Permit with introductory note

Pollution Prevention and Control (England & Wales) Regulations 2000

Cross Farm Pig and Poultry Unit and
Beacon Farm Poultry Unit

W.J.Watkins and Son Limited

Cross Farm
Holsworthy Beacon
Holsworthy
Devon
EX22 7ND

Beacon Farm
Holsworthy Beacon
Holsworthy
Devon
EX22 7ND

Permit number

RP3632MU

Cross Farm Pig and Poultry Unit and Beacon Farm Poultry Unit Permit Number RP3632MU

Introductory note

This introductory note does not form a part of the permit

The main features of the installation are as follows.

This permit applies to an installation comprised of Cross Farm and Beacon Farm. They are considered to be one installation in accordance with the Agency's document "The Interpretation of an Installation". The two farms are managed by the same operator and share a directly associated activity, the carcass incinerator at Cross Farm.

Cross Farm

Cross Farm is operated by W.J.Watkins and Son Ltd and is situated approximately half a mile north west of the village of Holsworthy Beacon. The site is flat and the surrounding land is predominantly used for arable and grass farming with organic status. The nearest SSSI is Brendon Farm (North) and is approximately 1000 metres from the installation. The nearest SAC is Culm Grassland approximately 5000 metres from the installation.

Cross Farm consists of three poultry houses containing up to 80,000 layers in a caged system with mechanical ventilation and a deep pit for the collection of manure. In addition to the poultry there are also 20,000 pigs, including piglets kept on the site which are housed in buildings with a mixture of slatted and solid floors and natural and mechanical ventilation.

Also on site at Cross Farm is an incinerator used for the disposal of any fallen stock, a dirty water lagoon system, a chemical store, diesel fuel storage, a feed mill and two standby generators for secondary power supply with their own separate fuel supplies.

Beacon Farm

Beacon Farm is operated by W J Watkins and Son Ltd and is situated approximately half a mile north west of the village of Holsworthy Beacon. The site is flat and the surrounding land is predominantly used for arable and grass farming with organic status. Beacon Farm is approximately 500 metres North West of a SSSI at North Brendon and approximately 5000 metres from the nearest SAC, Culm Grassland.

Beacon Farm consists of seven laying houses containing up to 372,000 layers in a caged system. The ventilation is mechanical with side vent outlets and a deep pit for the collection of manure. Any fallen stock is taken to the nearby Cross Farm where it is incinerated and feed comes from the feed Mill at Cross Farm. A dirty water system is to be installed on the farm shortly, and also on site is a chemical store, diesel fuel storage, a standby generator and an egg packing station.

Releases from this type of installation may include releases of ammonia and dust to air, releases to controlled water, land and groundwater and releases of odour and noise.

Status Log of the permit		
Detail	**Date**	**Response Date**
Application RP3632MU	Duly made 01/02/07	
Additional Information Request	20/03/07	10/08/07
Permit determined	28/04/08	

End of Introductory Note

Permit

Permit number
RP3632MU

The Environment Agency (the Agency) in exercise of its powers under Regulation 10 of the Pollution Prevention and Control (England and Wales) Regulations 2000 (SI 2000 No 1973) hereby authorises

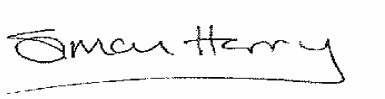
W.J.Watkins and Son Limited ("the operator"),

whose registered office is
Highfield
Holsworthy Beacon
Holsworthy
Devon
EX22 7NF

company registration number **1285475**

to operate an installation comprised of:
Cross Farm and Beacon Farm
Holsworthy Beacon
Holsworthy
Devon
EX22 7ND

to the extent authorised by and subject to the conditions of this permit.

Signed	Date
	28th April 2008

S. Harry

Senior Permitting Officer

Authorised to sign on behalf of the Agency

Conditions

The following conditions apply to all farms located on the site to which this permit relates.

1 Management

1.1 General management

1.1.1 The activities shall be managed and operated:

(a) in accordance with a management system, which identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents and non-conformances and those drawn to the attention of the operator as a result of complaints; and

(b) by sufficient persons who are competent in respect of the responsibilities to be undertaken by them in connection with the operation of the activities.

1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.

