

# Notice of variation and consolidation with introductory note

## The Environmental Permitting (England & Wales) Regulations 2016

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Crown Chicken Limited

Great Westwick Farm Poultry Unit  
Marsh Road  
Burnham-on-Crouch  
Essex  
CM0 8NE

**Variation application number**

EPR/TP3837MY/V006

**Permit number**

EPR/TP3837MY

# Great Westwick Farm Poultry Unit

## Permit number EPR/TP3837MY

### 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:**

- Installation changing from 100,000 pullets to 179,166 broilers.
- Updated ventilation confirmed as high velocity ventilation fans on all poultry houses. No other changes to the poultry houses or their locations.
- New LPG heaters on all poultry houses.
- New heat exchangers on all poultry houses.
- New mobile egg macerator, added as a directly associated activity.
- Administration change linked to remove farmhouse from boundary; added initially in error no installation operations within this land area.
- Updated site drainage plan details including improvements to lightly contaminated water surface attenuation.
- Small increase in installation boundary.
- Historic carcass incinerator removed from installation.

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 rest of the installation is unchanged and is operated as follows:**

Great Westwick Farm Poultry Unit is situated approximately four kilometres east of the town of Burnham-on-Crouch in Essex. The installation centre is on National Grid Reference TQ 98881 96749.

The installation is operated by Crown Chicken Limited and comprises five poultry houses, numbered one to five, which operate a broiler farm. The five poultry houses provide a combined capacity for 179,166 broiler bird places.

Birds are housed as incubated eggs or day-old chicks from a hatchery and reared to around 31 days of age when a quarter will be removed and transported to a local abattoir, and the remainder reared to around 38 days of age. Poultry houses are empty for approximately ten days to clean out providing approximately 7.6 batches per annum on an all-in-all-out basis for biosecurity.

The houses are ventilated by high velocity extraction fans (fans greater than 5.5m high, fan efflux velocity at or greater than 12m/s) with fresh air inlets in the side walls. Drinking water is provided via a nipple drinking system, fitted with cups to reduce leakage and spills to keep litter dry.

The houses are pre-warmed at the start of each rearing cycle using package LPG-fired heaters and ventilation via heat exchangers. As the birds grow extraction fans are turned on and side inlets opened as more fresh air is required and heaters can be switched off. Package, water fogging system is used infrequently for cooling in warm weather. There is a diesel-fired back-up emergency generator in case of grid electricity outage, with a net rated thermal input of 0.378MWth, and this has a separate bunded fuel tank.

Feed is stored inside fully enclosed package silos located at the side of the houses to protect them from collision damage. Feed composition is closely matched to the birds' nutritional requirements at each stage of growth, with use of four pelleted diets with a lower percentage crude protein and phosphorus in each.

At the end of the rearing period the houses and equipment are pressure washed, disinfected and dried before spreading new litter and restocking. Drainage from animal housing and water from cleaning out is collected in underground storage tanks. Dirty water is exported offsite for spreading on land. Used litter is removed immediately after destocking and exported offsite in covered trailers for spreading on land or supplied as fuel to a power station.

Separate surface and dirty water drainage prevents pollution in any watercourse, underlying geology or groundwater. Clean roof water is conveyed via gutters and downpipes into solid wall underground pipes into an offsite watercourse – a tributary of the River Crouch. Clean runoff from the kerbed concrete apron (excluding during washout periods when water from the yard drains to underground tanks) is also directed into the offsite watercourse via French drains. The condensate from new heat exchangers goes to dirty water tanks.

There is one Special Area of Conservation (SAC), four Special Protection Areas (SPA) and three Ramsars within 5 km of the installation. In addition, there are four Sites of Special Scientific Interest (SSSI) within 5km of the installation, and no other nature conservation sites within 2 km. An assessment of the impact of emissions has been carried out, and the installation is considered to have no adverse effect on the nature conservation sites.

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.

