

NON-TECHNICAL SUMMARY

Chequerhouse Farm, Ranby, Retford, DN22 8JA

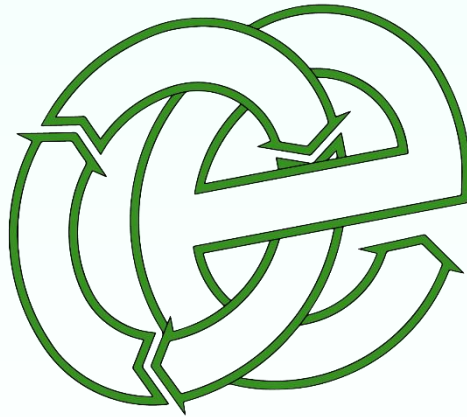
Chequerhouse Farm Limited

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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



Document History:

Version	Issue date	Author	Checked	Description
1.0	16/06/2026	DY		Draft for client comment
1.1	22/06/2026	DY	CFL	Submitted to EA with permit application

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List of Supporting Drawings:

Appendix I - Site Layout Plan

1 Introduction

1.1 Overview

- 1.1.1 This document contains the Non-Technical Summary which accompanies the application being submitted to vary the Environmental Permit (EP) held by Chequerhouse Farm Limited for the operation of a broiler farm at Chequerhouse Farm, Ranby Retford, DN22 8JA.

- 1.1.2 This application has been completed on behalf of Chequerhouse Farm Limited by Oaktree Environmental Ltd.

2 Application Proposals

2.1 Proposed Operations and Summary of Environmental Controls

- 2.1.1 The variation proposes the addition of two poultry houses and ancillary structures to the permitted operation.
- 2.1.2 The farm will include 6 broiler rearing houses and ancillary structures.
- 2.1.3 Chicks will be brought in from a hatchery and transported to a meat processing factory at the end of the growing period. The average growing cycle length will be between 5 and 8 weeks. Prior to the arrival of the chicks, the houses will be bedded with wood chips/shavings and pre-warmed. Feed will be supplied from a local feed mill and stored on site in purpose designed galvanised steel bulk bins. Water will be provided via nipple drinkers fitted with drip cups which are designed to minimise spillage. This, together with good environmental control in the houses will help to maintain good litter conditions and hence reduced ammonia and associated odour.
- 2.1.4 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 Department for Environment, Food and Rural Affairs (DEFRA) fallen stock scheme. Numbers will be recorded.
- 2.1.5 At the end of each growing period, broilers will be removed from the houses and used litter taken away from the farm, supplied on contract to a power station as a fuel source. The empty houses will then be power washed, disinfected and fumigated ready for the arrival of the next crop. House wash down water will be channelled to sealed underground tanks and subsequently exported from the farm in a sealed tanker lorry by licensed contractor.
- 2.1.6 The farm will be heated using Liquefied Petroleum Gas. Subject to viability/feasibility, biomass heating will also be used.

- 2.1.7 The proposed poultry houses will be primarily ventilated by high velocity roof fans, which provides best possible dilution and dispersion of residual emissions, minimising potential for impacts. Gable end fans will be used occasionally, during periods of very warm/hot weather.
- 2.1.8 Rainwater will be collected in an attenuation reservoir, treated and re-used on the farm.
- 2.1.9 The farm will be operated in accordance with a comprehensive Environmental Management System, to ensure a high level of day to day management. Odour, Dust and Noise Management Plans will be implemented during day to day operations at the site.
- 2.1.10 The farm operations will accord with the relevant measures and procedures outlined within Environment Agency intensive farming sector guidance, as applicable and relevant Best Available Techniques.
- 2.1.11 The above measures are intended to reduce the production and emission of ammonia, noise, dust and odours and to prevent liquid wash water escaping to the environment in an uncontrolled manner.
- 2.1.12 Layout plans are provided within Appendix I.

3 **Activities and Documentation**

- 3.1 The proposed process will be classed as an installation under the Environmental Permitting (England and Wales) Regulations 2016 ("the EP regulations"). The activities being applied for are summarised in the table below.

Table 3.1 – Proposed Activities

Site Name	References under Schedule 1 Part 2 of the EP Regulations	Activity Capacity
Chequerhouse Farm	Section 6.9 A(1)(a)(i) Rearing of poultry intensively in an installation with more than 40,000 places for poultry	Rearing of broilers in an installation with a capacity for 378,000 broilers

- 3.2 The following documentation has been prepared and is provided in support of the application:

- Permit Application Supporting Information Document, reference: 098-024-CHF-SUP
- Best Available Techniques Assessment, reference: 098-CHF-BAT,
- Environmental Management System, reference: 098-CHF-EMS,
- Odour Management Plan, reference: 098-CHF-OMP,
- Dust and Bioaerosols Management Plan, reference: 098-CHF-DBMP,
- Noise Management Plan, reference: 098-CHF-NMP,
- Climate Change Risk Assessment, reference 098-CHF-CCRA
- Proposed Layout Plan, reference: MFC125 A 02 51

4 Application Fee

- 4.1 With reference to Table 1.14 of the Environment Agencies Charging Scheme, the base variation fee for the application is anticipated to be £7,492.28, based on a substantial variation. In addition, a fee of £643.56 is payable for Dust and Bioaerosol Management Plan, resulting in a total fee of **£8,135.84.**

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.
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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, SYB 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 -	