SUPPORTING DOCUMENTS TO VARY AN EXISTING ENVIRONMENTAL PERMIT

Langham Farm

Langham Poultry Unit

Hook 2 Sisters Ltd

The Old Airfield

Cockthorpe Road

Holt

Norfolk

NR25 7BP

Permit no: EPR/AP3632YP

Grid Reference: TF9991044210 (599910, 344210)

January 2025

APPLICATION FOR A VARATION TO AN EXSTING ENVIRONMENTAL PERMIT

C2. 2b introductory note, summary of application

This is included as part of this document.

C2.3d Summary of Management Systems

This is included as part of this document.

Site Plans

C2.5a Appendix 1 Site Layout / Housing and Drainage plans, Location plans

These are included as an Appendix to this document.

Site Condition Report

C2.5b Appendix 3 Site Condition Report

This is included as an Appendix to this document.

Non-Technical Summary

C2.5c Appendix 2 Non -Technical Summary

This is included as an Appendix to this document.

Environmental Risk Assessment

C2.6 Appendix 4 Environmental Risk Assessment

This is included as an Appendix to this document.

C3.1 Changes to directly associated activities

This is included as part of this document.

C3.3c Types and Amounts of Raw Materials

This is included as part of this document.

Pre-application screening information / assessment

This is included as an Appendix to this document, no further assessment is required.

INTRODUCTORY NOTE

Langham Poultry Farm forms part of Hook 2 Sisters Ltd Poultry operation. The installation currently consists of sixteen poultry houses of varying age service buildings and stores.
Current production - Turkeys are reared on-site from day old through to an age of 19 weeks, during which a percentage are depleted and moved to be grown on at other facilities at 19 weeks of age. The remaining birds are depleted and transported for processing by Bernard Matthews Ltd.

Further to a decrease in Turkey production numbers and an increase in high Welfare Broiler Chicken, Langham Poultry Farm will undergo a major investment and refurbishment project to update the site to modern standards suitable for Intensively reared Broiler Chicken.

The refurbishment project will see the existing buildings replaced with eighteen new timber structures, concrete floor overlays and modern ventilation systems. Included is which will be a large scale reduction in emissions to air through the removal of Turkey in place of Chicken.

C2 2b SUMMARY OF VARIATION

The purpose of this application is as follows

- To include changes to buildings and infrastructures (ventilation, locations and housing numbers)
- Removal of rearing of Turkey (as an operation)
- To include the rearing of 720,000 Broiler Chicken (under an ammonia betterment proposal)

Farm Location

The installation is approximately 90 acres in size and positioned in a rural location at National Grid Reference TF 99106 42098 (599106, 342098) The site is centrally located between the small villages of Langham and Cockthorpe approximately 3.5km West of Blakeney, the nearest sensitive receptors are located on the outer edges of the airfield approximately 500 metres to the East and West residential dwellings located along Airfield Road.

Building Construction – *(Existing).*

The existing buildings are timber structured external clad in asbestos sheet and profiled roof sheets. Internal lined in plywood and fibre insulation board. Cast concrete walls are formed on top on the original runways. Ventilation systems comprise of fans in the side wall and roof mounted inlets under a continual ridge.

External surface are laid to runway hardstanding and airfield drainage systems.

Building Construction – *(New).*

The new buildings will be constructed of timber comprising of pre cast poured concrete walls supported on steel pinned strip foundations internally a new concrete floor poured over the existing runway / floor area. The insulated roof and side walls are clad with a timber shiplap finish 100-200mm fibreglass to achieve a U-value not less the 0.4W/m2.

The ventilation systems installed into all the houses is a ridge extraction led system whereby fresh air is drawn into the build via inlets mounted in the side walls. Incorporated into this system is a number of large fans mounted in the rear gable and which are used to move larger volumes of air and internal heat build-up while the birds grow and as external temperatures increase.

The Farm

At the end of the growing cycle all birds are depleted off site with the building being dry cleaned by means of compressed air being used to remove dust build up from the building internals and equipment before litter is removed. Spent litter is taken from site by sheeted HGV trailers and is transported and spread to third party land or for power generation. The buildings are then washed clean using high pressure water which is collected and removed from site for land spreading on third party sites in accordance with GOGAP and Farming Rules for Water before all building internals are disinfected to point of run.

