

Notice of variation and consolidation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Great Ness Poultry Limited
Great Ness Poultry Farm
Rodefern Lane
Nesscliffe
Shrewsbury
Shropshire
SY4 1AT

Variation application number

EPR/KP3130HL/V005

Permit number

EPR/KP3130HL

Great Ness Poultry Farm

Permit number EPR/KP3130HL

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:

- Increase the permitted broiler numbers from 350,000 to 410,000. There will be no increase to the installation boundary and no new additional poultry houses.

We have reviewed existing housing, permitted before 21/02/2017 against the best available techniques (BAT) conclusions as defined in the intensive rearing of poultry or pigs (IRPP) BAT conclusions document, dated 21/02/2017 to ensure compliance.

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

Great Ness Poultry Farm is situated approximately 540m southeast of the village of Great Ness, Shrewsbury. The installation is approximately centred on National Grid Reference SJ 40354 18614.

The installation is operated by Great Ness Poultry Limited and comprises ten poultry houses, numbered one to ten. The ten poultry houses provide a combined capacity for 410,000 bird places. The day-old chicks will be brought in from a hatchery with the average crop cycle being 39 days, with thinning taking place at 32 days. At the end of the growing period the chickens will be collected and transported to a processing plant. There will be on average around 7.5 crop cycles per year.

All poultry houses are ventilated by high velocity roof fans (vents greater than 5.5 metres high with an efflux velocity at or greater than 11 m/s) and gable fans for summer cooling. The poultry houses are heated by LPG heaters and two biomass boilers (0.885MWth and 1.1MWth) one of which is a Medium Combustion Plant and Schedule 25A of the EP Regulations apply. The small waste incineration plant is listed as installation activities in the EP Regulations Schedule 1, Part 2, Chapter 5, Section 5.1 Part B(a)(v). The plant incinerates clean waste wood with an individual unit capacity of 1 MW thermal input or greater, (~ 225 kg/hr of waste wood) but less than 3 tonnes per hour (~ 13.33 MW thermal input). Note: the relationship between wood input and thermal capacity is based on a calorific value of 16 KJ/kg and an 85% thermal efficiency, but actual values may be application specific. The details of the plant and associated limits and monitoring requirements are specified in Tables S1.1 and S3.1. Permitted wood types are detailed in Table S2.2.

The operator will store up to 125 tonnes of waste wood at any one time prior to incineration in accordance with Environment Agency Regulatory Position Statement 213. There is one standby generator with a thermal input of 0.526MWth (for emergency use only as a temporary power source if there is a mains power failure), this falls outside of Medium Combustion Plant.

The poultry houses will be empty for a period of seven days during which full clean-out and disinfection will take place. Used litter is removed from the installation by a contractor in covered vehicles and poultry house wash water is diverted and held in underground tanks prior to collection. Both the wash water and used litter is spread on separately Operator owned agricultural land according to the Manure Management Plan. Roof water from all the poultry houses is intercepted by adjacent French drains acting as soakaways which flow to a swale soakaway (via underground pipes) with an overflow into an unnamed ditch which ultimately leads to

the River Severn. Water draining from the yard (excluding periods of washout when water from the yard drains to the underground tanks) is directed to the swale soakaway via underground pipes.

The land around the site is predominantly agricultural. Associated food is stored on the installation in sealed food bins. Water is delivered to the poultry via a nipple drinking system and the birds are fed a minimum of three diets during the cycle with reducing levels of protein and phosphorus. Fallen stock is disposed of in accordance with the current Animal By-Products Regulations. Carcasses will be stored in sealed vermin proof containers awaiting regular collection by a licenced renderer.

There are no Special Areas of Conservation (SAC), Special Protection Areas (SPA) or Ramsars within 5km of the installation. There are three Sites of Special Scientific Interest (SSSI) within 5km of the installation and three Local Wildlife Sites (LWS), two Ancient Woodlands (AW) and one Local Nature Reserve (LNR) within 2km of the installation. 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.

