

Notice of variation and consolidation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Hook 2 Sisters Limited

Langham Poultry Unit
The Old Airfield
Cockthorpe Road
Langham
NR25 7BP

Variation application number

EPR/AP3632YP

Permit number

EPR/AP3632YP/V005

Langham Poultry Unit

Permit number **EPR/AP3632YP/V005**

Introductory note

This introductory note does not form a part of the notice.

Under the Environmental Permitting (England & Wales) Regulations 2016 (schedule 5, part 1, paragraph 19) a variation may comprise a consolidated permit reflecting the variations and a notice specifying the variations included in that consolidated permit.

Schedule 1 of the notice specifies the conditions that have been varied and schedule 2 comprises a consolidated permit which reflects the variations being made.

All the conditions of the permit have been varied and are subject to the right of appeal.

This variation authorises the following changes:

- The installation is changing from having both turkeys & broiler chicken places, this variation will change the use of the site to raise broiler chickens only.
- The installation is currently permitted for 288,727 turkey and 397,727 broilers. The variation is to remove turkeys from the permit and increase broiler numbers to 720,000.
- The installation will be comprised of 16 refurbished poultry houses and the construction of 2 new houses sited on concrete bases (18 sheds in total for production).
- The site drainage details have been updated with clean water attenuation consisting of silt traps and attenuation ponds.
- No increase in installation boundary area linked to this variation.

We have reviewed the new housing introduced with the permit variation for this installation against the best available techniques (BAT) conclusions as defined in the intensive rearing of poultry or pigs (IRPP) BAT conclusions document, dated 21/02/17. The permit conditions and schedules ensure the compliance of the new housing with this BAT conclusions document. In addition, we have reviewed existing housing, permitted before 21/02/17, to ensure compliance.

The main features of the permit are as follows:

Langham Poultry Unit is situated 1.5 km northwest of village of Langham. The surrounding land is predominantly used for arable crop production. The installation is approximately centred on National Grid Reference TF 99222 42149.

The installation is operated by Hook 2 Sisters Limited and comprises sixteen refurbished poultry houses and the construction of two new houses sited on a concrete basis (eighteen sheds in total for production). Poultry houses 7 and 8 are those completely new houses.

The surrounding land is laid to arable and grass land, along with a small number of residential properties.

The installation is now a farm used for broiler places only and provides a maximum of 720,000 broiler places.

Ventilation is high velocity roof fans (min height 5.5m) at an efflux velocity at or greater than 9m/s, with gable end fans for extreme cooling (less than 10% of operating time). Daily adjustments are made to the temperature and ventilation programme to ensure optimum conditions for the poultry. Sheds are heated using LPG heaters.

All the poultry buildings for each of three sections of the installation, will have an individual link to a below ground dirty water catchment tank as shown on the housing and drainage plan. Each tank will have a storage capacity of 20,000 litres.

Dirty water is directed to these via internal drainage points located within each of the buildings with all external waters being picked up via a series of open drains on the concrete apron and change over points. (See drainage plan for reference).

Clean surface waters are controlled via a changeover valve located in the yard areas; clean surface water will then be directed to silt traps and attenuation ponds.

There are five European/Ramsar sites within 5 km of the installation boundary. There are six Sites of Special Scientific Interest (SSSI) within 5 km of the installation boundary, plus two National Nature Reserves and one Local Wildlife Site within 2 km of the installation boundary.

This permit implements the requirements of the European Union Directive on Industrial Emissions.

The schedules specify the changes made to the permit.

