Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2007

Wild Acre Poultry Farm

Mrs Mary Diaper, Mr John Diaper, Mr David Diaper and Mr Arthur Diaper (trading as J. W. Diaper & Sons)

Wild Acre Farm
Wattisfield Road
Wattisfield
Diss
IP22 1NZ

Permit number

EPR/DP3930KE

Wild Acre Poultry Farm
Permit Number EPR/DP3930KE

Introductory note

This introductory note does not form a part of the permit

The main features of the facility are as follows.

The installation consists of 5 poultry houses and associated storage buildings designed for the rearing of 58,000 broilers. The installation is operated by Mrs Mary Diaper, Mr John Diaper, Mr David Diaper and Mr Arthur Diaper trading as J W Diaper & Sons (list all the partners here first as per front page of permit),. The installation is located in approximately 1.5k hectares of land between the villages of Wattisfield to the North and Walsham le Willows to the south at grid reference TM 0097 7293. The surrounding area is predominantly rural with associated farm houses. There are some areas of woodland, including Westhall wood which is both an ancient woodland and a SSSI approximately 1750m to the east. There are two further SSSI's within 5km, Stanton Woods and the Gardens. Waveney and Little Ouse Fen (SAC) and Redgrave and South Lopham Fen (Ramsar) are located within 10km of the installation.

The birds are brought in from a hatchery and removed from site at the end of the growing cycle. The average cycle is 52 days.

The poultry houses are constructed of wood and steel with a concrete base. Each house is ventilated using side inlets with roof extraction. Water is provided by nipple drinkers designed to minimise spillages. The houses are heated using an LPG fuelled heating system. Roof and yard drainage is directed to local ditches and soakaways.

Feed is purchased from a separately owned feed mill and stored on site in fully enclosed galvanised steel or fibre glass bulk bins. Diets are formulated according to the birds requirements and stage of growth with protein and phosphorus levels being reduced through the growing period to minimise ammonia production.

Birds which die during production are stored in vermin proof bins and collected using the Fallen Stock Scheme.

At the end of the growing period all birds are removed and the litter taken in covered vehicles to be spread on separately owned agricultural land. Some litter is used by local power stations as a fuel source. The empty houses are then washed and disinfected prior to the next crop. Wash water is directed to covered catch pits.

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.

The status log of the permit sets out the permitting history, including any changes to the permit reference number

Status Log of the permit		
Detail	**Date**	**Response Date**
Application EPR/DP3030KY	Duly made 22/05/09	
Additional Information Received		11/12/09
Permit determined	11/01/10	

End of Introductory Note

Permit

Permit number
EPR/DP3930KE

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2007

Mrs Mary Diaper of One Acre, Haughley New Street, Stowmarket, Suffolk, IP14 3JN
Mr John Diaper of 5 Old Mill Court, School Lane, Bardwell, Suffolk, IP31 1AD
Mr Arthur Diaper of Cadogan House, Long Thurlow, Bury St Edmonds, Suffolk, IP31 3JA
Mr David Diaper of Relics, Long Thurlow, Bury St Edmonds, Suffolk, IP31 3HZ
("the operator"),

to operate a facility comprising an installation

at

Wild Acre Poultry Farm
Wattisfield Road
Wattisfield
Diss
IP22 1NZ

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

Name	Date
	11th January 2010

Bruce Bethune

Authorised on behalf of the Agency

Conditions

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, non-conformances and closure 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 For the following activities referenced in schedule 1, table S1.1 (A1) 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 For the following activities referenced in schedule 1, table S1.1 (A1) 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. For the following activities referenced in schedule 1, table S1.1 (A1) 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.

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 green on the site plan at schedule 2 to this permit.

2.3 Operating techniques

2.3.1 (a) 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.

(b) If notified by the Agency that the activities are giving rise to pollution, the operator shall submit to the Agency for approval within the period specified, a revision of any plan specified in schedule 1, table S1.2 or otherwise required under this permit, and shall implement the approved revised plan in place of the original from the date of approval, 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 Improvement programme

2.4.1 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.

2.4.2 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.

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 and S4.2.

3.1.2 For the following activities referenced in schedule 1, table S1.1 (A1) Where a substance is specified in schedule 4 table S4.2 or S4.3 but no limit is set for it, the concentration of such substance in emissions to water from the relevant emission point shall be no greater than the background concentration.

3.2 Fugitive emissions of substances

3.2.1 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, including, but not limited to, those specified in any approved fugitive emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.

3.2.2 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.

3.3 Odour

3.3.1 Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved odour management plan, to prevent or where that is not practicable to minimise the odour.

3.4 Noise and vibration

3.4.1 Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved noise and vibration management plan 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, or in the case of the following records until permit surrender:

(i) off-site environmental effects; and

(ii) matters which affect the condition of the land and groundwater.

4.1.2 All records, plans and the management system required to be maintained by this permit shall be held on the site where practicable, or other location agreed in writing and controlled by the operator.

4.2 Reporting

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

4.2.2 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.

4.3 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; or

(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 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.

4.3.4 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:

Where the operator is a registered company:

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

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

Where the operator is a corporate body other than a registered company:

(a) any change in the operator's name or address; and

(b) any steps taken with a view to the dissolution of the operator.