Status log of the permit		
Description	Date	Comments
Application received EPR/KP3130HL/A001	Duly made 01/09/2010	Application for an intensive farming poultry installation permit.
Additional information received	21/12/2010	Relating to the existence of biomass boiler at the proposed installation.
Permit determined EPR/KP3130HL	29/03/2011	Permit issued to Great Ness Poultry Limited.
Application EPR/KP3130HL/V002 (variation)	Duly made 27/09/2011	Application to vary the positioning of the swale, change gable end fans and include LPG boilers.
Additional information received	15/12/2011	Confirmation of changes to site layout, site drainage and associated plans.
Variation determined EPR/KP3130HL	21/12/2011	Varied permit issued.
Application EPR/KP3130HL/V003 (variation)	Duly made 06/08/2012	Application to increase number of broilers from 180,000 to 350,000 and include biomass boilers.
Additional information received	30/01/2013	In relation to installation boundary and drainage of roof and yard water.
Additional information received	07/02/2013	Clarification on ventilation system.
Additional information received	03/05/2013	Confirmation of revised permit boundary.
Variation determined EPR/KP3130HL	22/05/2013	Varied permit issued.
Application EPR/KP3130HL/V004 (variation and consolidation)	Duly made 28/11/2019	Application to replace current biomass boilers with 2 new biomass boilers and to add 3 new houses.
Additional information received	27/01/2020	Additional information on source and grade of waste wood, fire risk and updates to the site condition report.
Variation determined EPR/KP3130HL (Billing reference: VP3600BE)	08/04/2020	Varied permit issued.
Application received EPR/KP3130HL/V005	Duly made 02/02/2026	Application to vary the permit to increase broiler numbers from 350,000 to 410,000.

Status log of the permit		
Description	Date	Comments
Additional information received	27/04/2026 and 06/05/2026	Confirmation of site drainage details and annual reporting for phosphorus and nitrogen for recording in Table S3.3 within the permit and receipt of revised site location plan.
Additional information received	28/04/2026, 06/05/2026 and 19/05/2026	Receipt of the following revised documents: <ul style="list-style-type: none"> • Odour Management Plan • Odour Risk Assessment • Noise Management Plan • Noise Risk Assessment • Dust Management Plan
Variation determined EPR/KP3130HL	01/06/2026	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 consolidates

Permit number

EPR/KP3130HL

Issued to

Great Ness Poultry Limited (“the operator”)

whose registered office is

Wood Farm Adcote

Little Ness

Shrewsbury

Shropshire

SY4 2JZ

company registration number **07330012**

to operate an installation at

Great Ness Poultry Farm

Rodefern Lane

Nesscliffe

Shrewsbury

Shropshire

SY4 1AT

to the extent set out in the schedules.

The notice shall take effect from 01/06/2026.

Name	Date
Shannon Nicholson	01/06/2026

Authorised on behalf of the Environment Agency

Schedule 1

All conditions have been varied by the consolidated permit EPR/KP3130HL/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/KP3130HL

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/KP3130HL/V005 authorising,

Great Ness Poultry Limited (“the operator”),

whose registered office is

Wood Farm Adcote

Little Ness

Shrewsbury

Shropshire

SY4 2JZ

company registration number **07330012**

to operate an installation at

Great Ness Poultry Farm

Rodefern Lane

Nesscliffe

Shrewsbury

Shropshire

SY4 1AT

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

Name	Date
Shannon Nicholson	01/06/2026

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 Waste shall only be accepted if:
- (a) it is of a type and quantity listed in schedule 2 table(s) S2.2 and
 - (b) it conforms to the description in the documentation supplied by the producer and holder.
- 2.3.8 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.
- 3.1.4 For the following activities referenced in schedule 1, table S1.1 (A2) the first monitoring measurements shall be carried out within four months of the issue date of the permit or the date when the MCP is first put into operation, whichever is later.