<b>Status log of the permit</b>		
<b>Description</b>	<b>Date</b>	<b>Comments</b>
Application TP3837MY ( EPR/TP3837MY/A001)	Duly made 23/01/2007	Application for an intensive farming poultry installation permit.
Additional Information Request 25/05/2007	19/06/2007	
Permit EPR/TP3837MY determined	21/09/2007	
Application to change company name	29/04/2014	Company name changed from Faccenda Group Limited to Faccenda Foods Limited.
Variation issued EPR/TP3837MY/V002	23/06/2014	Varied permit issued to Faccenda Foods Limited.
Variation determined EPR/TP3837MY/V003	19/02/2021	Environment Agency initiated variation for Intensive Farming BAT compliance permit review.
Application EPR/TP3837MY/T004 (full transfer of permit EPR/TP3837MY)	Duly made 24/07/2025	Application to transfer the permit in full to Crown Chicken Limited.
Transfer determined EPR/TP3837MY	30/07/2025	Full transfer of permit complete.

<b>Status log of the permit</b>		
<b>Description</b>	<b>Date</b>	<b>Comments</b>
Application EPR/TP3837MY/V005	Created in error	Record deleted by Environment Agency.
Application EPR/TP3837MY/V006	Duly made 02/09/2025	Application to vary the permit to change to 179,166 broilers.
Request for information dated 05/02/2026	27/03/2026 and 31/03/2026	Full response including updated emissions plan, updated site drainage plan with improvement plan, updated emissions table and updated site condition report.
Request for information dated 13/04/2026	13/04/2026	Updated installation boundary plan and evidence of surface water attenuation improvements.
Permit determined EPR/TP3837MY/V006	23/04/2026	Varied and consolidated permit issued in modern condition format.

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 consolidates0.

### Permit number

**EPR/TP3837MY**

### Issued to

**Crown Chicken Limited** (“the operator”)

whose registered office is

**Crane Court  
Hesslewood Office Park  
Ferryby Road  
Hessle  
HU13 0PA**

company registration number **04760487**

to operate an installation at

**Great Westwick Farm Poultry Unit  
Marsh Road  
Burnham-on-Crouch  
Essex  
CM0 8NE**

to the extent set out in the schedules.

The notice shall take effect from **23/04/2026**

Name	Date
<b>Shannon Nicholson</b>	<b>23/04/2026</b>

Authorised on behalf of the Environment Agency

## **Schedule 1**

All conditions have been varied by the consolidated permit EPR/TP3837MY 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/TP3837MY**

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/TP3837MY/V006 authorising,

**Crown Chicken Limited** (“the operator”),

whose principal office is

**Crane Court  
Hesslewood Office Park  
Ferryby Road  
Hessle  
HU13 0PA**

company registration number **04760487**

to operate an installation at

**Great Westwick Farm Poultry Unit  
Marsh Road  
Burnham-on-Crouch  
Essex  
CM0 8NE**

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

Name	Date
<b>Shannon Nicholson</b>	<b>23/04/2026</b>

Authorised on behalf of the Environment Agency

# Conditions

## 1 Management

### 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.

## **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 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.

3.5.3 Monitoring equipment, techniques, personnel and organisations employed for the emissions monitoring programme and the environmental or other monitoring specified in condition 3.5.1 shall have either MCERTS certification or MCERTS accreditation (as appropriate), where available, unless otherwise agreed in writing by the Environment Agency.

## 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 <b>179,166</b> bird places for broiler meat production.	From receipt of birds, raw materials and fuels onto the site to removal of birds and associated wastes from site.
Directly Associated Activity	Description of specified activity	Limits of specified activity
Mobile macerator	Mobile macerator	From receipt of eggs, bird carcasses and fuels to removal of associated wastes from the site. Operational limit of 4.7 tonnes per day based on maximum operation of 1 hour per day.