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

Status log of the permit		
Description	Date	Comments
Application DP3734LD (EPR/DP3734LD/A001)	Duly made 29/12/2006	
Schedule 4 Notice	15/07/2007	Response 29/05/2007
Schedule 4 Notice	05/06/2007	Response 18/06/2007
Permit determined EPR/DP3734LD,	04/02/2008	
Agency Variation Ref: Let2/MG	08/08/2008	
Agency Variation EPR/DP3734LD/V002	10/02/2009	
Variation Notice EPR/DP3734LD/V002 issued	18/12/2009	
Agency Variation EPR/DP3734LD/V003 (PAS reference AP3532FL)	24/08/2011	
Variation Notice EPR/DP3734LD/V003 issued	22/09/2011	
Application reference EPR/DP3734LD/V004	Duly made 29/04/2014	Application to vary the permit in order to rear 540,000 broiler chickens during a period when turkeys are not being reared
Additional information received	13/06/2014	Confirmation that manure / slurry is taken off site for appropriate disposal and not spread Operator owned land. Confirmation of CCL agreement is in place
Variation issued EPR/DP3734LD/V004	09/07/2014	Varied and consolidated permit issued in modern condition format
Application EPR/QP3937DF/T001	Duly made 05/12/2016	Application to transfer the permit in full to Bernard Matthews Foods Limited.
Transfer determined EPR/QP3937DF	21/12/16	Full transfer of permit complete.
Application EPR/AP3632YP/T001	Duly made 26/04/2017	Application to transfer the permit in full to Hook 2 Sisters Limited.
Transfer determined EPR/AP3632YP	14/06/2017	Full transfer of permit complete.
Variation determined EPR/AP3632YP/V002	30/11/2020	Environment Agency initiated variation for Intensive Farming BAT compliance permit review
EPR/AP3632YP/S003 and EPR/AP3632YP/V004 (partial surrender and variation)	Duly made 07/10/2024	
Additional information requested 04/11/2024	06/11/2024	Final updated non-technical summary, site boundary plan, technical standards document and standby generator details

Status log of the permit		
Description	Date	Comments
Partial surrender and variation determined EPR/AP3632YP/S003 and EP4/AP3632YP/V004	19/11/2024	Partially surrendered, varied and consolidated permit issued in modern condition format to Hook 2 Sisters Limited.
Variation application received EPR/AP3632YP/V005	Duly made 13/03/2025	Application to vary the permit to change to rearing broilers only and redevelop the site.
Additional information requested 07/07/2025	10/07/2025	
Additional information requested 15/07/2025	15/7/2025	Final installation boundary and site drainage plan.
Variation EPR/AP3632YP/V005 determined	05/08/2025	Variation issued to Hook 2 Sisters Limited

End of introductory note

Notice of variation and consolidation

The Environmental Permitting (England and Wales) Regulations 2016

The Environment Agency in exercise of its powers under regulation 20 of the Environmental Permitting (England and Wales) Regulations 2016 varies and consolidates

Permit number

EPR/AP3632YP/V005

Issued to

Hook 2 Sisters Limited ("the operator")

whose registered office is

Cote

Bampton

Oxfordshire

OX18 2EG

company registration number **05969169**

to operate an installation at

Langham Poultry Unit

The Old Airfield

Cockthorpe Road

Langham

NR25 7BP

to the extent set out in the schedules.

The notice shall take effect from 05/08/2025

Name	Date
Stacey Tapsell	05/08/2025

Authorised on behalf of the Environment Agency

Schedule 1

All conditions have been varied by the consolidated permit EPR/AP3632YP/V005 as a result of the application made by the operator.

Schedule 2 – consolidated permit

Consolidated permit issued as a separate document.

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/AP3632YP/V005

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/AP3632YP authorising,

Hook 2 Sisters Limited ("the operator"),

whose registered office is

Cote

Bampton

Oxfordshire

OX18 2EG

company registration number **05969169**

to operate an installation at

Langham Poultry Unit

The Old Airfield

Cockthorpe Road

Langham

NR25 7BP

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

Name	Date
Stacey Tapsell	05/08/2025

Authorised on behalf of the Environment Agency

Conditions

1 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, so far as is reasonably practicable, including those risks 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 the permit.

1.2 Energy efficiency

- 1.2.1 The operator shall:
- (a) take appropriate measures to ensure that energy is used efficiently in the activities; and
 - (b) maintain records of fuel and energy consumption used in the activities;

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

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

- 1.4.1 The operator shall take appropriate measures to ensure that the waste hierarchy referred to in Article 4 of the Waste Framework Directive is applied to the generation of waste by the activities and that;
- (a) any waste generated by the activities is treated in accordance with the waste hierarchy referred to in Article 4 of the Waste Framework Directive; and
 - (b) where disposal is necessary, this is undertaken in a manner which minimises its impact on the environment.