1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of it kept at or near the place where those duties are carried out.

1.2 Accident management plan

1.2.1 The operator shall:

(a) maintain and implement an accident management plan;

(b) review and record at least every 4 years or as soon as practicable after an accident, (whichever is the earlier) whether changes to the plan should be made;

(c) make any appropriate changes to the plan identified by a review.

1.3 Energy efficiency

1.3.1 The operator shall:

(a) take appropriate measures to ensure that energy is used efficiently in the activities;

(b) review and record at least every 4 years whether there are suitable opportunities to improve the energy efficiency of the activities; and

(c) take any further appropriate measures identified by a review.

1.4 Efficient use of raw materials

1.4.1 The operator shall:

(a) take appropriate measures to ensure that raw materials and water are used efficiently in the activities;

(b) maintain records of raw materials and water used in the activities;

(c) review and record at least every 4 years whether there are suitable alternative materials that could reduce environmental impact or opportunities to improve the efficiency of raw material and water use; and

(d) take any further appropriate measures identified by a review.

1.5 Avoidance, recovery and disposal of wastes produced by the activities

1.5.1. The operator shall:

(a) take appropriate measures to ensure that waste produced by the activities is avoided or reduced, or where waste is produced it is recovered wherever practicable or otherwise disposed of in a manner which minimises its impact on the environment;

(b) review and record at least every 4 years whether changes to those measures should be made; and

(c) take any further appropriate measures identified by a review.

1.6 Site security

1.6.1. Site security measures shall prevent unauthorised access to the site, as far as practicable.

2 Operations

2.1 Permitted activities

2.1.1 The operator is authorised to carry out the activities specified in schedule 1 table S1.1 (the "activities").

2.2 The site

2.2.1 The activities shall not extend beyond the site, being the land shown edged in blue on the site plan at schedule 2 to this permit.

2.3 Operating techniques

2.3.1 The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1 table S1.2, unless otherwise agreed in writing by the Agency.

2.3.2 The operator shall maintain and implement a system to record the number of animal places and animal movements.

2.3.3 The operator shall take appropriate measures in off-site disposal or recovery of solid manure or slurry to prevent, or where this is not practicable to minimise, pollution.

2.4 Off-site conditions

There are no off-site conditions under this section.

2.5 Improvement programme

2.5.1 The operator shall complete the improvements specified in schedule 1 table S1.3 by the date specified in that table unless otherwise agreed in writing by the Agency.

2.5.2 Except in the case of an improvement which consists only of a submission to the Agency, the operator shall notify the Agency within 14 days of completion of each improvement.

2.6 Pre-operational conditions

There are no pre-operational conditions in this permit.

2.7 Closure and decommissioning

2.7.1 The operator shall maintain and operate the activities so as to prevent or where that is not practicable, to minimise, any pollution risk on closure and decommissioning.

2.7.2 The operator shall maintain a site closure plan which demonstrates how the activities can be decommissioned to avoid any pollution risk and return the site to a satisfactory state.

2.7.3 The operator shall carry out and record a review of the site closure plan at least every 4 years.

2.7.4 The site closure plan (or relevant part thereof) shall be implemented on final cessation or decommissioning of the activities or part thereof.

3 Emissions and monitoring

3.1 Emissions to water, air or land

3.1.1 There shall be no point source emissions to water, air or land except from the sources and emission points listed in schedule 4 tables S4.1, S4.2 and S4.3.

3.2 Transfers off-site

3.2.1 Records of all the wastes sent off site from the activities, for either disposal or recovery, shall be maintained.

3.3 Fugitive emissions of substances

3.3.1 Fugitive emissions of substances (excluding odour, noise and vibration) shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures have been taken to prevent or where that is not practicable, to minimise, those emissions.

3.3.2 All liquids whose emission to water or land could cause pollution shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.

3.4 Odour

3.4.1 Emissions from the activities shall be free from odour at levels likely to cause annoyance outside the site, as perceived by an authorised officer of the Agency, unless the operator has used appropriate measures, including those specified in schedule 1 table S1.4, to prevent or where that is not practicable to minimise the odour.