Table S1.2 Operating techniques		
Description	Parts	Date Received
Application TP3837MY (EPR/TP3837MY/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.	23/01/2007
Additional Information Request 25/05/2007	Response to Request For Information confirming installation boundary and capacity of incinerator.	19/06/2007
Variation Application EPR/TP3837MY/V006	Responses to Part C3.5 of the application form and referenced supporting documentation.  Additional information received in response to not duly made request for information including confirmation of compliance with all relevant best available techniques (BAT) conclusions as defined in the intensive rearing of poultry or pigs (IRPP) BAT conclusions document, dated 21/02/17, and receipt of the following documents: <ul style="list-style-type: none"> <li>• Odour Management Plan</li> <li>• Noise Management Plan</li> <li>• Dust and bioaerosol management plan</li> <li>• Environmental risk assessment</li> <li>• Summary of Environment Management System</li> </ul>	Duly made 02/09/2025
Additional Information Request 05/02/2026	Updated documents including <ul style="list-style-type: none"> <li>• Updated Site Condition Report</li> <li>• Updated Emissions table</li> <li>• Updated Site Drainage Plan</li> <li>• Surface water attenuation improvement plan</li> </ul>	27/03/2026 and 31/03/2026
Additional Information Request 13/04/2026	Updated Installation Boundary plan and evidence of surface water attenuation improvements completed.	13/04/2026

<b>Table S1.3 Improvement programme requirements</b>		
<b>Reference</b>	<b>Requirement</b>	<b>Date</b>
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.	Completed
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, including specific reference to the prevention of diffuse emissions to ground arising from the contamination of rainwater by the roof ventilation outlets, 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.	Completed
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.	Completed

## Schedule 2 – Waste types, raw materials and fuels

Table S2.1 Raw materials and fuels	
Raw materials and fuel description	Specification
-	-

## Schedule 3 – Emissions and monitoring

<b>Emission point ref. &amp; location</b>	<b>Source</b>	<b>Parameter</b>	<b>Limit (including unit)</b>	<b>Reference Period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
High velocity roof fan outlets on poultry house 1 – 5 as shown on the site layout and drainage plan in schedule 7	Broiler houses 1 – 5	---	---	---	---	---
Heat exchanger vents as shown on the site layout and drainage plan in schedule 7	Broiler houses 1 – 5	---	---	---	---	---
Exhaust from generator as shown on the site layout and drainage plan in schedule 7	Generator	---	---	---	---	---
Vent from oil tank as shown on the site layout and drainage plan in schedule 7	Generator fuel oil tank	---	---	---	---	---

<b>Emission point ref. &amp; location</b>	<b>Source</b>	<b>Parameter</b>	<b>Limit (incl. unit)</b>	<b>Reference Period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
W1 Outlet at NGR TQ 98901 96647 via French drains acting as attenuation discharging to tributary of the River Crouch as shown on the site drainage plan in schedule 7.	Lightly contaminated yard water behind poultry houses 1-3 (excluding all times yards are contaminated e.g. catching, mucking out or washing).	---	---	---	---	---
W2 Outlet at NGR TQ 98849 96648 via French drains acting as attenuation discharging to tributary of the River Crouch as shown on the site drainage plan in schedule 7.	Lightly contaminated yard water behind poultry houses 1-3 (excluding all times yards are contaminated e.g. catching, mucking out or washing).	---	---	---	---	---
W3 Outlet at NGR TQ 98808 96688 discharging to tributary of the River Crouch as shown on the site drainage plan in schedule 7.	Roof water via drains from poultry houses 1-3.	---	---	---	---	---
W4 Outlet at NGR TQ 98808 96707 discharging to tributary of the River Crouch as shown on the site drainage plan in schedule 7.	Roof water via drains from poultry houses 1-3.	---	---	---	---	---

