

**WELTON CLIFF POULTRY FARM**  
**SITE CLOSURE PLAN**

Following final depopulation of the site, the sites houses and hardstands shall be mucked out, washed out and disinfected by the company's hygiene contractors.

Unless an express agreement has been made between the owners and Annyalla Chicks UK (Broiler Breeders) Ltd, all the fixtures and fittings within the farm buildings shall be retained as such when Annyalla Chicks UK (Broiler Breeders) Ltd leave the premises for the final time.

All ventilation ducts, fan housings, fail safes and doors shall be shut to deter infestation by birds and other pests.

All electrical power shall be isolated within the growing units. Internal water tanks and supply lines shall be emptied, and taps/stopcock handles shall be removed to a secure place to minimise any potential tampering and vandalism. Switching off power and removing fuses from the electrical distribution board shall isolate water supply pumps for all buildings.

LPG gas storage tanks are contract hired from the gas supplier. The gas lines from the LPG storage tanks will be shut off and arrangements made with the owners of the sites informing them of the conditions the tanks have been left in inviting mutual inspection prior to leaving the premises for the final time.

The main water storage tank shall be isolated from the mains supply source. The tank will remain full to provide an immediate reservoir of water within the site should it be needed in the event of a fire.

All dirty water/sewage storage tanks shall be emptied and the contents removed from the site. Covers to the tanks shall be kept shut and locked where possible.

No food shall remain in storage silos or feeding systems, any remaining feed stuffs shall be removed onto the waste litter prior to mucking out to be removed from site and disposed of accordingly.

All unused bedding bales shall be disposed of on the final crops litter prior to mucking out and disposed of accordingly. In the unlikely event there is medication, chemicals, lubricants or any other substances on site with the potential to cause environmental harm, then these shall be removed by the appropriate supplier, waste contractor or veterinarians for safe storage, re-use and/or disposal.

Any unused inert substances such wood, wire and cardboard shall be removed from the site and either stored or distributed to other appropriate locations. Waste materials, where generated, shall be loaded into skips for off-site disposal to a licenced landfill site. All mobile plant/vehicles shall be removed from site to be used on other sites, sold or returned to the supplier where under contract hire agreements.

When all site closure operations have been completed checks should be made to ensure no contamination of the soil or environment has taken place and that no remediation is necessary. Photographs will be taken of the sites and retained on file to record the condition of the site and its surrounding area at closure. The Environment Agency (EA) will be consulted to agree if there is any requirement for any environmental testing.

The electricity supplier shall then be contacted to isolate the supply to the site unless specifically agreed otherwise with the property owner. After a final check of the whole of the site(s) by management, all doors and gates shall be closed and secured.

Any pollution incidents shall be recorded together with remedial action taken.

This data will be available at the time of closure of the site.

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**WELTON CLIFF POULTRY FARM**  
**HOUSING REVIEW**

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- Summary of Buildings in Comparison to BAT

<b>Operator:-</b> ANNYALLA CHICKS (UK) BROILER BREEDERS LIMITED <b>Reviewed:-</b> 01.04.2026
<b>SITE ADDRESS:-</b> Welton Cliff Poultry Farm, Lincoln, Lincolnshire, LN2 3PU
<b>Site:-</b> The site consists of five broiler breeder rearing houses. Floor area for each house is 1080m <sup>2</sup> (5400m <sup>2</sup> Total)
<b>Age of Facility:-</b> Over 25 Years (Houses 1-3) New Build (Houses 4-5)
<b>General Comment on Site, Condition and Viability:-</b> The existing buildings are in reasonably good condition, with one new underground tank and a diverter system which allows wastewater to be controlled and contained. An ongoing maintenance plan will ensure that this remains the case for the future.
<b>Notable Improvements During Tenancy:-</b> Site build & refurb in Summer 2026, new partition fences, spinners, drinkers and LPG heaters & tanks. Some new feed silos fitted and new water holding tank. New generator for site.