3.5 Noise and vibration

3.5.1 Emissions from the activities shall be free from noise and vibration at levels likely to cause annoyance outside the site, as perceived by an authorised officer of the Agency, unless the operator has used appropriate measures, including those specified in schedule 1 table S1.5, to prevent or where that is not practicable to minimise the noise and vibration.

4 Information

4.1 Records

4.1.1 All records required to be made by this permit shall:

(a) be legible;

(b) be made as soon as reasonably practicable;

(c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and

(d) be retained, unless otherwise agreed in writing by the Agency, for at least 6 years from the date when the records were made.

4.1.2 Any records required to be made by this permit shall be supplied to the Agency within 14 days where the records have been requested in writing by the Agency.

4.1.3 All records required to be held by this permit shall be held on the site or at another location agreed by the Agency and shall be available for inspection by the Agency at any reasonable time.

4.2 Reporting

4.2.1 A report or reports shall be submitted to the Agency by 31 January (or other date agreed with the Agency) each year. The report (s) shall include;

(a) where the operator's management system encompasses annual improvement targets, a summary report of the previous year's progress against such targets;

(b) details of any contamination or decontamination of the site which has occurred.

4.2.2 The operator shall, unless notice under this condition has been served within the preceding 4 years, submit to the Agency, within 6 months of receipt of a written notice, a report assessing whether there are other appropriate measures that could be taken to prevent, or where that is not practicable, to minimise pollution.

4.2.3 All reports and notifications required by the permit shall be sent to the Agency using the contact details supplied in writing by the Agency.

4.3 Notifications

4.3.1 The Agency shall be notified without delay following the detection of:

(a) any malfunction, breakdown or failure of equipment or techniques, accident, or fugitive emission which has caused, is causing or may cause significant pollution;

(b) the breach of a limit specified in the permit;

(c) any significant adverse environmental effects.

4.3.2 Any information provided under condition 4.3.1 shall be confirmed by sending the information listed in schedule 6 to this permit within the time period specified in that schedule.

4.3.3 Prior written notification shall be given to the Agency of the following events and in the specified timescales:

(a) as soon as practicable prior to the permanent cessation of any of the activities;

(b) cessation of operation of part or all of the activities for a period likely to exceed 1 year; and

(c) resumption of the operation of part or all of the activities after a cessation notified under (b) above.

4.3.4 The Agency shall be given at least 14 days notice before implementation of any part of the site closure plan.

4.3.5 Where the Agency has requested in writing that it shall be notified when the operator is to undertake monitoring and/or spot sampling, the operator shall inform the Agency when the relevant monitoring is to take place. The operator shall provide this information to the Agency at least 14 days before the date the monitoring is to be undertaken.

4.3.6 The Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:

(a) any change in the operator's trading name, registered name or registered office address;

(b) any change to particulars of the operator's ultimate holding company (including details of an ultimate holding company where an operator has become a subsidiary); and

(c) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.

4.3.7 Climate Change Agreement

Where the operator has entered into a climate change agreement with the Government, the Agency shall be notified within one month of:

(a) a decision by the Secretary of State not to re-certify the agreement;

(b) a decision by either the operator or the Secretary of State to terminate the agreement; and

(a) any subsequent decision by the Secretary of State to re-certify such an agreement.

4.4 Interpretation

4.4.1 In this permit the expressions listed in schedule 7 shall have the meaning given in that schedule.

Schedule 1 - Operations

Table S1.1 Activities		
Activity listed in Schedule 1 of the PPC Regulations	**Description of specified activity**	**Limits of specified activity**
Installation comprised of Cross Farm and Beacon Farm		
Section 6.9 A(1)(a) Rearing of poultry or pigs intensively in an installation with more than: (i) 40,000 places of poultry	The rearing of poultry in a facility with a total capacity for 451,000 places for laying hens comprising: Cross Farm: 79,000 places for laying hens. Beacon Farm: 372,000 places for laying hens.	From receipt of birds, raw materials and fuels onto the site to removal of birds and associated wastes from site.
Section 6.9 A(1)(a) Rearing of poultry or pigs intensively in an installation with more than: (ii) 2,000 places for production pigs (over 30kg)	Rearing of pigs intensively in an installation with a capacity for 16,500 production pig places at Cross Farm.	Keeping of production pigs (over 30kg), including from receipt of raw materials and fuels on to the site to finished pigs and associated wastes being removed from site.
Section 6.9 A(1)(a) Rearing of poultry or pigs intensively in an installation with more than: (iii) 750 places for sows	Rearing of pigs intensively in an installation with a capacity for 1,500 sow places at Cross Farm.	Keeping of sows, including from receipt of raw materials and fuels onto the site, from site production of piglets, rearing of piglets to 30Kg and up to removal of pigs and associated wastes from site.
Directly Associated Activity		
Carcass incineration (Located at Cross Farm)	Operation of an Incinerator for carcass disposal Animal Health approved < 50 kg/hr	From receipt of raw materials and, receipt fuels and input of carcasses, to release of combustion products to air and associated wastes removed from site.

Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
Application	The responses to sections B2.3.1, B2.3.2, B2.3.3, B2.5.1, B2.5.2, B2.5.3, B2.6.1, B2.6.2, B2.6.3, B2.7.1 and B2.7.2 in the Application.	01/02/07
Request for Information dated 20/03/07	Response to Request for Information confirming site drainage and key activities to be marked on site plan.	10/08/07

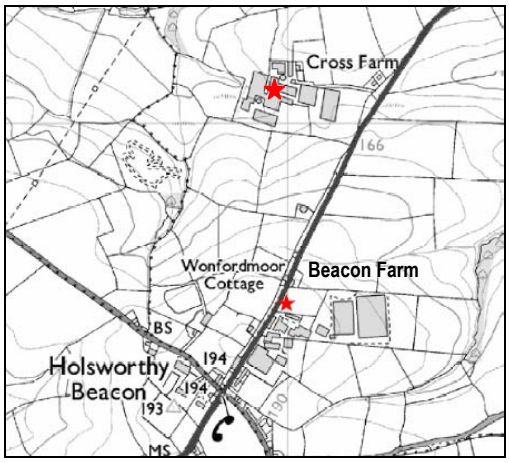
Table S1.3 Improvement programme requirements		
Reference	**Requirement for the Installation comprising Cross Farm and Beacon Farm**	**Date**
IC1	The operator shall provide written proposals to reduce the emission from the permitted installation by 89% or such other measures so that the contribution to the ammonia concentration in air at Brendon Farm North SSSI is no more than 1 $\mu g/m^3$ as an annual average. The proposals should include timescales for implementation not exceeding 12 months. The proposals shall be implemented by the operator from the date of approval in writing by the Environment Agency, subject to such amendments, timescales or additions as notified by the Environment Agency.	31/07/08
IC2	The operator shall provide written proposals to reduce the emission from the permitted installation by 95% or such other measures so that the contribution to the ammonia concentration in air at Brendon Farm North SSSI is no more than 0.5 $\mu g/m^3$ (50% of 1 $\mu g/m^3$) as an annual average. The proposals shall be implemented by the operator by 30 October 2011 subject to such amendments, timescales or additions as notified by the Environment Agency.	30/04/09
IC3	The operator shall provide written proposals to reduce the emission from the permitted installation by 50% or such other measures so that the contribution to the ammonia concentration in air at Culm Grasslands SAC is no more than 0.2 $\mu g/m^3$ (20% of 1 $\mu g/m^3$) as an annual average. The proposals shall be implemented by the operator by 30 October 2011 subject to such amendments, timescales or additions as notified by the Environment Agency.	30/04/09
IC4	The operator shall bund the Agricultural fuel oil storage facilities to comply with the requirements of S3.3 of TGN How to Comply, Version 1.	31/10/08
IC5	A written plan shall be submitted to the Agency for approval detailing proposals for replacing or covering existing uncovered slurry stores and lagoons at Cross Farm to comply with the requirements of section 5.3.1 of TGN How to Comply, Version 1. The proposals shall include a timetable for the replacement and refurbishment work. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan. The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.	31/10/08
IC6	A written plan shall be submitted to the Agency for approval, following a review of all site drainage at the installation. The plan should take into account the appropriate measures for the management of drainage systems and run-off in S3.3 of TGN How to Comply, Version 1, including specific reference to soakaways and include a timetable for any improvements to the drainage system. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan. The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.	30/04/09
IC7	A written plan shall be submitted to the Agency for approval following a review of existing pig and poultry housing and management practices at the installation. The plan shall take into account the appropriate measures in S5.2.1 & S5.2.2 and S6.2.1 & S6.2.2 of TGN How to Comply, Version 1. The plan shall identify measures to reduce emissions to all media, the likely cost of such measures and a proposed timetable for their implementation The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan. The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.	30/04/09