**Table S3.2 Point Source emissions to water (other than sewer) and land – emission limits and monitoring requirements**

<b>Emission point ref. &amp; location</b>	<b>Source</b>	<b>Parameter</b>	<b>Limit (incl. unit)</b>	<b>Reference Period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
W5 Outlet at NGR TQ 98807 96725 discharging to tributary of the River Crouch as shown on the site drainage plan in schedule 7.	Roof water via drains from poultry houses 1-3.	---	---	---	---	---
W6 Outlet at NGR TQ 98807 96746 discharging to tributary of the River Crouch as shown on the site drainage plan in schedule 7.	Roof water via drains from poultry houses 1-3.	---	---	---	---	---
W7 Outlet at NGR TQ 98806 96766 discharging to tributary of the River Crouch as shown on the site drainage plan in schedule 7.	Roof water via drains from poultry houses 1-3.	---	---	---	---	---
W8 Outlet at NGR TQ 98804 96790 via French drains acting as attenuation discharging to tributary of the River Crouch as shown on the site drainage plan in schedule 7.	Lightly contaminated yard water in front of poultry houses 1-3 (excluding all times yards are contaminated e.g. catching, mucking out or washing).	---	---	---	---	---
W9 Outlet at NGR TQ 98804 96799 discharging to tributary of the River Crouch as shown on the site drainage plan in schedule 7.	Roof water via drains from poultry house 4.	---	---	---	---	---
W10 Outlet at NGR TQ 98802 96825 discharging to tributary of the River Crouch as shown on the site drainage plan in schedule 7.	Roof water via drains from poultry house 4.	---	---	---	---	---
W11 Outlet at NGR TQ 98802 96824 via French drains acting as attenuation discharging to tributary of the River Crouch as shown on the site drainage plan in schedule 7.	Lightly contaminated yard water in front of poultry houses 4-5 (excluding all times yards are contaminated e.g. catching, mucking out or washing).	---	---	---	---	---
W12 Outlet at NGR TQ 98802 96829 discharging to tributary of the River Crouch as shown on the site drainage plan in schedule 7.	Roof water via drains from poultry house 5.	---	---	---	---	---
W13 Outlet at NGR TQ 98800 96854 discharging to tributary of the River Crouch as shown on the site drainage plan in schedule 7.	Roof water via drains from poultry house 5.	---	---	---	---	---

**Table S3.3 Process monitoring requirements**

<b>Emission point reference or source or description of point of measurement</b>	<b>Parameter</b>	<b>Limit (incl. Unit)</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
Broilers in houses 1 - 5	kg N excreted/animal place/year	0.6 kg N/animal place/year	Annually	Estimation by using manure analysis for total nitrogen content
	kg P <sub>2</sub> O <sub>5</sub> excreted/animal place/year	0.25 kg P <sub>2</sub> O <sub>5</sub> animal place/year	Annually	Estimation by using manure analysis for total phosphorus content
	kg NH <sub>3</sub> /animal place/year	0.08 kg NH <sub>3</sub> /animal place/year	Annually	Estimation using emission factors
	Dust	n/a	Annually	Estimation using emission factors

## Schedule 4 – Reporting

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

<b>Table S4.2 Reporting forms</b>		
<b>Media/parameter</b>	<b>Reporting format</b>	<b>Date of form</b>
kg NH <sub>3</sub> /animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	23/04/2026
kg N excreted/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	
kg P <sub>2</sub> O <sub>5</sub> excreted/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	
Dust atmospheric mass emission	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	

# 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	

<b>(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</b>	
<b>To be notified within 24 hours of detection</b>	
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>(b) Notification requirements for the breach of a limit</b>	
<b>To be notified within 24 hours of detection</b>	
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

“accident” means an accident that may result in pollution.

“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.

“MCERTS” means the Environment Agency’s Monitoring Certification Scheme.