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
 - (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.

4.2.5 Within 1 month of the end of each quarter, the operator shall submit to the Environment Agency using the form made available for the purpose, the information specified on the form relating to the site and the waste accepted and removed from it during the previous quarter, if during that quarter the total amount accepted exceeds 100 tonnes of non-hazardous waste or 10 tonnes of hazardous waste.

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
A1 - 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 410,000 broiler places.	From receipt of birds, raw materials and fuels onto the site to removal of birds and associated wastes from site.
A2 - Section 5.1B(a)(v) Incineration in a small waste incineration plant with an aggregate capacity of 50 kilogrammes or more per hour of wood waste Section 25A – MCP Note (1)	Operation of two biomass boilers with an aggregated thermal rated input not exceeding 1.985MWth (0.885MWth and 1.1MWth), for site heating requirements, burning grade A 'clean' recycled waste wood and biomass fuel not comprising animal carcasses.	From receipt of raw materials and fuels and waste, to release of combustion products to air and associated wastes removed from site. Raw materials and fuel as specified in table S2.1. Note (2). Waste types as specified in table S2.2 from a source(s) agreed in writing with the Environment Agency. Waste shall only be grade A waste wood.
Directly Associated Activity	Description of specified activity	Limits of specified activity
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Notes

- (1) Only the boiler with a thermal input of over 1MWth is regulated under Section 25A – MCP, both boilers are regulated under Section 5.1B(a)(v).

Due to the size of one of these boilers it is a Medium Combustion Plant and Schedule 25A of the EP Regulations apply. The small waste incineration plant are listed as installation activities in the EP Regulations Schedule 1, Part 2, Chapter 5, Section 5.1 Part B(a)(v).

- (2) The plant incinerates clean waste wood with an individual unit capacity of 1 MW thermal input or greater, (~ 225 kg/hr of waste wood) but less than 3 tonnes per hour (~ 13.33 MW thermal input). Note: the relationship between wood input and thermal capacity is based on a calorific value of 16 KJ/kg and an 85% thermal efficiency, but actual values may be application specific.

Table S1.2 Operating techniques		
Description	Parts	Date Received
Application EPR/KP3130HL/A001	Parts B2 and B3 of the application form including all referenced supporting information but excluding Appendix 2 of the supporting information.	01/09/2010
Application EPR/KP3130HL/V002	Parts C2 and C3 of the application form and all supporting information as referenced in section 7, Part F1.	Duly made 27/09/2011
Application EPR/KP3130HL/V003	Responses to Part C3 section 3 of the application form and referenced supporting documentation including site layout and site drainage plans, site condition report, non-technical summary, odour management plan and noise management plan.	20/04/2012 (Receipt of original incomplete application submission)
Response to Request for further information dated 21/06/2012 (Prior to the application being duly made)	Revised odour management plan, maintenance plan and maintenance table. H1 risk assessment including biomass boilers.	26/06/2012