In any other case:

(a) the death of any of the named operators (where the operator consists of more than one named individual);

(b) any change in the operator's name(s) or address(es); and

(c) any steps taken with a view to the operator, or any one of them, going into bankruptcy, entering into a composition or arrangement with creditors, or, in the case of them being in a partnership, dissolving the partnership.

4.3.5 Where the operator proposes to make a change in the nature or functioning, or an extension of the activities, which may have consequences for the environment and the change is not otherwise the subject of an application for approval under the Regulations or this permit:

(a) the Agency shall be notified at least 14 days before making the change; and

(b) the notification shall contain a description of the proposed change in operation.

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

4.3.7 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

(c) 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.

4.4.2 In this permit references to reports and notifications mean written reports and notifications, except where reference is made to notification being made “without delay”, in which case it may be provided by telephone.

Schedule 1 - operations

Table S1.1 activities		
Activity listed in Schedule 1 of the EP Regulations	**Description of specified activity**	**Limits of specified activity**
Section 6.9 A(1)(a)(i) 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 capacity for 58,000 broiler places	From receipt of birds, raw materials and fuels onto the site to removal of birds and associated wastes from site
Directly Associated Activity		
----	----	----

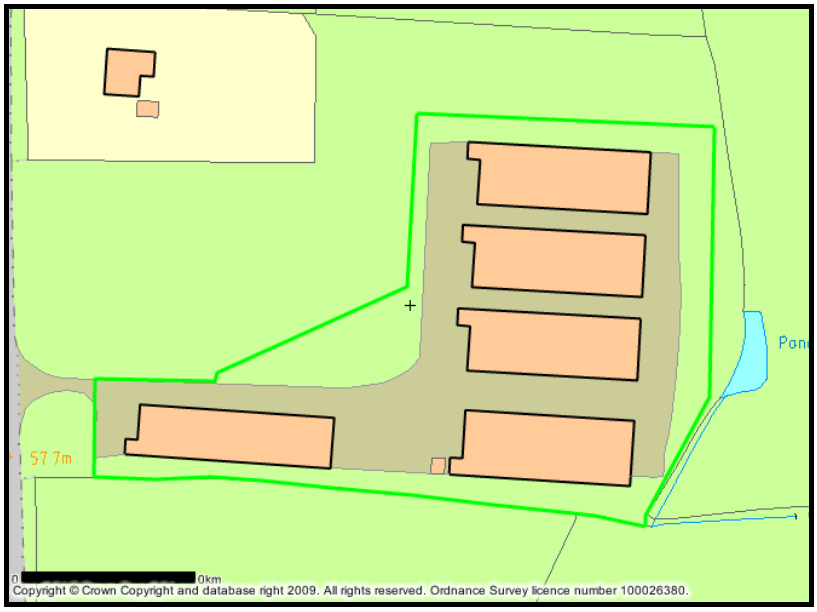
Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
Application	Sections 5a , 5b, 5e, 8, 9b, 9d, 9e, 9f and appendix 1 of the application document in response to section 5a – technical standards , Part B of the application form	22/05/09
Application	Odour management plan in response to section 5B, Table 3 – General Requirements, Part B of the application form	22/05/09
Request for Information dated 03/11/09	Response to Request for Information confirming ventilation systems, wash water containment, secondary containment of fuel and site drainage.	11/12/09

Table S1.3 Improvement programme requirements		
Reference	**Requirement**	**Date**
IC1	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.	11/07/10
IC2	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 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.	11/01/11
IC3	A written plan shall be submitted to the Agency for approval following a review of existing poultry housing and management practices at the installation. The plan shall take into account the appropriate measures in 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.	11/01/11

Schedule 2 - site plan

Installation Location

Installation Boundary



"Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office ©Crown Copyright 2000. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings."

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
Roof fan outlets on buildings 1 to 5 shown on the site plan in schedule 2	--	Poultry sheds 1 to 5	---	---	---	---
Gable end fans outlets on buildings 1 to 5 as shown on the site plan in schedule 2	---	Poultry sheds 1 to 5	----	---	---	---
Vent from LPG tank as shown on Site Plan in application (EPR/DP3930KE/A001)	---	LPG Tanks	----	---	---	---
Vent from standby generator as shown on Site Plan in application (EPR/DP3930KE/A001		Generator				
Vent from oil tank as shown on Site Plan in application (EPR/DP3930KE/A001	---	Diesel tank serving generator	----	---	---	---

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
Emission to ditch as shown on Site Drainage Plan in application (EPR/DP3930KE/A001)	---	Roof and yard drainage from poultry sheds 1-5	----	----	---	---

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 EP Regulations.

Part A

Permit Number	**EPR/DP3930KE**
Name of operator	**Wild Acre Poultry Farm**
Location of Facility	**Wattisfield Road, Wattisfield, Diss, IP22 1NZ**
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 facility in the preceding 24 months.	

Name*	
Post	
Signature	
Date	

*authorised to sign on behalf of Mrs Mary Diaper, Mr John Diaper, Mr David Diaper and Mr Arthur Diaper

Schedule 7 - Interpretation

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

"*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 5 to the EP 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.

"EP Regulations" means The Environmental Permitting (England and Wales) Regulations SI 2007 No.3538 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

"fugitive emission" means an emission to air, water or land from the activities from a localised or diffuse source which is not controlled by an emission or background concentration 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.

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

"year" means calendar year ending 31 December.

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

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

END OF PERMIT