Notice of variation and consolidation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Stonegate Agriculture Limited

Bank Farm Poultry Unit
Silvertoft Lane
Frampton Fen
Boston
Lincolnshire
PE20 1RX

Variation application number

EPR/HP3107LE/V002

Permit number

EPR/HP3107LE

Bank Farm Poultry Unit
Permit number EPR/HP3107LE

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 construction of two additional poultry houses, with ventilation of high velocity roof fans with 5.5m release height and 7 m/s efflux velocity, with additional drainage in place for new houses.
- The two existing houses ventilation being changed to high velocity roof fans with 5.5m release height and 7 m/s efflux velocity.
- An increase in livestock numbers from 67,000 to 134,000 pullet places.
- No other changes to the installation or installation boundary.

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 21/02/2017. The permit conditions and schedules ensure the compliance of the new housing with this BAT conclusions document.

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

Bank Farm is situated approximately four kilometres south west of the town of Boston, Lincolnshire. The installation is approximately centred on National Grid Reference 529499, 341566.

The installation is operated by Stonegate Agriculture and comprises four poultry houses, numbered one to four. The four poultry houses provide a combined capacity for 134,000 pullet places. Pullets will be housed at day old and de populated at around 16 weeks of age with approximately fourteen days empty, which will give around 3 cycles per annum, this will be done on an all-out all in basis. Pullets are housed on an aviary system with no litter belt removal. Litter remains within the houses until cycle end and no manure stored within the installation boundary.

Poultry houses one to four are ventilated by roof fans with an emission point higher than 5.5 metres above ground level and an efflux speed greater than 7 metres per second and warmed by LPG heaters. Water is via a nipple drinking system fitted with cups to reduce leakage and spills leading to drier litter.

At depletion the litter will be removed from the site and exported for use as fertiliser on third party-controlled land. All roof water and yard water (excluding periods of wash down) is directed to the two respective soakaways (plastic soakaway crates, covered) both to Old Hammond Beck ultimately draining to the River Witham. Wash water and lightly contaminated yard water during wash down is directed to the above ground dirty water tank.

The land around the site is predominantly agricultural. Associated food is stored on the installation in sealed food bins. Mortalities are collected daily and stored in a secure container on site for removal under the National Fallen Stock Scheme. At the end of the cycle the houses are depopulated, washed and disinfected ready for the next cycle.

There are no Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsars within 10km of the installation. There are no Sites of Special Scientific Interest (SSSI) within 5km of the installation.

There are four other nature conservation sites within 2km comprising of four Local Wildlife Sites (LWS). 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.

There is one standby generator at the installation. This has a thermal input capacity of 0.444MWth. The generator will not be test run more than 50 hours per annum and will not be operated more than 500 hours per annum averaged over three years, as a backup for mains interruption, including testing. This does not fall under the requirements of the Medium Combustion Plant Directive.

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 EPR/HP3107LE/A001	Duly made 23/03/2021	Application for an intensive farming poultry installation permit.
Additional information received	01/07/2021	Confirmation of details on site infrastructure plan, the above ground dirty water tank, the dust and bioaerosol risk assessment and flood risk.
Additional information received	22/07/2021	Confirmation of sensitive receptors and submission of revised odour management plan and noise management plan.
Permit determined EPR/HP3107LE (Billing reference: HP3107LE)	04/08/2021	Permit issued to Stonegate Agriculture Limited.
Application EPR/HP3107LE/V002	Duly made 16/0/2026	Application to increase pullet places to 134,000, add two additional houses and change the ventilation to two existing houses.
Additional information received	30/09/2026	Request for further information received (dated 29/09/2026): • Revised Technical Standards • Revised Environmental Management System Summary • Revised Dust Management Plan • Revised Odour Management Plan
Additional information received	19/10/2026	Request for further information received (dated 19/10/2026): • Confirmation of BAT 31 b5 measures
Variation determined EPR/HP3107LE/V002	30/10/2026	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/HP3107LE

Issued to

Stonegate Agriculture Limited ("the operator")

whose registered office is

Lacock Green
Corsham Road
Lacock
Chippenham
Wiltshire
SN15 2LZ

company registration number **02751833**

to operate an installation at

Bank Farm Poultry Unit
Silvertoft Lane
Frampton Fen
Boston
Lincolnshire
PE20 1RX

to the extent set out in the schedules.