Modern thermostatically controlled in-direct LPG space heaters are used for heating the buildings. All the buildings will have an individual link to a below ground dirty water catchment tank as shown on the housing and drainage plan. Each tank will have a storage capacity of 20,000 litres.
Dirty water is directed to these via internal drainage points located within each of the buildings with all external waters being picked up via a series of open drains on the concrete apron and a change over points. (See drainage plan for reference).

All run off from roofs discharge via a gutter and ground collection system running alongside each of the buildings discharging to the main airfield drainage running alongside the runways.
Clean surface waters are controlled via a changeover valve located in the yard areas, clean surface water is then directed to an attenuation pond (See drainage plan for reference).

During depletion and cleanout a series of valves located at the collection point can be manually changed over so all surface waters can be directed to the collection tanks which are closely monitored to remain at a manageable level throughout the process.

The areas outside of the houses are laid to concrete, rolled stone and grassland,

Langham Poultry Unit – Housing / Emission source breakdown. (Existing)

Grid Reference for the centre of site: TF 99106 42098 (599106, 342098)

		Building ID	status	Ventilation type	Emission Factor	Fan Speed	Exhaust Height	Building sizes			Total sqft	Building sizes			total m2	-	adjusted bird numbers	
	Site 1	14	existing	Side Extraction	0.138	n/a	-	60	x	340	20,400	18.288	x	103.63	1895	-	15,196	Turkeys as Permitted 2024
599071, 342476		15	existing	Side Extraction	0.138	n/a	-	60	x	340	20,400	18.288	x	103.63	1895	-	15,196	
		16	existing	Side Extraction	0.138	n/a	-	60	x	340	20,400	18.288	x	103.63	1895	-	15,196	
		17	existing	Side Extraction	0.138	n/a	-	60	x	340	20,400	18.288	x	103.63	1895	-	15,196	
		18	existing	Side Extraction	0.138	n/a	-	60	x	340	20,400	18.288	x	103.63	1895	-	15,196	
		19	existing	Side Extraction	0.138	n/a	-	60	x	340	20,400	18.288	x	103.63	1895	-	15,196	
	Site 2	20	existing	Side Extraction	0.138	n/a	-	50	x	400	20,000	15.24	x	121.92	1858	-	15,196	
599774, 342177		21	existing	Side Extraction	0.138	n/a	-	50	x	400	20,000	15.24	x	121.92	1858	-	15,196	
		22	cleared	Side Extraction	0.138	n/a	-	50	x	400	20,000	15.24	x	121.92	1858	-	15,196	
		23	existing	Side Extraction	0.138	n/a	-	50	x	400	20,000	15.24	x	121.92	1858	-	15,196	
		24	cleared	Side Extraction	0.138	n/a	-	50	x	400	20,000	15.24	x	121.92	1858	-	15,196	
	Site 3	8	existing	Side Extraction	0.138	n/a	-	50	x	400	20,000	15.24	x	121.92	1858	-	15,196	
598833, 341669		9	existing	Side Extraction	0.138	n/a	-	50	x	400	20,000	15.24	x	121.92	1858	-	15,196	
		10	existing	Side Extraction	0.138	n/a	-	50	x	400	20,000	15.24	x	121.92	1858	-	15,196	
		11	existing	Side Extraction	0.138	n/a	-	50	x	400	20,000	15.24	x	121.92	1858	-	15,196	
		12	existing	Side Extraction	0.138	n/a	-	50	x	400	20,000	15.24	x	121.92	1858	-	15,196	
		13	cleared	Side Extraction	0.138	n/a	-	50	x	400	20,000	15.24	x	121.92	1858	-	15,196	
	Site 4	6	existing	Side Extraction	0.138	n/a	-	50	x	400	20,000	15.24	x	121.92	1858	-	15,196	
599026, 341613		7	existing	Side Extraction	0.138	n/a	-	50	x	400	20,000	15.24	x	121.92	1858	-	15,196	
		19																
											382400				35526	-	288,727	

Note :

Current Ammonia assessment

Baseline

Turkeys – 288,727 @ 0.138 = 39,844 kg NH3/year

(EA) This is based on the livestock numbers in the recently issued partial surrender, variation notice and consolidated permit (EPR/AP3632YP/S003 and EPR/AP3632YP/V004, issued 18/11/2024), but using the lower bespoke emission factor agreed for permits previously operated by Bernard Matthews Foods Limited. We acknowledge that the current permit also has the option of stocking broilers instead of turkeys, but the turkey emissions are the higher of the two livestock types.

