Notice of variation and consolidation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

2 Agriculture Growing Limited

Felthorpe Poultry Unit
Beck Farm
Haveringland Road
Felthorpe
Norwich
NR10 4BZ

Variation application number

EPR/NP3132YL/V003

Permit number

EPR/NP3132YL

Felthorpe Poultry Unit
Permit number EPR/NP3132YL

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:

- Change in livestock type and number from 151,967 turkey places to 617,500 broiler places.
- Change in ventilation from side fans to high velocity roof fans with additional gable end fans for summer cooling.
- Addition of two standby generators, each with a net thermal rated input of 0.78 MWth.
- Improvement condition IC6 is marked as complete.
- Registered office address is updated in accordance with Companies House.

There are no changes to the poultry houses or the Installation boundary as part of this ventilation.

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 main features of the permit are as follows:

Felthorpe Poultry Unit is situated approximately 500 metres northeast of the village of Felthorpe, Norfolk. The Installation is approximately centred on National Grid Reference TG 17271 18949.

The Installation is operated by 2 Agriculture Growing Limited and comprises twenty poultry houses, numbered one to twenty, which operate a fully littered floor system for broiler chickens. The poultry houses provide a combined capacity for 617,500 bird places. The birds are housed at one day old and depopulated at around 38 days of age. Houses are empty for approximately 7 to 10 days for clean out, which results in approximately 7 cycles per annum, operated on an all-in/all-out basis.

Before bird arrival, the floors are covered in wood shavings or chopped straw and houses are heated using hot water heating powered by ten biomass boilers, with an aggregated thermal rated input of 2.15 MWth, or using Liquid Petroleum Gas (LPG) heaters.

Poultry houses are ventilated using high velocity roof mounted extraction fans with side wall air inlets, with an emission point higher than 5.5 metres above ground level and an efflux speed of 11 metres per second. All houses have additional gable end fans, although these are operated infrequently to maintain temperature, typically in the summer months.

At the end of the growing period, all birds are removed from the houses, and the litter is exported off site and sent for energy recovery or for spreading on land owned by third parties, in accordance with relevant good agricultural practice and legislation. The empty houses are then washed and disinfected ready for the next crop. Water from the wash out of poultry houses and drainage from yards contaminated by litter or wash water is channelled to underground collection tanks via diverter valves before being removed off site for spreading on land owned by third parties, in accordance with relevant good agricultural practice and legislation.

Roof water from the houses and water draining from the yard (excluding all times yards are contaminated e.g. catching, mucking out or washing) drains to four unlined attenuation ponds, acting as soakaways, present within the Installation boundary. There is no off-site discharge from the attenuation ponds.

The surrounding land is used mainly for arable farming, although there are some pastures, heathland and wooded areas. The surrounding topography is a gentle, rolling landscape. Associated food is stored on the installation in sealed food bins. Water is supplied by nipple drinkers with cups designed to reduce spillage. Mortalities are collected daily and stored in secure containers on site for removal in accordance with the Animal by product regulations, at least weekly.

There are two standby generators, each with a net thermal rated input of 0.78 MWth, for use in the event of mains power failure. The generators fall outside of the requirements of the Medium Combustion Plant Directive.

There are two Special Areas of Conservation (SAC) within 5km of the Installation boundary. In addition, there are five Sites of Special Scientific Interest (SSSI) within 5km of the Installation boundary, and thirteen other nature conservation sites within 2km comprising eleven Local Wildlife Sites (LWS) and two ancient woodlands. 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.

The site is subject to a Climate Change Levy Agreement.

