

## Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2010

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Mr John Sleightholme (trading as EJ  
& JE Sleightholme)

Cansdale Farm Poultry Unit  
Wold Newton  
Driffield  
North Humberside  
YO25 3HS

Permit number  
EPR/JP3930TX

# Cansdale Farm Poultry Unit

## Permit Number EPR/JP3930TX

### Introductory note

#### ***This introductory note does not form a part of the permit***

The main features of the facility are as follows.

Cansdale Farm Poultry Unit is situated on New Road, approximately 2.5km SE of Hunmanby. The underlying soil is shallow silt over chalk. Land use in the surrounding area is predominantly agricultural.

The site has a capacity for 80,000 broilers; these birds will be accommodated in 5 houses. Houses 1 and 2 have side vents with gable end and ridge extraction, they have a capacity for 36,000 and 23,000 birds respectively. House 3 is ventilated via ridge inlets and side extraction, it has a capacity for 14,000 birds. Houses 4 and 5 are poly-tunnel constructions dependant upon natural ventilation via side inlets and end outlets (they are also fitted with pop holes). The poly-tunnels each have a capacity for 3,500 free-range birds. All houses are situated over concrete.

Nipple drinkers are used to avoid spillage; water use is monitored on a daily basis. The birds are fed five consecutive diets which are commensurate with optimal nutrient levels. All feed is bought from off site.

Birds are placed at 1 day old and removed at 56 days. There are 5.5 crops per year. Litter is exported from site to field stores from where it is spread to land. Wash water from houses 1-3 is contained in a subterranean metal tank. Water is piped from the holding tank to a slurry lagoon on an adjoining pig farm. Wash water from houses 4 and 5 currently goes to ground; the operator will install a holding tank in the near future. Roof water drains to chalk based soakaways. The yard falls to the south east, draining surface water into a pond beyond the site perimeter.

Mortalities are removed from houses and placed in a sealed storage unit for collection by a waste contractor. An incinerator has been installed however, due to ongoing technical problems, carcasses continue to be collected by a contractor. All carcasses will be disposed of using the incinerator once it is fully functional.

Heating in sheds 1 – 3 is run off mains gas. The poly-tunnels are not provisioned with heaters; space heaters are used when it is exceptionally cold.

There is no diesel stored on site. Diesel is only used on site during general farm work. All clean out work is conducted by external contractors. There is a bunded fuel tank situated adjacent to the permitted site: the poultry unit is not deemed to be the primary user of this fuel tank.

There are a number of designated habitat sites within the relevant distance criteria. The closest of which is Hunmanby – Wold Newton LWS (850m from site). However none of these sites screened in using ASTv4.

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

<b>Status Log of the permit</b>		
<b>Detail</b>	<b>Date</b>	<b>Comments</b>
Application EPR/JP3930TX/A001	Duly made 19/08/10	
Permit determined	07/10/10	

End of Introductory Note

# Permit

Permit number

**EPR/JP3930TX**

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2010

**Mr John Sleightholme (t/a EJ & JE Sleightholme)** (“the operator”),

Of

**Westfield Works  
Helperthorpe  
Malton  
North Yorkshire  
YO17 8TQ**

to operate an installation at

**Cansdale Farm Poultry Unit  
Wold Newton  
Driffield  
North Humberside  
YO25 3HS**

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

Name	Date
<b>JEREMY CHEETHAM</b>	<b>07/10/2010</b>

**Team Leader, National Permitting Service**

Authorised on behalf of the Environment Agency

# Conditions

## Management

### 1.1 General management

1.1.1 The operator shall manage and operate the activities:

- (a) in accordance with a written management system that identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances, closure and those drawn to the attention of the operator as a result of complaints; and
- (b) using sufficient competent persons and resources.

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 Energy efficiency

1.2.1 The operator shall:

- (a) take appropriate measures to ensure that energy is used efficiently in the activities;
- (b) review and record at least every four 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.

### 1.3 Efficient use of raw materials

1.3.1 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 four 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.

### 1.4 Avoidance, recovery and disposal of wastes produced by the activities

1.4.1 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 four 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 only 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 7 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 Environment Agency.
- 2.3.1 (b) If notified by the Environment Agency that the activities are giving rise to pollution, the operator shall submit to the Environment 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 Environment 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 Environment Agency.