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## Individual Housing Review

House One	Type	Is It BAT?	Details	Condition
	Insulation	Yes	Roof & Walls 160ml fibre glass.	Good
	Lighting	Yes	LED Lighting.	Good
	Heating	Yes	4 x Hired Hand <sup>®</sup> heaters regularly maintained.	Good
	Floors	Yes	Floors are concrete, in good condition.	Good
	Feeders	Yes	Spin Feeders	Good
	Drinkers	Yes	360-degree nipples	Good
	Gutters	Yes	Plastic with plastic downpipes	Good
	Roof	Yes	Tin inside and outside	Good
	Walls	Yes	Tin inside and shiplap board outside	Good
	Fans	Yes	5 x Side extraction 630mm	Good
	Ventilation	Yes	Automatic side inlets	Good

House Two	Type	Is It BAT?	Details	Condition
	Insulation	Yes	Roof & Walls 160ml fibre glass.	Good
	Lighting	Yes	LED Lighting.	Good
	Heating	Yes	4 x Hired Hand <sup>®</sup> heaters regularly maintained.	Good
	Floors	Yes	Floors are concrete, in good condition.	Good
	Feeders	Yes	Spin Feeders	Good
	Drinkers	Yes	360-degree nipples	Good
	Gutters	Yes	Plastic with plastic downpipes	Good
	Roof	Yes	Tin inside and outside	Good
	Walls	Yes	Tin inside and shiplap board outside	Good
	Fans	Yes	5 x Side extraction 630mm	Good
	Ventilation	Yes	Automatic side inlets	Good

House Three	Type	Is It BAT?	Details	Condition
	Insulation	Yes	Roof & Walls 160ml fibre glass.	Good
	Lighting	Yes	LED Lighting.	Good
	Heating	Yes	4 x Hired Hand <sup>®</sup> heaters regularly maintained.	Good
	Floors	Yes	Floors are concrete, in good condition.	Good
	Feeders	Yes	Spin Feeders	Good
	Drinkers	Yes	360-degree nipples	Good
	Gutters	Yes	Plastic with plastic downpipes	Good
	Roof	Yes	Tin inside and outside	Good
	Walls	Yes	Tin inside and shiplap board outside	Good
	Fans	Yes	5 x Side extraction 630mm	Good
	Ventilation	Yes	Automatic side inlets	Good

House Four	Type	Is It BAT?	Details	Condition
	Insulation	Yes	Roof & Walls 300ml fibre glass.	Very Good
	Lighting	Yes	LED Lighting.	Very Good
	Heating	Yes	4 x Hired Hand <sup>®</sup> heaters regularly maintained.	Very Good
	Floors	Yes	Floors are concrete, in very good condition.	Very Good
	Feeders	Yes	Spin Feeders	Very Good
	Drinkers	Yes	360-degree nipples	Very Good
	Gutters	Yes	None	N/A
	Roof	Yes	Tin inside and outside	Very Good
	Walls	Yes	Tin inside and outside	Very Good
	Fans	Yes	7 x High Ridge extraction 820mm 3 x Gable End (emergency ONLY) 1200mm	Very Good
	Ventilation	Yes	Automatic side inlets	Very Good

House Five	Type	Is It BAT?	Details	Condition
	Insulation	Yes	Roof & Walls 300ml fibre glass.	Very Good
	Lighting	Yes	LED Lighting.	Very Good
	Heating	Yes	4 x Hired Hand <sup>®</sup> heaters regularly maintained.	Very Good
	Floors	Yes	Floors are concrete, in very good condition.	Very Good
	Feeders	Yes	Spin Feeders	Very Good
	Drinkers	Yes	360-degree nipples	Very Good
	Gutters	Yes	None	N/A
	Roof	Yes	Tin inside and outside	Very Good
	Walls	Yes	Tin inside and outside	Very Good
	Fans	Yes	7 x High Ridge extraction 820mm 3 x Gable End (emergency ONLY) 1200mm	Very Good
	Ventilation	Yes	Automatic side inlets	Very Good

## Summary of Housing (BAT)

House Number	Function	Is Building design BAT or not BAT	Is it identified in the individual housing review?
House One	Rearing Parent Stock	BAT	Yes
House Two	Rearing Parent Stock	BAT	Yes
House Three	Rearing Parent Stock	BAT	Yes
House Four	Rearing Parent Stock	BAT	Yes
House Five	Rearing Parent Stock	BAT	Yes

## Housing Improvement/Maintenance Plan

This site is up to BAT standard and as such further improvements are unnecessary currently. A maintenance schedule will be followed, checking and fixing any damage periodically every clean out (18 weeks on site, empty approximately 2-3 weeks in between each cycle).

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