Table S1.2 Operating techniques		
Description	Parts	Date Received
Application EPR/KP3130HL/V004	Responses to Parts C3.5 of the application form and referenced supporting documentation.	20/09/2019
Response to Schedule 5 dated 08/01/2020	Emissions Plan (reference Great Ness Poultry Emissions Plan) and Emissions Plan Legend Drainage Plan (reference Great Ness Poultry Drainage Plan) Off-site Drainage Plan (reference Great Ness Farm Off Site Drainage to 343232,315361) Technical Standards (reference Appendix 7 Technical Standards)	27/01/2020
Information required under Annex I of MCPD	Email sent confirming information required under Annex I of MCPD.	09/03/2020
Operating techniques for Schedule 1 Pt2 5.1 Part B and Medium Combustion Plant	(a) Unless otherwise agreed in writing, the small waste incineration plant must comply with the requirements of Environmental Permitting Technical Note 5/1(18), Final Draft, dated 15/08/18 which will serve as statutory guidance under Regulation 65(1) of The Environmental Permitting Regulations 2016 once finalised. (b) Each MCP must be operated in accordance with the manufacturer's instructions and records must be made and retained to demonstrate this. (c) The operator must keep periods of start-up and shut-down of each MCP as short as possible.	N/A
Application received EPR/KP3130HL/V005	Responses to Part C3.5 of the application form and referenced supporting documentation, and additional information received in response to not duly made request for information including receipt of the following: <ul style="list-style-type: none"> Confirmation of thermal input of standby generator and compliance with biomass boiler 'Monitoring stack emissions: low risk MCPs and specified generators' guidance. 	Duly made 02/02/2026
Additional information requested 23/04/2026	Response to request for information confirming site drainage details and annual reporting for phosphorus and nitrogen for recording in Table S3.3 within the permit.	27/04/2026 and 06/05/2026
Additional information requested 28/04/2026 and 13/05/2026	Response to request for information with receipt of the following documents: <ul style="list-style-type: none"> Revised Odour Management Plan Revised Noise Management Plan Revised Dust Management Plan 	28/04/2026 and 19/05/2026

Schedule 2 – Waste types, raw materials and fuels

Table S2.1 Raw materials and fuels	
Raw materials and fuel description	Specification
Fuel for biomass boiler units	Biomass chips or pellets comprising virgin timber, straw, miscanthus; grade A waste wood or a combination of these.

Table S2.2 Permitted waste types for use as fuel for the biomass boiler units	
Maximum quantity	The total quantity of waste accepted at the site for the above activity shall be less than 1,100 tonnes a year.
Waste code	Description
15	Waste packaging, absorbents, wiping cloths, filter materials and protective clothing not otherwise specified
15 01	packaging (including separately collected municipal packaging waste)
15 01 03	wooden packaging
19	Wastes from waste management facilities, off-site waste water treatment plants and the preparation of water intended for human consumption and water for industrial use
19 12	wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified
19 12 07	wood other than that mentioned in 19 12 06

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 poultry houses as shown on the Site Layout/ Drainage Plans in schedule 7	Poultry houses 1-10	---	---	---	---	---
Gable end fan outlets on poultry houses as shown on the Site Layout/ Drainage Plans in schedule 7	Poultry houses 1-10	---	---	---	---	---
Exhaust from standby generator as shown on the Site Layout/ Drainage Plans in schedule 7	0.526MWth Standby Generator	---	---	---	---	---
Vent from oil tank as shown on the Site Layout/ Drainage Plans in schedule 7	Diesel tank	---	---	---	---	---
Emissions from one biomass boiler as shown on the Site Layout/ Drainage Plans in schedule 7	0.885MWth biomass boiler	---	---	---	---	---
Emissions from one biomass boiler subject to MCPD as shown on the Site Layout/ Drainage Plans in schedule 7	1.1MWth boiler	Oxides of Nitrogen (NO and NO ₂ expressed as NO ₂)	500 mg/m ³ (2)	Hourly Average	Once every 3 years	As agreed in writing by the Environment Agency (1)
		Carbon monoxide	No limit			
		Dust	50 mg/m ³ (2)			

Notes

- (1) All limits are defined at a temperature of 273.15 K, a pressure of 101.3 kPa and after correction for the water vapour content of the waste gases at a standardised O₂ content of 6%.
- (2) The above emission limits are for biomass fuel combustion units with aggregated thermal input capacity > 1 MW and < 5MW.