- 2.4.2 Except in the case of an improvement which consists only of a submission to the Environment Agency, the operator shall notify the Environment 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 3 table S3.1.

### **3.2 Emissions of substances not controlled by emission limits**

- 3.2.1 Emissions of substances not controlled by emission limits (excluding odour) 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 emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.
- 3.2.2 The operator shall:
- (a) if notified by the Environment Agency that the activities are giving rise to pollution, submit to the Environment Agency for approval within the period specified, an emissions management plan;
  - (b) implement the approved emissions management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.
- 3.2.3 All liquids in containers, 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 Environment 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.
- 3.3.2 The operator shall:
- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to odour, submit to the Environment Agency for approval within the period specified, an odour management plan;
  - (b) implement the approved odour management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

## **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 Environment 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.
- 3.4.2 The operator shall:
- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to noise and vibration, submit to the Environment Agency for approval within the period specified, a noise and vibration management plan;
  - (b) implement the approved noise and vibration management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

## **3.5 Monitoring**

There are no monitoring requirements.

# **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 Environment 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 The operator shall keep on site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by the Environment Agency.

## **4.2 Reporting**

- 4.2.1 The operator shall send all reports and notifications required by the permit to the Environment Agency using the contact details supplied in writing by the Environment Agency.

- 4.2.2 The operator shall, unless notice under this condition has been served within the preceding four years, submit to the Environment Agency, within six 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 Environment Agency shall be notified without delay following the detection of:

- (a) any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit 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 5 to this permit within the time period specified in that schedule.

- 4.3.3 Where the Environment 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 Environment Agency when the relevant monitoring and/or spot sampling is to take place. The operator shall provide this information to the Environment Agency at least 14 days before the date the monitoring is to be undertaken.

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

## **4.4 Interpretation**

- 4.4.1 In this permit the expressions listed in schedule 6 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

<b>Table S1.1 activities</b>		
<b>Activity listed in Schedule 1 of the EP Regulations</b>	<b>Description of specified activity</b>	<b>Limits of specified activity</b>
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 80,000 broiler places; 73,000 are housed and 7,000 are free range.	From receipt of birds, raw materials and fuels onto the site to removal of birds and associated wastes from site
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<b>Directly Associated Activity</b>		
Carcass incineration	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

<b>Table S1.2 Operating techniques</b>		
<b>Description</b>	<b>Parts</b>	<b>Date Received</b>
Application EPR/JP3930TX/A001	Response to section 5a – Technical Standards, Part B of the application form. Management plans in response to section 5b, Table 3 – General Requirements, Part B of the application form.	07/06/10

<b>Table S1.3 Improvement programme requirements</b>		
<b>Reference</b>	<b>Requirement</b>	<b>Date</b>
IC1	The Operator shall ensure that the management of foot baths and disposal of spent disinfectants meets the requirements of S3.2 of TGN How to Comply – Intensive Farming, Version 2.	07/01/11
IC2	The Operator shall ensure that methods are implemented to prevent, or where that is not practicable minimise, the potential for diffuse pollution from the operation of ventilation systems to achieve optimum humidity; control of ventilation rates to avoid build up of moisture in the house; ventilation appropriate to the age and weight of the animals and management of litter and air quality to control dust that meet the appropriate measures in S3.2 of SGN How to Comply – Intensive Farming, Version 2.	07/04/11
IC3	The Operator shall ensure that methods are implemented to prevent, or where that is not practicable minimise, the potential for diffuse pollution from the pesticides and veterinary medicines store so it is capable of retaining spillage, resistant to fire, frost-free and secure. The plan should demonstrate that the appropriate measures in S3.2 of SGN How to Comply – Intensive Farming, Version 2 have been taken into account.	07/04/11
IC4	The operator shall collect drainage from animal houses and water from cleaning out. The operator shall design and construct tanks to deal with the wash water volumes to be contained to comply with the requirements of S3.2 of SGN How to Comply – Intensive Farming, Version 2.	07/04/11
IC5	<p>A written plan shall be submitted to the Environment 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 S3.2 of SGN How to Comply – Intensive Farming, Version 2, and include a timetable for any improvements to the drainage system.</p> <p>The notification requirements of condition 2.4.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Environment Agency subject to such amendments or additions as notified by the Environment Agency.</p>	07/10/11
IC6	<p>A written plan shall be submitted to the Environment 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 S3.2 of SGN How to Comply – Intensive Farming, Version 2. The plan shall identify measures to reduce emissions to all media, the likely cost of such measures and a proposed timetable for their implementation</p> <p>The notification requirements of condition 2.4.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Environment Agency subject to such amendments or additions as notified by the Environment Agency.</p>	07/10/11
IC7	The Operator shall ensure that methods are implemented to prevent, or where that is not practicable minimise, the potential for diffuse pollution from the containment for foodstuff. Foodstuff storage vessels should be protected from collision damage.	07/10/11