2 Operations

2.1 Permitted activities

- 2.1.1 The only activities authorised by the permit are 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 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.
- 2.3.2 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 or other documentation ("plan") specified in schedule 1, table S1.2 or otherwise required under this permit which identifies and minimises the risks of pollution relevant to that plan, 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.
- 2.3.3 The operator shall maintain and implement a system to record the number of animal places and animal movements.
- 2.3.4 The operator shall ensure that a diet formulation and nutritional strategy is used to reduce the total nitrogen and total phosphorus excreted.
- 2.3.5 The operator shall take appropriate measures in disposal or recovery of solid manure or slurry to prevent, or where this is not practicable, to minimise pollution.
- 2.3.6 Any raw materials or fuels listed in schedule 2 table S2.1 shall conform to the specifications set out in that table.
- 2.3.7 The operator shall ensure that where waste produced by the activities is sent to a relevant waste operation, that operation is provided with the following information, prior to the receipt of the waste:
- (a) the nature of the process producing the waste;
 - (b) the composition of the waste;
 - (c) the handling requirements of the waste;
 - (d) the hazardous property associated with the waste, if applicable; and
 - (e) the waste code of the waste.

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 specified in table S3.1 and S3.2
- 3.1.2 The limits given in schedule 3 shall not be exceeded.
- 3.1.3 Periodic monitoring shall be carried out at least once every 5 years for groundwater and 10 years for soil, unless such monitoring is based on a systematic appraisal of the risk of contamination.

3.2 Emissions of substances not controlled by emission limits

- 3.2.1 Emissions of substances not controlled by emission limits 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 which identifies and minimises the risks of pollution from emissions of substances not controlled by emission limits; and
- (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.

3.4 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.

3.5 Monitoring

3.5.1 The operator shall, unless otherwise agreed in writing by the Environment Agency, undertake the monitoring specified in the following tables in schedule 3 to this permit:

- (a) point source emissions specified in tables S3.1, and S3.2; and
- (b) process monitoring specified in table S3.3.

3.5.2 The operator shall maintain records of all monitoring required by this permit including records of the taking and analysis of samples, instrument measurements (periodic and continual), calibrations, examinations, tests and surveys and any assessment or evaluation made on the basis of such data.

3.6 Pests

3.6.1 The activities shall not give rise to the presence of pests which are likely to cause pollution, hazard or annoyance outside the boundary of the site. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved pests management plan, have been taken to prevent or where that is not practicable, to minimise the presence of pests on the site.

3.6.2 The operator shall:

- (a) if notified by the Environment Agency, submit to the Environment Agency for approval within the period specified, a pests management plan which identifies and minimises risks of pollution, hazard or annoyance from pests; and
- (b) implement the pests management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

4 Information

4.1 Records

- 4.1.1 All records required to be made by schedules 3, 4 and 5 to 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 maintain convenient access, in either electronic or hard copy, to the records, plans and management system required to be maintained by this permit.

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 For the following activities referenced in schedule 1, table S1.1 a report or reports on the performance of the activities over the previous year shall be submitted to the Environment Agency by 31 January (or other date agreed in writing by the Environment Agency) each year. The report(s) shall include as a minimum:
- (a) a review of the results of the monitoring and assessment carried out in accordance with the permit including an interpretive review of that data.
- 4.2.3 Within 28 days of the end of the reporting period the operator shall, unless otherwise agreed in writing by the Environment Agency, submit reports of the monitoring and assessment carried out in accordance with the conditions of this permit, as follows:
- (a) in respect of the parameters and emission points specified in schedule 4 table S4.1;
 - (b) for the reporting periods specified in schedule 4 table S4.1 and using the forms specified in schedule 4 table S4.2; and
 - (c) giving the information from such results and assessments as may be required by the forms specified in those tables.
- 4.2.4 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 In the event:
- (a) that the operation of the activities gives rise to an incident or accident which significantly affects or may significantly affect the environment, the operator must immediately :-
 - (i) inform the Environment Agency,

- (ii) take the measures necessary to limit the environmental consequences of such an incident or accident, and
- (iii) take the measures necessary to prevent further possible incidents or accidents; and
- (b) of a breach of any permit condition the operator must immediately :-
 - (i) inform the Environment Agency, and
 - (ii) take the measures necessary to ensure that compliance is restored within the shortest possible time;
- (c) of a breach of permit condition which poses an immediate danger to human health or threatens to cause an immediate significant adverse effect on the environment, the operator must immediately suspend the operation of the activities or the relevant part of it until compliance with the permit conditions has been restored.