Table S1.4 Appropriate measures for odour	
Measure	**Dates**
The operator shall maintain and implement the odour management plans submitted with the application in accordance with TGN SRG 6.02(Farming), Odour Management at Intensive Livestock Installations The operator shall review the plan and record at least every 4 years or as soon as practicable after a complaint, (whichever is the earlier) whether changes to the plan should be made and make any appropriate changes to the plan identified by a review.	28/04/08

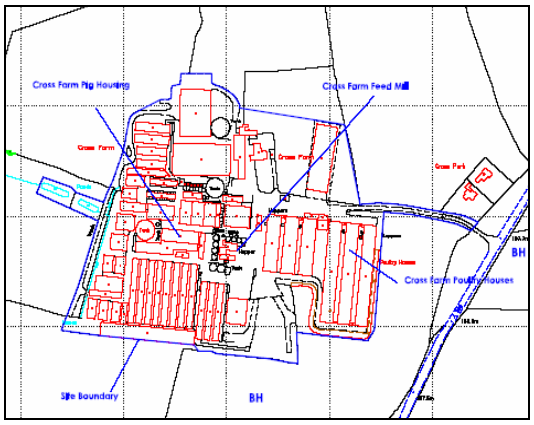
Table S1.5 Appropriate measures for noise	
Measure	**Dates**
The operator shall maintain and implement the noise management plans submitted with the application in accordance with TGN SRG 6.02(Farming), Noise Management at Intensive Livestock Installations. The operator shall review and record at least every 4 years or as soon as practicable after a complaint, (whichever is the earlier) whether changes to the plan should be made and make any appropriate changes to the plan identified by a review.	28/04/08

Schedule 2 - Site plan

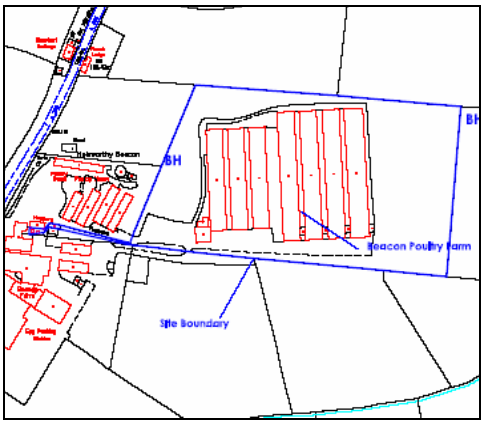
Site Location Map



Cross Farm



Beacon Farm



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Schedule 3 - Waste types, raw materials and fuels

Table S3.1 Raw materials and fuels	
Raw materials and fuel description	**Specification**
-	-

Schedule 4 – Emissions and monitoring

Table S4.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	**Parameter**	**Source**	**Limit (including unit)**	**Reference period**	**Monitoring frequency**	**Monitoring standard or method**
Cross Farm						
Side fan outlets on pig houses as shown on the inventory plan in the application.	---	Pig sheds 10, 12, and 14, 29-31 and 44-46.	---	---	---	---
Vents from pig houses as shown on the inventory plan in the application.	---	Pig sheds 1-9, 11, 13, 15-28 and 32-43	---	---	---	---
Side fan outlets on buildings 48, 49 and 50 as shown on the inventory plan in the application.	---	Poultry sheds 48,49 and 50	---	---	---	---
Chimney from carcass incinerator as shown on the site drainage plan in the application.	---	Carcass incinerator	---	---	---	---
Exhausts from stand-by generators as shown on the site drainage plan in the application.	---	Standby generator	---	---	---	---
Vents from oil tanks as shown on the site drainage plan in the application.	---	Diesel Oil Tank	---	---	---	---
Beacon Farm						
Side fan outlets on buildings 1-7 as shown on the site drainage plan in the application.	---	Poultry Sheds 1-7	---	---	---	---
Exhausts from stand-by generators as shown on the site drainage plan in the application.	---	Standby generator	---	---	---	---
Vents from oil tanks as shown on the site drainage plan in the application.	---	Diesel Storage	---	---	---	---

