**SUPPORTING DOCUMENTS TO VARY AN EXISTING ENVIRONMENTAL PERMIT**

**Overcote Poultry Unit**

***Hook 2 Sisters Ltd***

**Overcote Lane**

**Needlingworth**

**St Ives**

**PE27 4TN**

**Permit no: EPR/SP3930UV**

**Grid Reference: TL34937180 (534935, 271804)**

**November 2024**

**APPLICATION FOR A VARIATION TO AN EXISTING 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

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**

OvercotePoultry Farm forms part of Hook 2 Sisters Ltd Broiler operation. Broiler Chicken is reared on-site for day old to 42 days of age before being transported for processing by 2 Sisters Food Group.

The installation currently consists of six purpose newly built (2024) broiler houses, service buildings, stores.

Since 2004 the site has held an Environmental Permit to house 170,000 Broiler Chickens in the original c.60 year old houses. During 2024 the site was identified as a priority site for redevelopment as part of an enhanced welfare, lower stocking commitment to retail supply.

As Planning Permission was granted in 2012 for a larger more intensive site the decision was made to redevelop the site to a reduced footprint.

**C2 2b SUMMARY OF VARIATION**

The purpose of this application is as follows

* Increase in Permit capacity up to 336,000 places
* Incorporate the new build design inline with operational and permit requirements

**Farm Location**

The installation is approximately 10 acres in size and positioned in a rural location at National Grid Reference TL34937180 (534935, 271804) The site is approximately 0.3km East of the village of Needlingworth the nearest sensitive receptors is approximately 250 meter to the West residential dwellings located along Ashton Close.

**Building Construction**

The site consists of sixpurpose built houses comprising of steel clear span design construction houses comprising of pre cast poured concrete walls supported on steel pinned strip foundations over an internal concrete floor poured over a continuous DPM. 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 where by 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 an 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. The buildings are the washed clean using high pressure water which is collected and removed from site for land spreading 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 building will have a link to below ground dirty water catchment tanks as shown on the housing and drainage plan with a total maximum storage capacity of 60,000litres. 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 of a french drain system running alongside each of the buildings discharging to the main drainage run at the rear of site, water from here is directed to the Attenuation pond. Clean surface waters are controlled via a changeover valve located in the yard areas, clean water is then directed to the large Attenuation pond (See drainage plan for reference).

During depletion and cleanout a valve located at the collection point is manually changed over and all surface water and shed washings discharge to the dirty water 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,

Releases from the installation may include the release of ammonia and dust to air, releases to land and ground water, as well as a release of odour and noise.

**Overcote Poultry Unit – Housing / Emission source breakdown.**

Grid Reference for the centre of the proposed site: TL34937180 (534935, 271804)

|  |  |  |  |
| --- | --- | --- | --- |
| **Building ID** | **Size of building** | **Total capacity** | **Ventilation type** |
| House 1 | 24.38m x 109.72m | 56,000 | Ridge Extraction (9m/s)  Gable backup <10% |
| House 2 | 24.38m x 109.72m | 56,000 | Ridge Extraction (9m/s)  Gable backup <10% |
| House 3 | 24.38m x 109.72m | 56,000 | Ridge Extraction (9m/s)  Gable backup <10% |
| House 4 | 24.38m x 109.72m | 56,000 | Ridge Extraction (9m/s)  Gable backup <10% |
| House 5 | 24.38m x 109.72m | 56,000 | Ridge Extraction (9m/s)  Gable backup <10% |
| House 6 | 24.38m x 109.72m | 56,000 | Ridge Extraction (9m/s)  Gable backup <10% |
|  | **Total Permitted capacity** | **336,000**  **Broilers** |  |

**Water supply**

Water for the site is obtained via the mains 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 and supply failure by the supplying company.

**Drinkers-** Nipple drinkers with drip trays with row 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 help to reduce odours.

**Feed-** The feed is blown from bulk feed lorries into the bulk silos, a 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 can be 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 route – land spreading or power regeneration. Each 1000 broilers on average produce 1.3 tonnes of used litter to be removed at the end of each crop. Using this figure the total quantity of used litter produced for the site will be approximately 345 tonnes per crop, 2415 per annum.

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

**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.

To estimate the amount of washwater created from washing down each 1000 sq ft of building floor space generates on average 375 litres of washings Using this figure the total quantity of wash water generated for the site will be approximately 64,500 litres per crop, with a maximum capacity for 60,000 litres of storage the site has adequate slurry storage while washing is in progress as the tanks are emptied during cleanout, the cleanout process takes approximately 3 days to complete.

**Clean / lightly contaminated water-** Under normal circumstances run off from roofs discharge via of a french drain system running alongside each of the buildings discharging to the main drainage ditch running through the site. Clean surface waters are controlled via a change valve located in the yard areas, clean water is then directed to the attenuation ponds (See drainage plan for reference).

All 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 to 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 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.

**Biomass (wood pellet) fuel storage –** Biomass (wood pellet) which is stored in an adequately size silos alongside the boiler containers.