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:

- (c) any change in the operator's name or address; and
- (d) any steps taken with a view to the dissolution of the operator.

In any other case:

- (e) the death of any of the named operators (where the operator consists of more than one named individual);
- (f) any change in the operator's name(s) or address(es); and
- (g) 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 “immediately”, 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 intensively in an installation with more than 40,000 places	The rearing of poultry in a facility with a capacity for 720,000 intensive broiler rearing 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 EPR/DP3734LD/A001	The responses to sections B2.3.1, B2.3.2, B2.3.3, B2.6.1, B2.6.2, B2.6.3, B2.7.1 and B2.7.2 in the Application.	29/12/2006
Schedule 4 Notice Request dated 15/05/2007	Response to Schedule 4 Notice confirming installation location and boundary, and status of raw materials.	29/05/2007
Schedule 4 Notice Request dated 05/06/2007	Response to Schedule 4 Notice confirming installation location and boundary, and status of raw materials.	18/06/2007
Application EPR/DP3734LD/V004	Responses to Parts C2 and C3 of the application form and referenced supporting documentation.	29/04/2014
Additional information requested 13/06/2014	Response to Request for Information confirming that manure / slurry is taken off site for appropriate disposal / recovery and not spread onto Operator owned land. Confirmation that CCL agreement is in place.	13/06/2014
Partial Surrender application EPR/AP3632YP/S003	Application E2 form and all supporting documents including updated site condition report and all duly making responses	Duly made 07/10/2024
Variation application EPR/AP3632YP/V004	Application C3.5 form and all supporting documents and all duly making responses. Updated documents include: <ul style="list-style-type: none"> • Site Drainage Plan • Revised Odour, Noise and Dust/Bio aerosol Management Plans 	Duly made 07/10/2024
Additional information requested 04/11/2024	Updated Non-Technical Summary, Technical Standards Document and final Site Boundary Plan plus generator details.	06/11/2024
Variation application EPR/AP3632YP/V005	Application C3.5 form and all supporting documents and all duly making responses. Updated documents include: <ul style="list-style-type: none"> • Revised Non-Technical Summary • Revised BAT document • Revised Odour and Noise Management Plans 	Duly made 07/10/2024

Table S1.2 Operating techniques		
Description	Parts	Date Received
Additional information requested 07/07/2025	Additional documents/plans included <ul style="list-style-type: none"> • Confirmation email linked to receptors linked to dust and bioaerosols and standby generators • Final technical standards document 	10/07/2025
Additional information requested 15/07/2025	All; Installation boundary plus final site drainage plan (previously called phase 2) with silt traps and attenuation ponds in place.	15/07/2025

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	Source	Parameter	Limit (including unit)	Reference period	Monitoring frequency	Monitoring standard or method
High velocity roof fan outlets on all poultry houses as shown on the site plan in schedule 7	Poultry houses 1-18	---	---	---	---	---
Gable end fan outlets on all poultry houses as shown on the site plan in schedule 7	Poultry houses 1-18	---	---	---	---	---
Exhaust from three standby generator as shown on the site drainage plan in schedule 7	Three Standby Generators	---	---	---	---	---
Vent from three oil tanks as shown on the site drainage plan in schedule 7.	Three Diesel tanks	---	---	---	---	---

Table S3.2 Point Source emissions to water (other than sewer) and land – emission limits and monitoring requirements						
Emission point ref. & location	Source	Parameter	Limit (incl. unit)	Reference Period	Monitoring frequency	Monitoring standard or method
D1 Outlet to drainage ditch to west of installation via silt traps and attenuation pond (shown as S1) as indicated on the site drainage plan in schedule 7, final discharge to The Wash	Roof water from poultry houses 1-6 and water draining from yards around these houses 1-6 (excluding all times yards are contaminated e.g. catching, mucking out or washing)	---	---	---	---	---
D2 Outlet to drainage ditch to east of the installation via silt traps and attenuation pond (shown as S2) as indicated on the site drainage plan in schedule 7, final discharge to The Wash	Roof water from poultry houses 7-12 and water draining from yards around these houses 7-12 (excluding all times yards are contaminated e.g. catching, mucking out or washing)	---	---	---	---	---
D3 Outlet to drainage ditch to south of the installation via silt traps	Roof water from poultry houses 13-18 and water	---	---	---	---	---