Langham Poultry Unit – Housing / Emission source breakdown. (Proposed)

Grid Reference for the centre of site: TF 99106 42098 (599106, 342098)

		Building ID	status	Ventilation type	Emission Factor	Fan Speed	Exhaust Height	Building sizes			Total sqft	Building sizes			total m2	30kgs	adjusted bird numbers	
	Site 1	1	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	Std Build - EF 0.034
599071, 342476		2	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
		3	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
		4	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
		5	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
		6	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
	Site 2	7	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
599774, 342177		8	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
		9	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
		10	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
		11	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
		12	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
	Site 3	13	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
598833, 341669		14	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
		15	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
		16	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
		17	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
		18	new	H/Vridge / gable	0.034	11m/s +gable	6.2	60	x	420	25,200	18.288	x	128.016	2341	39,097	40,000	
		18																
											453600				42141	312,779	720,000	

Note :

Current Ammonia assessment - (Mass Balance approach)

Proposal

Broilers – 720,000 @ 0.034 = 24,480 kg NH3/year

(EA) This assessment assumes that there will be no changes other than the switch from turkey production to broiler production as a result of the variation. If there are infrastructure changes and/or changes to the ventilation on site, then further assessment may be required (*the current permit is for side fan ventilation for 16 in use poultry houses and your proposal is for high velocity roof fans to be installed as part of the redevelopment of the site which will improve dispersion of emissions, therefore we can accept the mass balance approach on this basis for this specific case).*

Further detail to support the reduction of ammonia and mass balance approach will be provided by an Ammonia dispersion modelling report.

Further information for site changes

- Housing and Drainage Plan

Infrastructure information

Water supply – (Existing and Proposed)

Water for the site is obtained via two historic boreholes which will supply two suitably sized purpose built storage tanks located on site; the supply has been calculated to maintain a constant supply for 24 hours following a supply failure by the supplying company.

Drinkers- Nipple drinkers with drip trays with rows running parallel to the long axis of each house.

The reason for using nipple drinkers with drip trays is not only for ease of management, coupled with good bird performance and maximum hygiene, but also to keep the moisture content of the litter as low as practicable and help to reduce odours.

Feed- The feed is blown from bulk feed lorries into the bulk silos, an auger system will convey feed to pan feeders. Dust from bulk blowing into silos is controlled by the means of dust collection unit on the exhaust vent pipes. silos are to be located behind or alongside the building control rooms to avoid any accidental collision from vehicle movements see housing plan for reference.

The feed will be supplied by a UFAS accredited supplier and composed of high-quality raw materials and be nutritionally tailored to the Broiler bird's requirements. It will contain enzymes that enhance the digestion of the cereal components within the feed. As a result of the improved digestion, the amount of water drunk by the birds is reduced this in turn reduces the moisture content of the litter.

Litter- Chopped straw or wood shavings are used as bedding at a depth of 40mm, this allows adequate insulation while allowing the floors to breathe and release moisture enhancing environmental conditions inside the poultry houses.

Spent litter is taken from site by sheeted trailers to either of the two recovery routes – land spreading or power regeneration.

Mortalities- These are removed from the house daily and stored in sealed, locked containers on site. Carcasses are collected weekly or more regularly if required. The carcasses are disposed of in accordance with the Animal By Products Regulations.

Dirty Water- With well maintained smooth floors and brushing down as part of cleanout there is very little solid matter to be carried away with wash waters. All water on site from either the buildings or the concreted areas will be directed to the collection tanks as required.

Clean / lightly contaminated yard water- Under normal circumstances run off from roofs and surface water which collects on the concrete service apron will be picked up via the open drains which directs the water to a the diverter chamber where it can be sent to the offsite discharge point under clean conditions or to the collection tanks where it can be stored during dirty conditions and removed as required by a licensed contractor.

Airborne pollution- The issue of odours and noise have been investigated, there will be no significant environmental effects from the site on nearby receptors following the redevelopment of the existing site.

C3 1a Types of activities

Directly associated activities

Feed storage – all feed will be stored in enclosed, purpose-built bins complete with dust collection facility mounted on the exhaust vent. In order to prevent damage by collision each of the silos will be located behind or alongside the control rooms

Chemical storage – there is a chemical storage facility on site which is purpose-built and fully bunded which is situated within one of the lockable facilities buildings.

Dirty water storage – dirty water storage facilities are in place on the site and are situated to the front of each pair of building, as shown on the site layout and drainage plan which form part of this application.