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
Outlets to French drains acting as soakaways running adjacent to poultry houses 1-10, as shown on the Site Layout/ Drainage Plans in schedule 7	Roof water from poultry houses 1-10	---	---	---	---	---
Outlet to swale soakaway located south of the installation, as shown on the Site Layout/ Drainage Plans in schedule 7	Roof water from poultry houses 1-10 and water draining from yard (excluding all times yards are contaminated e.g. catching, mucking out or washing) intercepted by underground pipes	---	---	---	---	---
Outlet to surface water from swale soakaway overflow to an unnamed ditch south of the installation boundary, as shown on the Site Layout/ Drainage Plans in schedule 7, which ultimately leads to the River Severn Grid reference: (340565,318632)	Roof water from poultry houses 1-10 and water draining from yard (excluding all times yards are contaminated e.g. catching, mucking out or washing) intercepted by underground pipes	---	---	---	---	---

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
Broilers in houses 1-10	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 ₂ O ₅ excreted/animal place/year	0.25 kg P ₂ O ₅ animal place/year	Annually	Estimation by using manure analysis for total phosphorus content
	kg NH ₃ /animal place/year	0.08 kg NH ₃ /animal place/year	Annually	Estimation using emission factors
	Dust	n/a	Annually	Estimation using emission factors

Schedule 4 – Reporting

Parameters, for which reports shall be made, in accordance with conditions of this permit, are listed below.

Table S4.1 Reporting of monitoring data			
Parameter	Emission or monitoring point/reference	Reporting period	Period begins
Emissions to air Parameters as required by condition 3.5.1	MCP biomass boiler (1.1MWth)	Every 3 years (1)	1 January
Process monitoring Parameters as required by condition 3.5.1	-	Every 12 months	1 January

Note (1) First reporting of monitoring data in compliance with permit condition 3.1.4.

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	08/04/2020
kg N excreted/animal place/year		
kg P ₂ O ₅ excreted/animal place/year		
Dust atmospheric mass emission		
Emissions to air - Parameters as required by condition 3.5.1	Emissions to air form 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	

(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

“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.

“Medium Combustion Plant” or “MCP” means a combustion plant with a rated thermal input equal or greater than 1 megawatt (MW) but less than 50 megawatts (MW).

“Medium Combustion Plant Directive” or “MCPD” means medium combustion plant directive 2015/2193/EU of the European Parliament and of the Council on the limitation of emissions of certain pollutants into the air from medium combustion plants.

“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.

"virgin timber" means timber from

- Whole trees and the woody parts of trees including branches and bark derived from forestry works, woodland management, tree surgery and other similar operations (it does not include clippings or trimmings that consist primarily of foliage);
- Virgin wood processing (e.g. wood offcuts, shavings or sawdust from sawmills) or timber product manufacture dealing in virgin timber.
- If virgin timber is mixed with waste timber or any other waste, the mixed load is classed as waste.

"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.