Table S3.2 Point Source emissions to water (other than sewer) and land – emission limits and monitoring requirements						
Emission point ref. & location	Source	Parameter	Limit (incl. unit)	Reference Period	Monitoring frequency	Monitoring standard or method
and attenuation pond (shown as S3) as indicated on the site drainage plan in schedule 7, final discharge to The Wash	draining from yards around these houses 13-18 (excluding all times yards are contaminated e.g. catching, mucking out or washing)					

Table S3.3 Process monitoring requirements				
Emission point reference or source or description of point of measurement	Parameter	Limit (incl. Unit)	Monitoring frequency	Monitoring standard or method
All Broiler houses	kg N excreted/animal place/year	0.6 kg N/animal place/year	Annually	Estimation by using mass balance of nitrogen based on the feed intake, and animal performance
	kg P ₂ O ₅ excreted/animal place/year	0.25kg P ₂ O ₅ /animal place/year	Annually	Estimation by using mass balance of phosphorus based on the feed intake, and animal performance
	kg NH ₃ /animal place/year	0.08 kg NH ₃ /animal place/year	Annually	Estimation using standard ammonia emission factors
	Dust	n/a	Annually	Estimation using standard dust emission factors

Schedule 4 – Reporting

Table S4.1 Reporting of monitoring data			
Parameter	Emission or monitoring point/reference	Reporting period	Period begins
Process monitoring Parameters as required by condition 3.5.1	-	Every 12 months	1 January

Table S4.2 Reporting forms		
Media/parameter	Reporting format	Date of form
kg NH ₃ /animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	05/08/25
kg N excreted/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	05/08/25
kg P ₂ O ₅ excreted/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	05/08/25
Dust atmospheric mass emission	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	05/08/25

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	
Name of operator	
Location of facility	
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	
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 breach of permit conditions not related to limits	
To be notified within 24 hours of detection	
Condition breached	
Date, time and duration of breach	
Details of the permit breach i.e. what happened including impacts observed.	
Measures taken, or intended to be taken, to restore permit compliance.	

(d) 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 the operator

Schedule 6 – Interpretation

“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 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.

“building” means a construction that has the objective of providing sheltering cover and minimising emissions of noise, particulate matter, odour and litter.

“emissions to land” includes emissions to groundwater.

“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 limit.

“EP Regulations” means The Environmental Permitting (England and Wales) Regulations SI 2016 No.1154 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“Existing housing” means housing that is not defined as new housing.

“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.

“Hazardous property” has the meaning in Annex III of the Waste Framework Directive.

“Industrial Emissions Directive” means DIRECTIVE 2010/75/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 24 November 2010 on industrial emissions, as read in accordance with Schedule 1A to the Environmental Permitting (England and Wales) Regulations 2016.

“List of Wastes” means the list of wastes established by Commission Decision 2000/532/EC replacing Decision 94/3/EC establishing a list of wastes pursuant to Article 1(a) of Council Directive 75/442/EEC on waste and Council Decision 94/904/EC establishing a list of hazardous waste pursuant to Article 1(4) of Council Directive 91/689/EEC on hazardous waste, as amended from time to time.

“Manure and slurry” have the following meaning:

- Manures may be either slurries or solid manures.
- Slurries consist of excreta produced by livestock whilst in a yard or building mixed with rainwater and wash water and, in some cases, waste bedding and feed. Slurries can be pumped or discharged by gravity.
- Slurry includes duck effluent, seepage from manure and wash water.
- Solid manures include farmyard manure (FYM) and comprise material from straw-based housing systems, excreta with lots of straw/sawdust/woodchips in it, or solids from mechanical separators.
- Most poultry systems produce solid manure (litter).
- Solid manure can generally be stacked.

“New housing” means housing first permitted at the installation following the publication of the intensive rearing of poultry or pigs (IRPP) best available techniques (BAT) conclusions document dated 21/02/17, or a complete replacement of existing housing after 21/02/17.

“pests” means Birds, Vermin and Insects.

“Waste code” means the six digit code referable to a type of waste in accordance with the List of Wastes and in relation to hazardous waste, includes the asterisk

“Waste Framework Directive” or “WFD” means Waste Framework Directive 2008/98/EC of the European Parliament and of the Council on waste.