LPG fuel storage – LPG will be stored 12 x 2 tonne tanks per site which will be protected from collision damage by barriers and positioned away from any buildings, store or vehicle movements.

Diesel storage – a 3,000 litre integrally bunded fuel store per site provides diesel for the on-site generators all shown on the site plan.

Generators – the stand-by generator has a thermal capacity of <1MW. The stand-by generator is for emergency power and will be tested for no more than 1 hour per week and the total hours of operation for both testing and emergency electricity will be no greater than 500 hours per annum.

Carcass storage – carcasses are held in locked steel bins on site prior to collection weekly or by request.

C3.3c Types and amounts of raw materials

(TYPES AND AMOUNTS OF RAW MATERIALS)

(Note that this information is provided as a 'supporting document' because the electronic form does not accept units other than tonnes).

Schedule1 Activity	Material	Maximum amount	Annual throughput	Description
Poultry	Biocides	120ltr / site	840ltr	Disinfectants
Poultry	Pesticides	None stored	45kg rodenticide 20 litres insecticide	Rodenticides / Insecticides
Poultry	Veterinary medicines	720,000 doses (approx)	5,040,000 doses (approx)	Vaccines
Poultry	Bedding	24 tonnes (approx)	168 tonnes	Straw / Shavings
Poultry	Biomass (wood pellet)	n/a	n/a	n/a
Poultry	Fuel & oil	3,000 litres / site	Variable	Diesel
Poultry	Fuel & oil	12 tonnes (approx)	Variable	LPG

All types and amounts of raw materials used are base on maximum bird numbers and total productive space available.

C3.6a ENERGY EFFICIENCY

The following energy sources will be used.

Energy source	Use
Electricity	Lighting, ventilation, computer control systems, feed augers, water pumps
LPG Gas	Primary fuel supply for heaters
Diesel	Standby generator

Key energy efficiency measures which are planned are set out below and additional energy-saving technologies are under consideration.

Electricity

- The ventilation fans will be appropriate in terms of power and size and will use the latest technologies to ensure high levels of air movement relative to energy use.
- Computerised systems will control the ventilation for maximum efficiency; ensuring air change requirements and fan use are precisely matched.
- The fans will be regularly maintained and designed for ease of cleaning.
- Low energy lighting will be used in the houses, control areas and in other parts of the site.

- Light hours will be set according to the requirements of the flock, ensuring a minimum of six hours darkness per day.

Heating

- The correct environment for the birds will be maintained in the houses through the use of energy-efficient LPG gas heaters.
- Heating will be equally distributed through each house to prevent cold spots and maintain a consistent temperature throughout the houses.
- Each house will be monitored by a computer system, which will automatically control and record the temperature.
- Control sensors will be checked regularly and kept clean, so they are able to detect the temperature at the stock level.
- Ventilation rates will be carefully controlled and adjusted to minimise heat losses from the houses.
- All houses will be new and will be maintained in good condition. Walls and roofs will be fully insulated to reduce condensation and heat loss. Each house has a damp proof course.
- The houses will be constructed, equipped and maintained to ensure that litter is kept dry and friable, hence reducing the need to provide heat in order to keep the litter dry.

Diesel

- The standby generator will be regularly maintained in accordance with the manufacturers' instructions to ensure that it operates efficiently.

Energy Consumption

The use of all-new buildings which are fully insulated and constructed to use new technologies (as outlined elsewhere) in order to be more energy efficient. Energy consumption will be monitored and deviations from expected consumption levels will be investigated.

Climate Change Levy Agreement

The facility will continue to operate under a Climate Change Levy agreement.

JUSTIFICATION FOR THE USE OF RAW MATERIALS

All raw materials used must be compliant with the requirements of customers and with the Assured Chicken Production Scheme. The use of potable water is essential. The choice and quantity of litter materials is based on its ability to maintain friability throughout the production cycle. Medications are used only as required and in consultation with a veterinary specialist. All disinfectants used must be DEFRA approved, and all feed used must be UFAS approved.

AVOIDANCE OF WASTE

Waste will be disposed of in accordance with the Waste Hierarchy with emphasis put on with waste generation. Where waste is generated, it will be managed and disposed of in accordance with relevant legislation.

TECHNICAL ABILITY

The day-to-day running of the farm is the responsibility of a skilled and experienced site manager who is trained to NVQ Level 3 standard. The manager is responsible for ensuring that any other workers, including visitors and contractors working on the site comply with management standards.