The notice shall take effect from 30/10/2026.

Name	Date
Shannon Nicholson	**30/10/2026**

Authorised on behalf of the Environment Agency

Schedule 1

All conditions have been varied by the consolidated permit EPR/HP3107LE 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/HP3107LE

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/HP3107LE/V002 authorising,

Stonegate Agriculture Limited ("the operator"),

whose registered office is

Lacock Green
Corsham Road
Lacock
Chippenham
Wiltshire
SN15 2LZ

company registration number **02751833**

to operate an installation at

Bank Farm Poultry Unit
Silvertoft Lane
Frampton Fen
Boston
Lincolnshire
PE20 1RX

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

Name	Date
Shannon Nicholson	**30/10/2026**

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 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.

3.5.3 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 **134,000** pullet places.	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**
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Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
Application EPR/HP3107LE/A001	Responses to application form B3.5 and referenced supporting documentation.	23/03/2021
Additional information requested 17/06/2021 & 28/06/2021	Response to Request for Information confirming direction of lightly contaminated water from poultry house 2, destination of clean surface water from yard, compliance of above ground dirty water tank with SSAFO, details of the life cycle of pullets, and details of consideration of flood risk and including submission of revised documents: - (Revised) Site infrastructure plan - Dust and bioaerosols risk assessment V2, June 2021 - Management systems and technical standards V2, June 2021 - Flood risk assessment	01/07/2021
Additional information requested 09/07/2021	Response to Request for Information confirming sensitive receptors and including submission of revised documents: - Odour management plan V2, July 2021 - Noise management plan V2, July 2021	22/07/2021
Application EPR/HP3107LE/A001	Responses to application form B3.5 and referenced supporting documentation.	23/03/2021
Application EPR/HP3107LE/V002 (variation and consolidation)	Responses to Part C3.5 of the application form and referenced supporting documentation, 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 21/02/2017. Additional information received in response to not duly made request for information and receipt of the following documents: • Revised Technical Standards	Duly made 16/06/2026
Additional information received requested 29/09/2026	Response to further information received: • Revised Technical Standards • Revised Dust Management Plan • Revised Odour Management Plan	30/09/2026
Additional information received requested 19/10/2026	Response to further information received: • Confirmation of BAT 31 b5 measures	19/10/2026

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 poultry house 1-4 shown on the site drainage plan in schedule 7	Poultry house 1-4	---	---	---	---	---
Exhaust from standby generator as shown on the site drainage plan in schedule 7	Standby Generator	---	---	---	---	---
Vent from oil tank as shown on the site drainage plan in schedule 7	Diesel tank	---	---	---	---	---

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**
Outlet to Old Hammond Beck NGR TF294414 for houses 1-2 via covered plastic soakaway crates south of the installation as indicated on the drainage plan in Schedule 7 which ultimately drains to River Witham.	Roof water from poultry houses 1-2 and water draining from yard (excluding all times yards are contaminated e.g. catching, mucking out or washing)	---	---	---	---	---
Outlet to Old Hammond Beck NGR TF294416 for houses 3-4 via covered plastic soakaway crates north of the installation as indicated on the drainage plan in Schedule 7 which ultimately drains to River Witham.	Roof water from poultry houses 3-4 and water draining from yard (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 (1)**	**Monitoring standard or method**
Pullets in poultry houses 1-4	Dust	n/a	Annually	Estimation using emission factors
	Ammonia	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**
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	04/08/2021
Dust atmospheric mass emission	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	04/08/2021

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 lll 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.