**LPG fuel storage –** LPG will be stored 12 2 tonne tanks 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 bunded fuel store provides diesel for the on-site generators all shown on the site plan,

**Carcass storage** – carcasses are held in locked steel bins on site prior to collection twice 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 | 840ltr | Disinfectants |
| Poultry | Pesticides | None stored | 45kg rodenticide  20 litres insecticide | Rodenticides / Insecticides |
| Poultry | Veterinary medicines | 337,000 doses (approx.) | 2,359,000 doses (approx.) | Vaccines |
| Poultry | Bedding | 24 tonnes (approx.) | 168 tonnes | Straw / Shavings |
| Poultry | Biomass (wood pellet) | 100 tonnes | Variable | Chopped straw |
| Poultry | Fuel & oil | 3,000 litres | Variable | Diesel |
| Poultry | Fuel & oil | 12,000litres (approx) | Variable | LPG |

All types and amounts of raw materials used are base on maximum bird’s number 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 | Secondary fuel supply for boilers |
| Diesel | Standby generator, jet wash, vehicles |

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 hot water 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.
  + The standby generator will not be tested more than 50 hours per years or operated for more than 500 hours per year (averaged over 3 years) for combined testing and emergency use only as a temporary power source if there is a mains power failure.

**Energy Consumption**

The use of all-new buildings which are fully insulated and new technologies (as outlined elsewhere) is likely to result in very low energy consumption, on a ‘per bird’ basis, particularly in comparison with older sites. Energy consumption (electricity, solid fuel and oil) will be measured accurately and records kept so that trends can be identified and any savings made. Any deviations from expected consumption levels will be investigated.

**Climate Change Levy Agreement**

The systems and measures proposed are designed to ensure maximum energy efficiency and to identify any areas where improvements could be made. It is intended that the facilities will be entered into a Climate Change Levy agreement when in use.

**JUSTIFICATION FOR THE USE OF RAW MATERIALS**

All raw materials used have to 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**

The main wastes identified are carcasses, plastics (from containers and packaging) and fluorescent lights. All efforts are taken to minimise mortality rates and carcasses are transported off-site to a rendering plant. Wrappings and Cleaning and disinfection containers are the main source of plastic wastes – these are considered essential for Biosecurity and are used in compliance with manufacturer’s instructions. For plastics and most other wastes, an agreement is in place whereby these are taken from the site by an approved contractor and recycled where possible.

Waste poultry litter can either recovered to generate power for the national grid by a power station or spread to land in accordance with COGAP

Dirty water is collected from site before and during the cleanout process before being spread to land in accordance with COGAP by approved contractors.

**TECHNICAL ABILITY**

The day-to-day running of the farm is the responsibility of the 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 set.

In particular, the site manager will attend regular in-house training sessions and appropriate training records are 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 generator 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 reoccur.

**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 be implemented if an accident occurs.
* Events or failures that could damage the environment have been identified using the H1 risk assessment for accidents.

**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**

* The site has a perimeter fence around the boundary.
* All houses will be securely locked at night.
* There is no public footpath through any part of the site.

**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.
* Houses will be ventilated by fans extracting from side walls with fresh air being drawn in through the ridge mounted inlets. 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 and loose. 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 from the installation and spread to land. Dirty water will also be taken off-site and applied to land in accordance with the Code of Good Agricultural Practice.
* Records will be kept of the quantities involved and where it is taken to. Contingency arrangements will be in place to ensure that litter and dirty water can be removed from the site in the event of an emergency.

**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 | Houses 1,2,3,4,5,6 |
| Exhaust on generator | Generator (see housing plan for location) |
| Vent on fuel storage tank | Generator (see housing plan for location) |
| Vents on LPG tanks | LPG tanks (see housing plan for location) |
| Land | |
| Dust from gable fans | Houses 1,2,3,4,5,6 |
| French drainage system (clean water only) | Roof water from all poultry houses |
| **Water** |  |
| Roof / service yard water collected in attenuation ditch, | Site drainage ditch  (see housing and drainage plan for locations site discharge points marked as D1 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.
* Footbaths will be managed so that they do not overflow.
* 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**

* A bunded diesel tank will provide fuel for the generator; the tank will be regularly inspected.
* There will be 12 purpose-built 2 tonne tanks for the storage of LPG to be used as a secondary backup system to the biomass boilers.
* Chemicals will be 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 attached as an appendix

# Noise

In accordance with the SGN EPR6.09 and the H1 assessment, a Noise Management Plan is attached as an appendix

**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.

**General Requirements**

* Fugitive Release management Plan
* Noise management Plan
* Odour management plan

The following plans have been prepared Plans and procedures are either updated or replaced following any complaints or on site incidents while the installation is operating under the Environmental Permitting Regulations.

***All the plans named above are available onsite and can be made available for this application by request.***

**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 following the Duty of Care.

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 year

**BAT**

* N/P monitoring of manure criteria will be via mass balance calculation
* Standard emission factors will be used for calculation and reporting of annual dust/ammonia emissions
* BAT 32 ‘In order to reduce ammonia emissions to air from each house for broilers, forced ventilation and a non-leaking drinking system with a solid floor and deep litter will be utilised.