In particular, the site manager will attend regular training sessions and records will be maintained by the company.

The site manager receives on-going instruction and guidance from a supervisor on specific issues affecting the site. This supervisor would normally visit the site on at least a weekly basis, would assess the overall condition of the site and the standards maintained and discuss any problems.

C2.3d SUMMARY OF ENVIRONMENT MANAGEMENT SYSTEM

An environment management system will be in place at the farm to cover the following:

Normal operations

- Daily records kept on all aspects of the farm's operation including: water consumption, feed consumption and deliveries, bird mortalities, house temperature.
- Daily inspections around the site by staff to ensure that all plant is operating correctly.

Maintenance schedule and records

- A programme of planned preventative maintenance will be carried out on all plant equipment including ventilation fans, feed and water systems. Inspections and maintenance schedules will be based on manufacturer's recommendations where appropriate.
- The on-site generators will be tested weekly to ensure that it is working properly.
- The buildings and equipment on site will be regularly inspected and checked for visual signs of leakage, corrosion and structural damage, security and correct operation.
- A record of all faults, maintenance work and inspections will be kept on site.

Incidents and abnormal operations

- Measures will be in place to identify incidents and abnormal operations. Personnel are experienced in detecting abnormal operation, investigating causes and getting back to normal operation, ensuring that the problem does not re-occur.

Complaints system

- Any complaints will be recorded, together with any investigations and any follow up action which is carried out.
- A site identification notice will be provided.

Accidents

- The site will have an accident management plan which will include site specific details and all employees must sign the document to verify they have read and understood the content.
- Events or failures that could have an adverse impact upon the environment have been identified using the H1 risk assessment.

Training

- The site will be operated by trained and experienced staff, familiar with all aspects of the site activities. Back-up will be provided from within the company as needed.
- All members of staff will be familiar with the accident management plan and with the requirements of the environmental permit and pollution prevention.
- Contractors working on the site will have defined roles.
- A record will be kept of any training courses attended.

Site Security

- It is intended that a perimeter fence will be constructed around the site boundary.
- All houses will be securely locked at night.

Housing for Chicken Production

- Housing design and management in accordance with the Sector Guidance Note (SGN) EPR6.09.
- Damp proof course, fully insulated to reduce condensation and heat loss in the new houses.
- Ventilation rates will vary automatically, according to the age, temperature requirements and the health and welfare needs of the birds.
- All houses will have non-leaking nipple drinking systems.
- Litter will be kept friable. The quality will be regularly inspected to ensure it does not become excessively wet or dry. Steps as described in the SGN6.09 will be taken to rectify any changes to the quality of the litter.
- Temperature inside the houses will meet the health and welfare needs of the birds.
- The bird area of the houses will be accessed via a control room which will prevent draughts and is consistent with good bio-security.

Feed storage

- The delivery of feed into the bins and from the bins to the birds will be via enclosed conveyor systems.
- Feed selection and use will be in accordance with the SGN EPR6.09. Protein and phosphorus levels will be reduced as the flocks get older.

Dirty water storage

- Below ground dirty water tank will collect wash water from each house during the clean-out process (see drainage plan for location).

General Management

- In accordance with the management system at the farm, the buildings will be regularly inspected and maintained. The floors and walls of the houses will be kept clean.
- The site will be regularly inspected and well maintained.

Livestock Numbers and Movements

- A system will be in place to record the number of animal places and animal movements.
- These records will be available for inspection.

Off-site spreading of litter and dirty water

- Used litter will not be stored at the installation. It will be exported by a third party company for use on land for agricultural benefit or power generation.

- Dirty water will be taken off-site by a third party company and applied to land in accordance with the Code of Good Agricultural Practice.

- Records will be kept of the quantities and the disposal location. Contingency arrangements will be in place if the normal litter disposal route is unavailable.

Emissions and Monitoring

Emission points are set out in the Table below (note that there are no emissions to any watercourses).

Emission point description (see location on site layout or drainage plan)	**Source**
Air	
Ridge mounted fans on poultry houses Gable end fans on poultry houses	Site 1 Houses - 1,2,3,4,5,6, Site 2 Houses – 7,8,9,10,11,12 Site 3 Houses – 13,14,15,16,17,18
Exhaust on generator	Generators (see housing plan for location)
Vent on fuel storage tank	Generators (see housing plan for location)
Vents on LPG tanks	LPG tanks (see housing plan for location)
Water	
Roof / service yard water collection	Site drainage point (see housing and drainage plan for locations site discharge points marked as D1, D2, D3 on plans)

Fugitive Emissions

- Appropriate measures for preventing and minimising fugitive emissions will be in place.