Table S4.2 Point Source emissions to water (other than sewer) – emission limits and monitoring requirements						
Emission point ref. & location	**Parameter**	**Source**	**Limit (incl. unit)**	**Reference Period**	**Monitoring frequency**	**Monitoring standard or method**
Beacon Farm						
Emission to ditch as shown on the site drainage plan in the application.	---	Roof water from poultry houses 1-7.	---	---	---	---

Table S4.3 Point source emissions to land– emission limits and monitoring requirements						
Emission point ref. & location	**Parameter**	**Source**	**Limit (incl. Unit)**	**Reference period**	**Monitoring frequency**	**Monitoring standard or method**
Cross Farm						
Emission to soakaway as indicated by the green lines on the site drainage plan in the Application.	---	Roof water from pig and poultry sheds	---	---	---	---

Schedule 5 - Reporting

No reports are required under this schedule.

Schedule 6 - Notification

These pages outline the information that the operator must provide.

Units of measurement used in information supplied under Part A and B requirements shall be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

If any information is considered commercially confidential, it should be separated from non-confidential information, supplied on a separate sheet and accompanied by an application for commercial confidentiality under the provisions of the PPC Regulations.

Part A

Permit Number	
Name of operator	
Location of Installation	
Time and date of the detection	

(a) Notification requirements for any malfunction, breakdown or failure of equipment or techniques, accident, or fugitive emission which has caused, is causing or may cause significant pollution	
To be notified within 24 hours of detection	
Date and time of the event	
Reference or description of the location of the event	
Description of where any release into the environment took place	
Substances(s) potentially released	
Best estimate of the quantity or rate of release of substances	
Measures taken, or intended to be taken, to stop any emission	
Description of the failure or accident.	

(b) Notification requirements for the breach of a limit	
To be notified within 24 hours of detection unless otherwise specified below	
Emission point reference/ source	
Parameter(s)	
Limit	
Measured value and uncertainty	
Date and time of monitoring	
Measures taken, or intended to be taken, to stop the emission	

Time periods for notification following detection of a breach of a limit	
Parameter	**Notification period**

(c) Notification requirements for the detection of any significant adverse environmental effect	
To be notified within 24 hours of detection	
Description of where the effect on the environment was detected	
Substances(s) detected	
Concentrations of substances detected	
Date of monitoring/sampling	

Part B - to be submitted as soon as practicable

Any more accurate information on the matters for notification under Part A.	
Measures taken, or intended to be taken, to prevent a recurrence of the incident	
Measures taken, or intended to be taken, to rectify, limit or prevent any pollution of the environment which has been or may be caused by the emission	
The dates of any unauthorised emissions from the installation in the preceding 24 months.	

Name*	
Post	
Signature	
Date	

* authorised to sign on behalf of **W.J.Watkins and Son Limited**

Schedule 7 - Interpretation

"*accident*" means an accident that may result in pollution.

"Animal Health" is the government agency who licences small on farm incinerators. Formerly known as the State Veterinary Service.

"*annually*" means once every year.

"*application*" means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 4 to the PPC Regulations.

"authorised officer" means any person authorised by the Agency under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in section 108(4) of that Act.

"emissions to land", includes emissions to groundwater.

"fugitive emission" means an emission to air, water or land from the activities which is not controlled by an emission limit.

"groundwater" means all water, which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

"Manure and slurry" has the meaning given in TGN How to Comply.

"notify without delay" and "notified without delay" means that a telephone call can be used, whereas all other reports and notifications must be supplied in writing, either electronically or on paper.

"PPC Regulations" means the Pollution, Prevention and Control (England and Wales) Regulations SI 2000 No.1973 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

"*quarter*" means a calendar year quarter commencing on 1 January, 1 April, 1 July or 1 October.

"SRM" means Specified Risk Material which includes those tissues of cattle, sheep and goats which are known to, or might potentially, harbour detectable BSE infectivity.

"TGN How to comply" The IPPC Technical Guidance Note for intensive pig and poultry farmers, Version 1 published April 2006.

"year" means calendar year ending 31 December.

END OF PERMIT