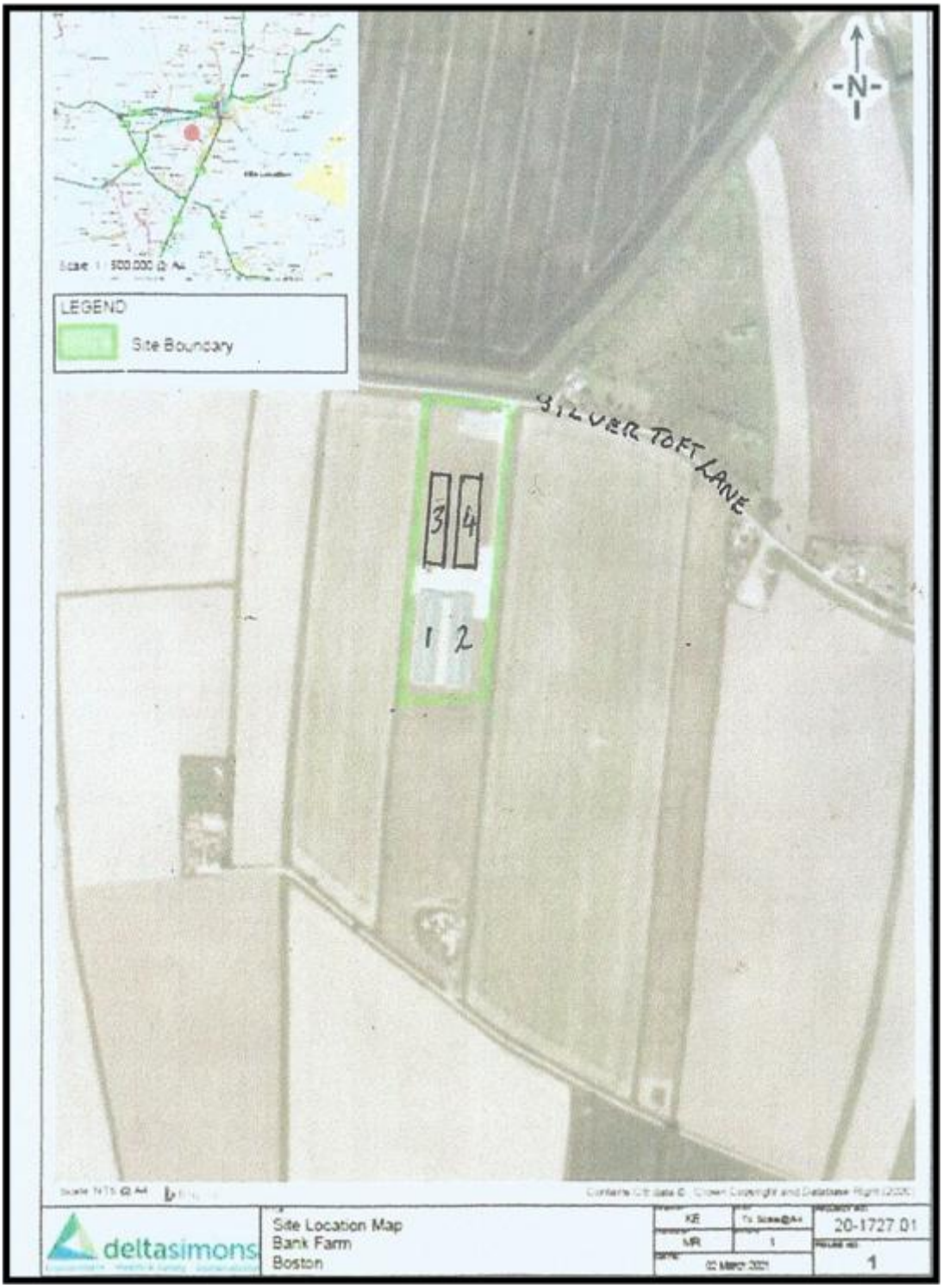
“Waste code” means the six digit code referable to a type of waste in accordance with the List of Wastes and in relation to hazardous waste, includes the asterisk

“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.