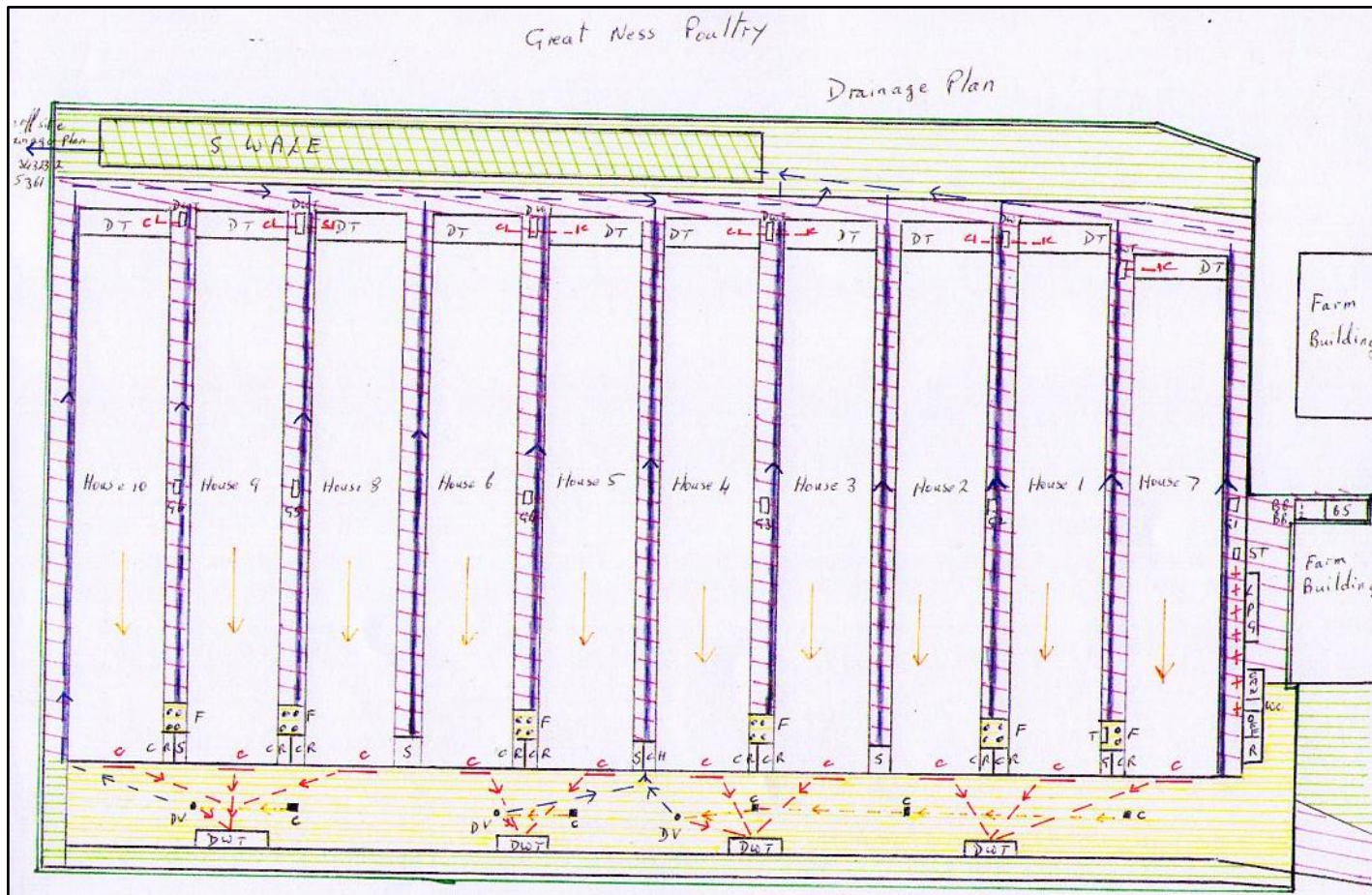
Schedule 7 – Site plan

Site Layout/ Drainage Plans - showing installation boundary as referred to in condition 2.2.1.



