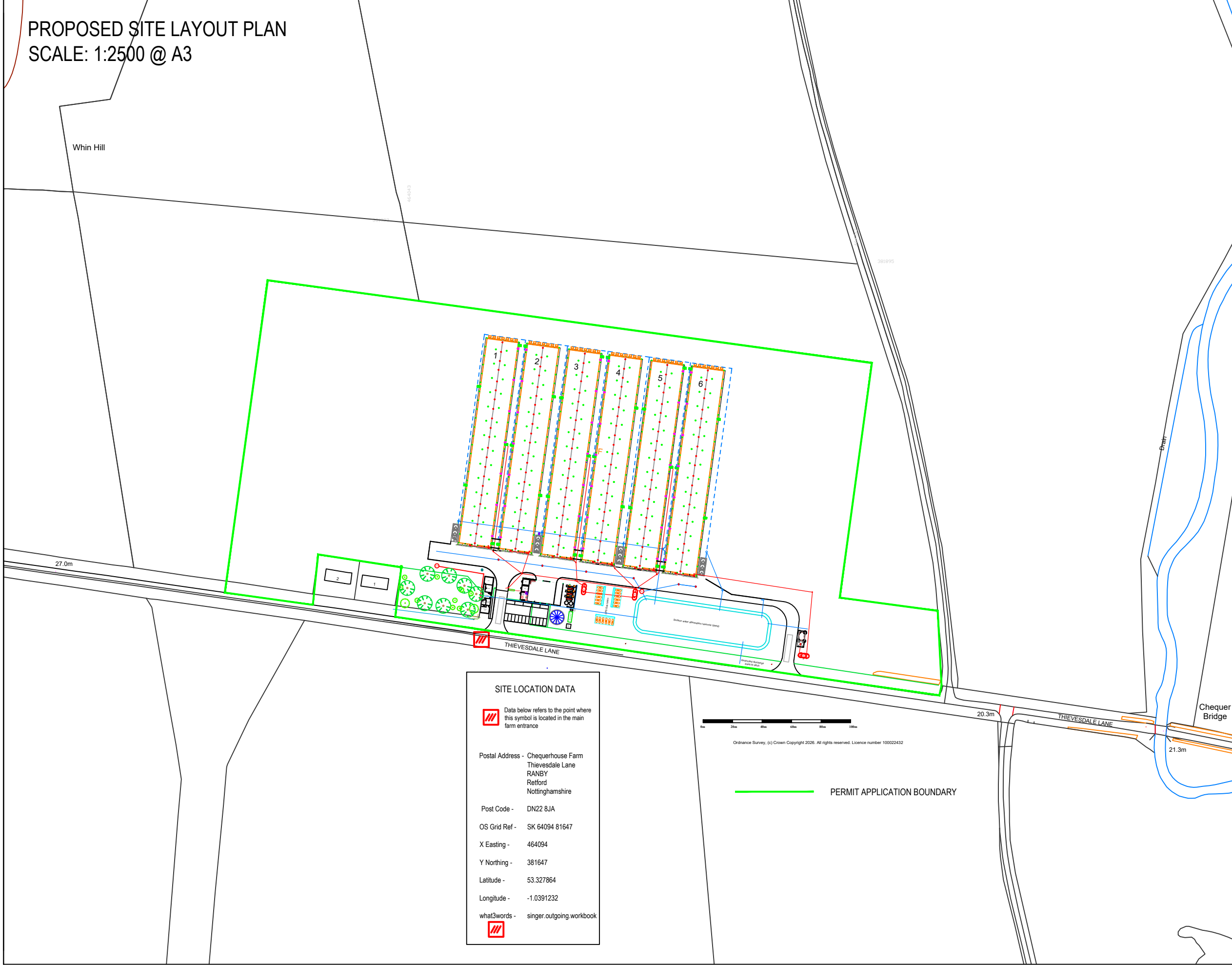
Longitude - -1.0391232

what3words - singer.outgoing.workbook



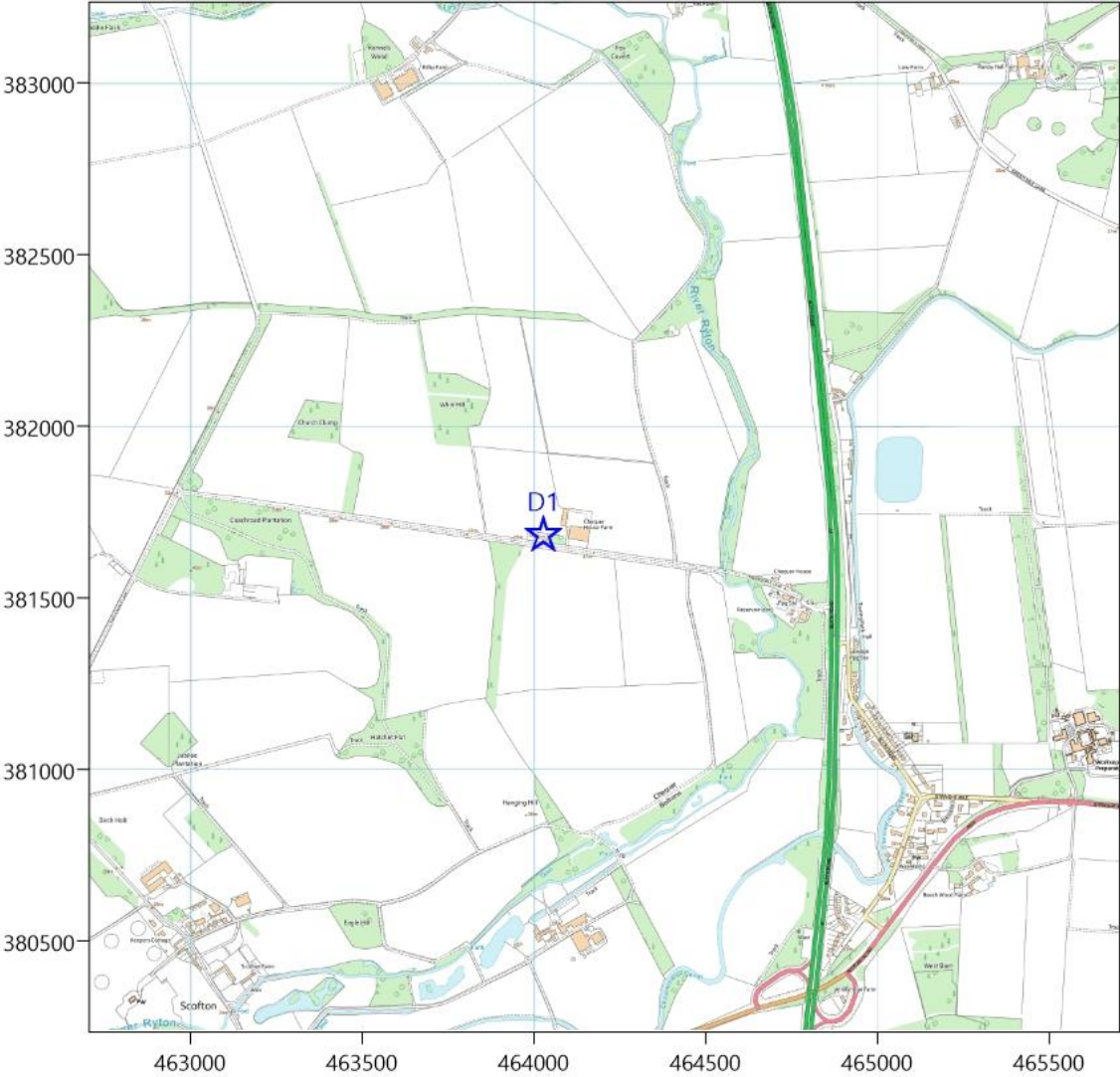
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PERMIT APPLICATION BOUNDARY



DBMP Appendix II

Sensitive Receptor Locations



Dust Sensitive Receptors within 100m of Permit Boundary

- ★ Dust Receptor Location
- D1 Dust 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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DBMP 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.