- Buildings will be maintained in good repair. Areas around buildings will be kept free from a build-up of spilt feed etc.

- Foot dips will be managed so that they do not overflow. Spent liquid will be added to the wash water holding tank.

- Drainage from cleaning out will be collected in a suitability size facility (see drainage plan for reference). Drainage from containment areas use for loading is also collected in this way, so that clean drainage systems are not contaminated.

Dust

- Feed will be stored in purpose-built covered feed silos located next to the poultry houses.

- No milling or mixing of feed will take place at the farm. All feed will be delivered to the farm by lorry from feed suppliers. Feed will be blown directly from the lorry into the storage silos and then piped from the silos into the houses, so minimising dust emissions.

- Ventilation systems will be operated to achieve optimum humidity levels for the stage of production, in all weather and seasonal conditions.

- Control of minimum ventilation rates will avoid a build-up of moisture in the houses. Ventilation will be appropriate to the age and weight of the birds.

- The houses will be managed to maintain litter in the most dry and friable condition possible. Dust will be controlled, through the management of litter and air quality.

- Used litter will not be stored on the site.

Carcass management

- Fallen stock will be disposed of in accordance with the Animal By-Products Regulations.

- Carcasses will be collected from each house on a daily basis. They will be held in storage prior to off-site disposal.

Flies

- Appropriate actions will be taken to prevent and control flies, should a nuisance arise.

Bunding and containment

Storage of fuels and chemicals

- An integrally bunded diesel tanks will provide fuel for the generators; the tanks will be regularly inspected.

- There will be 12 purpose-built 2 tonne tanks per site for the storage of LPG.

- Chemicals will be bunded and stored in a locked facility.

Feedstuffs

- All compound feed will be stored in enclosed, purpose-built feed bins.

- Barriers will be fitted to protect vulnerable feed bins from collision damage

Odour

In accordance with the SGN EPR6.09 and the H1 assessment, an Odour Management Plan is currently in place for the site.

Noise

In accordance with the SGN EPR6.09 and the H1 assessment, a Noise Management Plan is currently in place for the site.

COMPANY MANAGEMENT SYSTEMS

The company has developed its own management systems. Systems have been drawn up to incorporate current legislation, relevant sections of Codes of Recommendations and Best Practice (from Government and other bodies), compliance with the Assured Chicken Production (ACP) scheme and any additional requirements of customers.

Key requirements are set out in writing and the farm manager is required to keep appropriate records to confirm that standards are maintained. A record is kept of any unusual incidents and of any maintenance / repair work which is needed to improve the operation of the site.

SITE CLOSURE PLAN

This plan indicates how buildings, infrastructure, and any remaining used litter and wastes will be dealt with when the site is closed or decommissioned.

This will be used in conjunction with a record of any pollution incidents, such as spillage of oil, leaking stores etc, which have occurred during the operation of the permitted site, together with the steps taken to remedy that pollution at the time. This will help to establish whether the site is in a satisfactory state when poultry production ceases and the EPR Permit is surrendered.

The closure plan will be carried out as follows:-

Buildings, stores and facilities which are to remain in place, will be cleaned thoroughly internally and externally to avoid any potential risk of pollution. If these buildings, stores or facilities are to continue in use for activities for which the EPR Permit is no longer required, a suitable programme of works and timescale for completion will be agreed in writing with the Environment Agency to achieve the best environmental outcome and to minimise waste.

Wastes, including unused chemicals and fuels will be disposed of in accordance with the relevant legislation.

The dirty water tanks will be emptied, with the contents being taken off-site.

Where possible, any unused livestock feed will be collected and fed to suitable livestock elsewhere. Spoilt and surplus feedstuffs, and feedstuffs that cannot be recovered by feeding to stock, will be disposed of in accordance with prevailing legislation and Government Codes of Practice.

Infrastructure dedicated to the livestock named in the permit will be taken out of use if no immediate further use is required for it on the site with all buildings will be cleaned and secured while their use is no longer required.

If the installation is no longer required the buildings and infrastructures will be removed and the land returned to a green field state,

This plan will be maintained on site, updated as circumstances change and will be reviewed every 4 years.