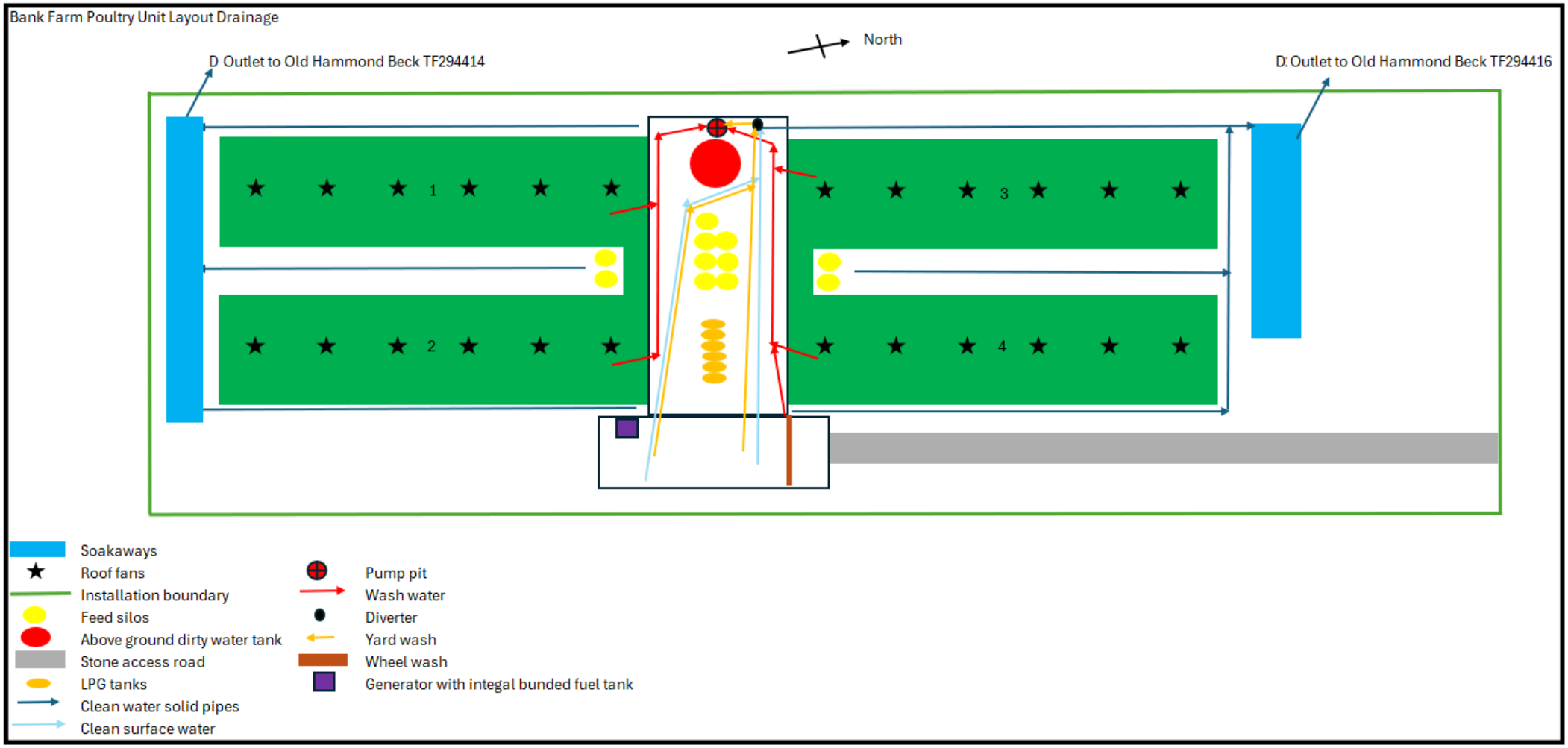
Schedule 7 – Site plan

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



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Site drainage plan-



END OF PERMIT