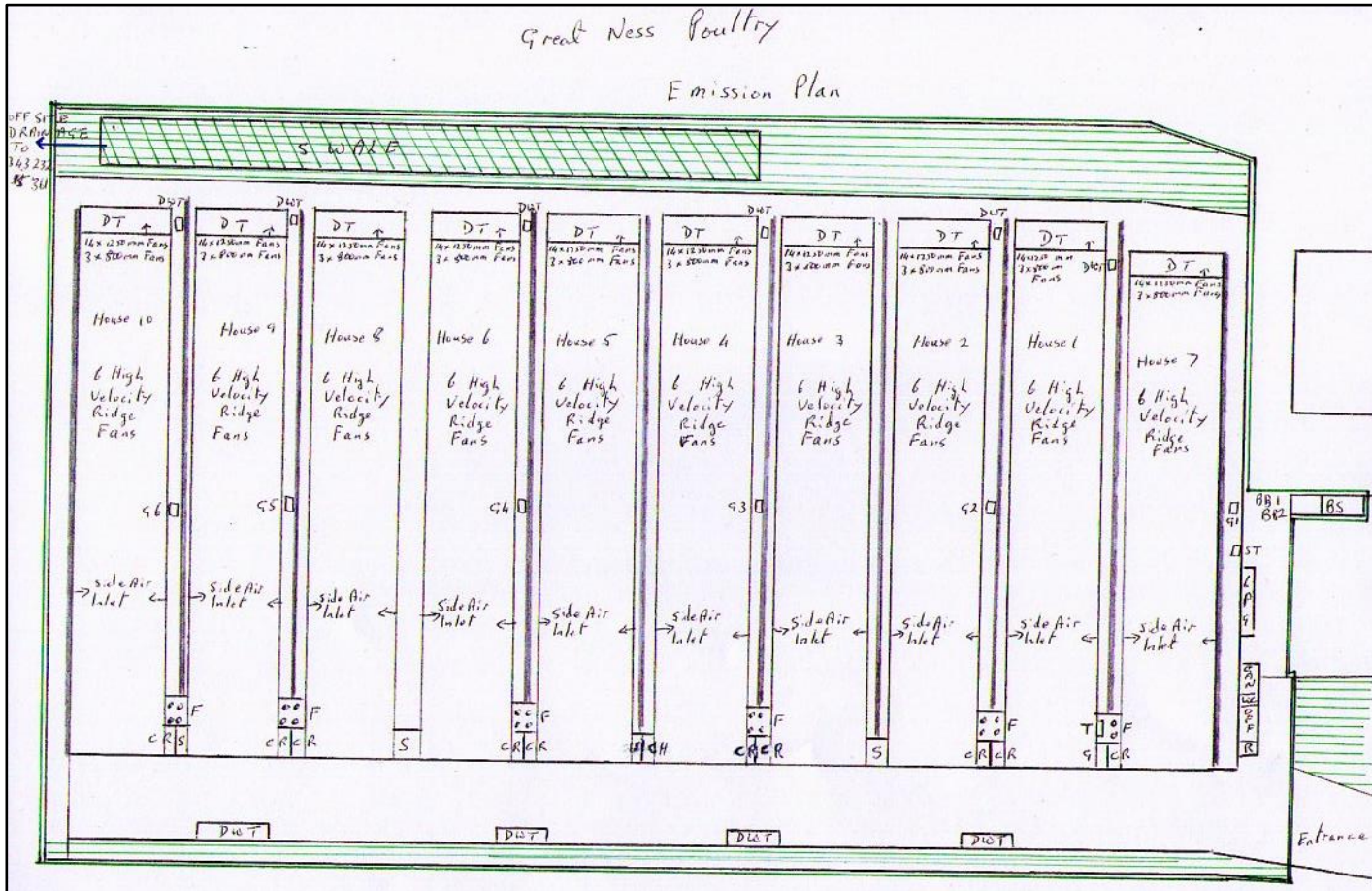
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Permit number
EPR/KP3130HL



Grass Area	
Grass Swale	
Dirty Water Tanks	DWT
Bunded Generator Room	G
Bunded Fuel Tank	T
Bunded Chemical Store	CH
Control Room	CR
Store Room	S
Reception	R
Site Office	OFF
Wash Room	WC
Canteen	CAN
Dust Trap (Fans)	DT
Site Boundary	—————
Feed Bins (20 tonnes)	o F
LPG Tanks	LPG
Biomass Boiler	BB1, BB2
LPG Boiler	G1-6
Ridge Fans	As shown
Soak Away between sheds	
Offsite water discharge to 343232,315361	—————>

All feed bins and LPG tanks are protected against collision damage



Grass Area	
Grass Swale	
Dirty Water Tanks	DWT
Bunded Generator Room	G
Bunded Fuel Tank	T
Bunded Chemical Store	CH
Control Room	CR
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Reception	R
Site Office	OFF
Wash Room	WC
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Offsite water discharge to 343232,315361	

All feed bins and LPG tanks are protected against collision damage

END OF PERMIT