“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

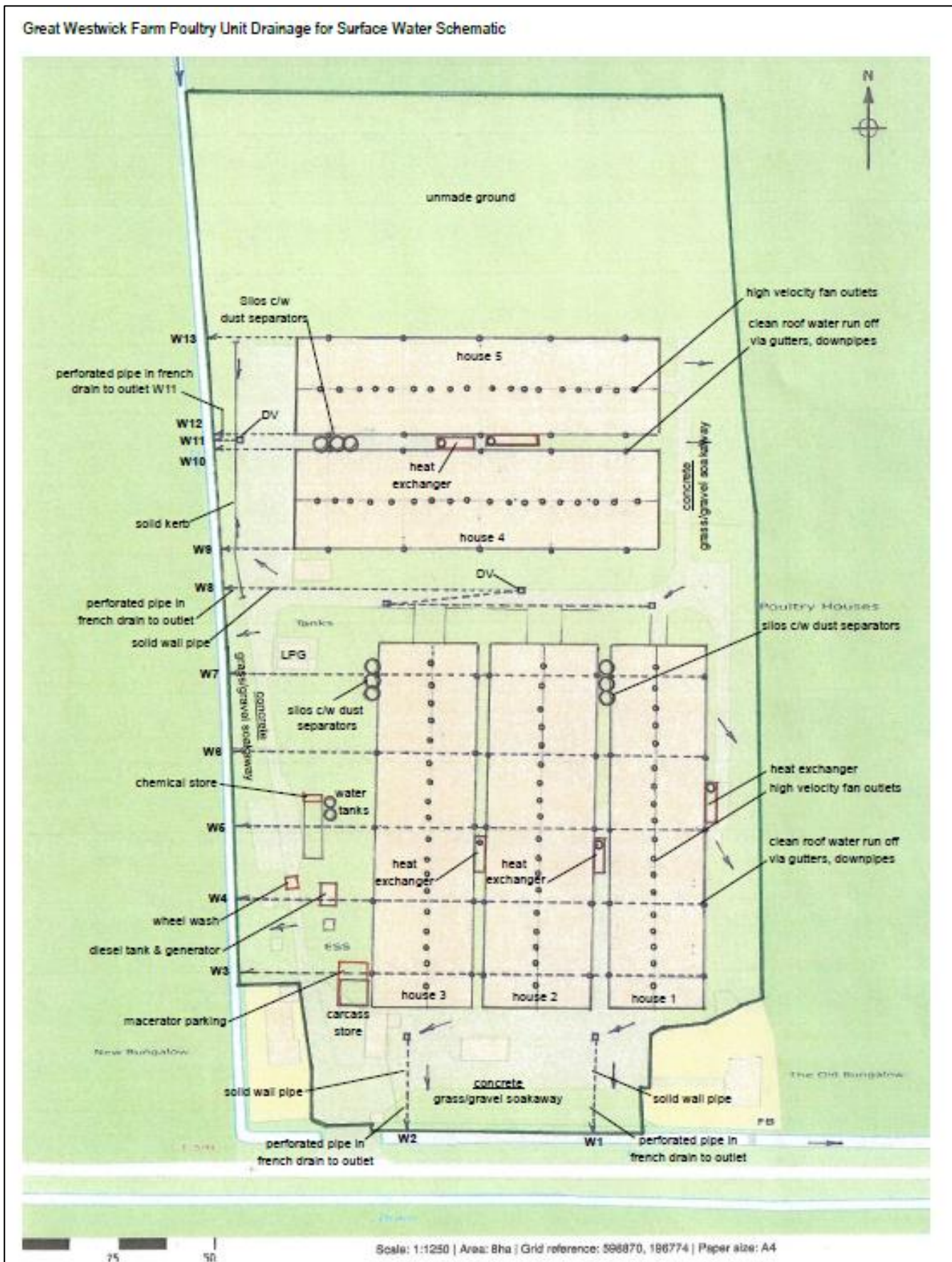
Site plan - showing installation boundary as referred to in condition 2.2.1.



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Permit number  
EPR/TP3837MY

# Site Drainage Plan



**END OF PERMIT**

Permit number  
EPR/TP3837MY