## Schedule 2 - waste types, raw materials and fuels

Table S2.1 Raw materials and fuels	
Raw materials and fuel description	Specification
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## Schedule 3 – emissions and monitoring

Table S3.1 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
Side vents with gable end and ridge extraction on buildings 1 & 2, as shown on the site plan in schedule 7	---	Poultry sheds 1-2	---	---	---	---
Ridge inlets and side extraction on building 3, as shown on the site plan in schedule 7		Poultry shed 3				
Natural ventilation via side inlets and end outlets on buildings 4 & 5, as shown on the site plan in schedule 7	---	Poultry sheds 4-5	----	---	---	---
Chimney from carcass incinerator as shown on the site plan in schedule 7	---	Carcass incinerator	----	---	---	---

## Schedule 4 - reporting

There is no reporting under this schedule.

## Schedule 5 - 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/JP3930TX
Name of operator	Mr John Sleightholme (t/a EJ & JE Sleightholme)
Location of Facility	Cansdale Farm Poultry Unit, Wold Newton, Drifffield, N. Humberside, YO25 3HS
Time and date of the detection	

**(a) Notification requirements for any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit 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	

<b>Time periods for notification following detection of a breach of a limit</b>	
<b>Parameter</b>	<b>Notification period</b>

<b>(c) Notification requirements for the detection of any significant adverse environmental effect</b>	
<b>To be notified within 24 hours of detection</b>	
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.	

<b>Name*</b>	
<b>Post</b>	
<b>Signature</b>	
<b>Date</b>	

\* authorised to sign on behalf of Mr John Sleightholme (t/a EJ & JE Sleightholme)

## Schedule 6 - 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.

*“EP Regulations”* means The Environmental Permitting (England and Wales) Regulations SI 2010 No.675 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

*“emissions of substances not controlled by emission limits”* means emissions of substances to air, water or land from the activities, either from the emission points specified in schedule 3 or from other localised or diffuse sources, which are 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.

*“authorised officer”* means any person authorised by the Environment 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.

*“disposal”* means any of the operations provided for in Annex IIA to Directive 2006/12/EC of the European Parliament and of the Council of 5 April 2006 on Waste.

*“recovery”* means any of the operations provided for in Annex IIB to Directive 2006/12/EC of the European Parliament and of the Council of 5 April 2006 on Waste.

Where a minimum limit is set for any emission parameter, for example pH, reference to exceeding the limit shall mean that the parameter shall not be less than that limit.

Unless otherwise stated, any references in this permit to concentrations of substances in emissions into air means:

- (a) in relation to emissions from combustion processes, the concentration in dry air at a temperature of 273K, at a pressure of 101.3 kPa and with an oxygen content of 3% dry for liquid and gaseous fuels, 6% dry for solid fuels; and/or
- (b) in relation to emissions from non-combustion sources, the concentration at a temperature of 273K and at a pressure of 101.3 kPa, with no correction for water vapour content

*“Animal Health”* is the government agency that licences small on farm incinerators; formerly known as the State Veterinary Service.

*“Manure and slurry”* has the meaning given in SGN 6.09 How to Comply – Intensive Farming.

*“SGN How to comply – Intensive Farming”* The EPR Sector Guidance Note for intensive pig and poultry farmers, Version 2 published January 2010.

## Schedule 7 - site plans



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