“year” means calendar year ending 31 December

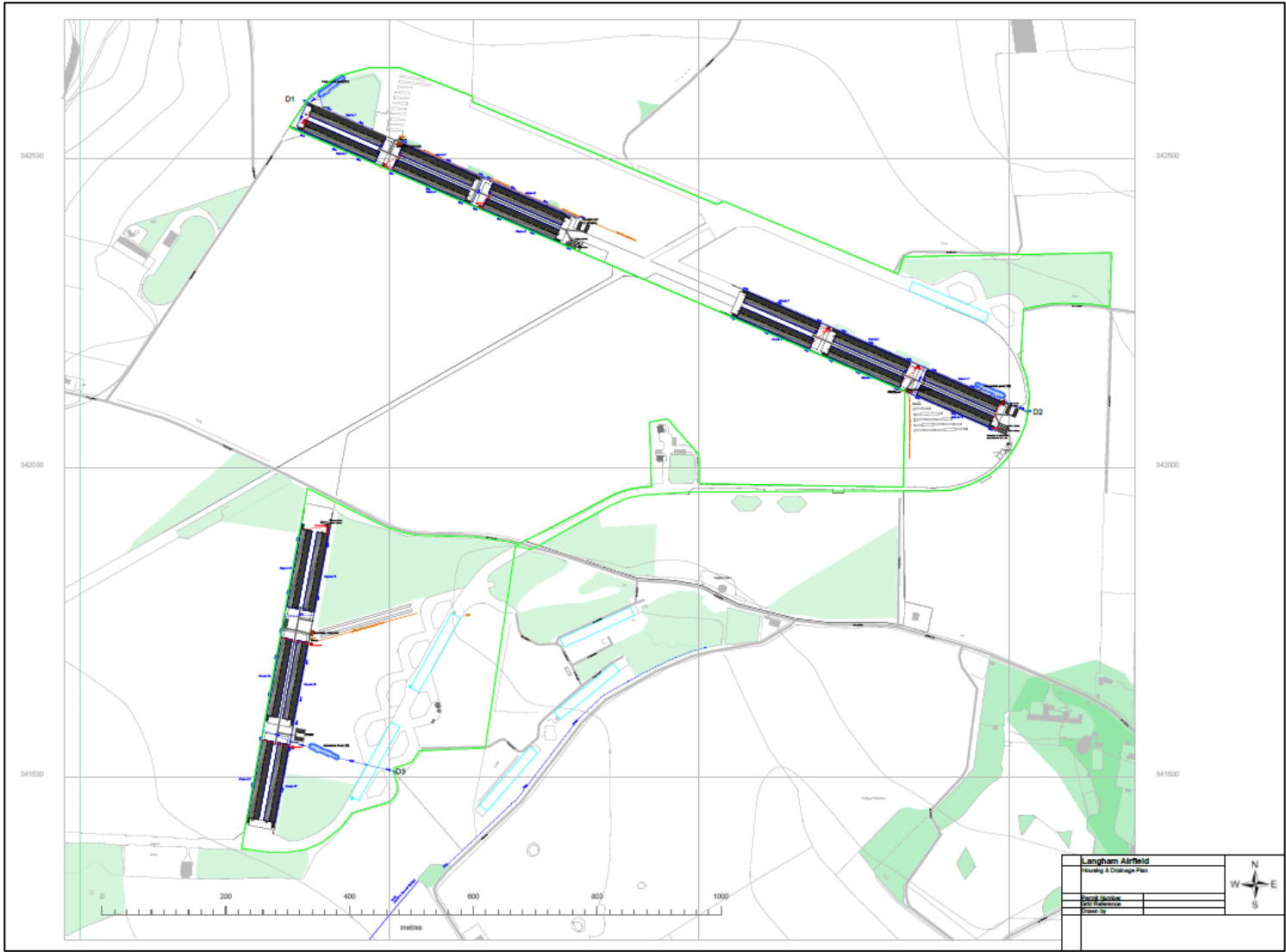
Schedule 7 – Site plan

Site plan - showing installation boundary as referred to in condition 2.2.1.



Permit number
EPR/AP3632YP/V005

Site drainage plan



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END OF PERMIT

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