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/RP3534LX/A001	Duly made 05/01/2007	Application for an intensive farming poultry installation permit.
Additional Information Received	18/06/2007	
Additional Information Received	19/07/2007	
Permit determined	09/04/2008	Permit issued to Bernard Matthews Foods Limited.
Agency Variation Ref: Let2/MG	08/08/2008	Agency initiated variation to amend improvement conditions.
Agency Variation EPR/RP3534LX/V002	13/10/2010	Agency initiated variation to amend improvement conditions.
Variation determined EPR/RP3534LX	01/11/2010	Variation notice issued.
Application EPR/RP3534LX/V003	10/01/2011	Application returned as not duly made.
Application received EPR/RP3534LX/V004	Duly Made 14/04/2014	Application to add ten biomass boilers.
Additional Information Received	14/05/2014	
Variation determined EPR/RP3534LX	24/06/2014	Varied and consolidated permit issued in modern condition format.
Application received EPR/AP3837DW/T001 (full transfer of permit EPR/RP3534LX)	Duly made 02/11/2016	Application to transfer the permit in full to Bernard Matthews Foods Limited.
Transfer determined EPR/AP3837DW	21/12/2016	Full transfer of permit complete.

Status log of the permit		
Description	**Date**	**Comments**
Application received EPR/NP3132YL/T001 (full transfer of permit EPR/AP3837DW)	Duly made 26/04/2017	Application to transfer the permit in full to Hook 2 Sisters Limited.
Transfer determined EPR/NP3132YL	14/06/2017	Full transfer of permit complete.
Variation determined EPR/NP3132YL/V002	20/01/2021	Environment Agency initiated variation for Intensive Farming BAT compliance permit review.
Notified of company name change	12/09/2025	Name changed to 2 Agriculture Growing Limited.
Administrative variation issued	16/09/2025	Notice of variation issued to 2 Agriculture Growing Limited.
Application EPR/NP3132YL/V003 (variation and consolidation)	Duly made 30/06/2026	Application to remove turkeys from the permit and stock 617,500 broilers.
Additional information received	27/09/2026, 02/10/2026, and 07/10/2026	Response to request for information providing clarification regarding site drainage and site manager's house, and receipt of the following documents: • Revised site plan • Revised Non-technical summary • Revised Environmental risk assessment • Revised Odour, Noise and Dust management plans • Odour, noise and dust complaint forms
Additional information received	07/10/2026 and 09/10/2026	Response to request for information providing the following documents: • Revised Technical standards document • Revised site drainage plan • Revised Raw Materials inventory • Revised supporting document
Variation determined EPR/NP3132YL	05/11/2026	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/NP3132YL

Issued to

2 Agriculture Growing Limited ("the operator")

whose registered office is

Boparan Support Centre Portland House
Bickenhill Lane
Birmingham
B37 7WR

company registration number **05969169**

to operate an installation at

Felthorpe Poultry Unit
Beck Farm
Haveringland Road
Felthorpe
Norwich
NR10 4BZ

to the extent set out in the schedules.

The notice shall take effect from 05/11/2026.

Name	Date
Shannon Nicholson	**05/11/2026**

Authorised on behalf of the Environment Agency

Schedule 1

All conditions have been varied by the consolidated permit EPR/NP3132YL 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/NP3132YL

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/NP3132YL/V003 authorising,

2 Agriculture Growing Limited ("the operator"),

whose registered office is

Boparan Support Centre Portland House
Bickenhill Lane
Birmingham
B37 7WR

company registration number **05969169**

to operate an installation at

Felthorpe Poultry Unit
Beck Farm
Haveringland Road
Felthorpe
Norwich
NR10 4BZ

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

Name	Date
Shannon Nicholson	**05/11/2026**

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 red 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 tables 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.

4.3.7 Where the operator has entered into a climate change agreement with the Government, the Environment Agency shall be notified within one month of:

(a) a decision by the Secretary of State not to re-certify the agreement;

(b) a decision by either the operator or the Secretary of State to terminate the agreement; and

(c) any subsequent decision by the Secretary of State to re-certify such an agreement.

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 **617,500** broiler 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**
Biomass boiler	Operation of 10 biomass boilers with an aggregated thermal rated input not exceeding 2.15 MWth, for site heating requirements, burning biomass fuel not comprising waste or animal carcasses.	From receipt of raw materials and fuels, to release of combustion products to air and associated wastes removed from site.

Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
Application EPR/RP3534LX/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.	05/01/2007
Response to Schedule 4 Notice dated 15/05/2007	Response detailing the usage of raw materials.	19/07/2007
Response to Request for Information dated 15/05/2007	Response to confirming the discharge consent number.	19/07/2007
Application EPR/RP3534LX/V004 (variation and consolidation)	The responses to form C3 section 3a and supporting documents.	14/04/2014
Application EPR/NP3132YL/V003 (variation and consolidation)	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 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.	Duly made 30/06/2026
Response to Request for Information dated 11/09/2026, 24/09/2026 and 29/09/2026	Response to request for information confirming site drainage and broiler cycle details, and receipt of the following documents: • Revised dust and bioaerosol management plan • Revised environmental risk assessment • Revised Non-technical summary • Revised Odour management plan • Revised Noise management plan	27/09/2026, 02/10/2026 and 07/10/2026
Response to Request for Information dated 02/10/2026	Response to request for information providing the following documents: • Revised Technical standards document	07/10/2026

Table S1.3 Improvement programme requirements		
Reference	**Requirement**	**Date**
IC2	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
IC3	A written plan shall be submitted to the Environment Agency for approval, following a review of all site drainage at the installation. The plan should take in to account the appropriate measures for the management of drainage systems and run-off in S3.3 of TGN How to Comply, Version 1, 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 Environment Agency subject to such amendments or additions as notified by the Environment Agency.	Completed
IC4	A written plan shall be submitted to the Environment Agency for approval following a review of existing poultry housing and management practices at the installation. The plan shall take into account the appropriate measures in 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 the implementation. The notification requirements of conditions 2.5.2 shall be deemed to have been compiled with on submission of the plan. The plan shall be implemented by the operator from the date of approval in writing by the Environment Agency subject to such amendments or amendments or additions as notified by the Environment Agency.	Completed
IC5	The operator shall ensure that methods are implemented to prevent, or where that is not practicable minimise, the potential for diffuse pollution from the containment for foodstuff by ensuring the foodstuff storage vessels are protected from collision damage.	Completed
IC6	The operator shall submit a written Emission Reduction Plan to the Environment Agency for approval containing proposals that reduce the emission from the permitted installation so that the contribution to the ammonia concentration in air at the wildlife site known as Norfolk Valley Fens (UK0012892) is no more than 0.07µg/m3 as an annual average. The Emission Reduction Plan shall contain timescales for the implementation of the individual measures proposed which shall be within 2 years of the plan being approved in writing by the Environment Agency.	Completed 05/11/2026

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; or a combination of these.

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 1 to 20, as shown on the site drainage plan in schedule 7	Poultry houses 1 to 20	---	---	---	---	---
Gable end fan outlets on poultry houses 1 to 20, as shown on the site drainage plan in schedule 7	Poultry houses 1 to 20	---	---	---	---	---
Exhaust from two standby generators, as shown on the site drainage plan in schedule 7	Aggregated 1.56 MWth standby generator	---	---	---	---	---
Vent from two oil tanks, as shown on the site drainage plan in schedule 7	Diesel tanks	---	---	---	---	---
Emissions from 10 biomass boilers, as shown on the site drainage plan in schedule 7	Aggregated 2.15 MWth biomass boiler	---	---	---	---	---

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 an unlined attenuation pond north of poultry houses 15 to 20, acting as a soakaway, as shown on the site drainage plan in schedule 7	Roof water from poultry houses 15 to 20	---	---	---	---	---
Outlet to an unlined attenuation pond north of poultry houses 1 to 6, acting as a soakaway, as shown on the site drainage plan in schedule 7	Roof water from poultry houses 1 to 6	---	---	---	---	---
Outlet to an unlined attenuation pond north of poultry houses 7 to 10, acting as a	Roof water from poultry houses 6 to 15	---	---	---	---	---

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**
soakaway, as shown on the site drainage plan in schedule 7						
Outlet to an unlined attenuation pond northwest of poultry house 10, acting as a soakaway, as shown on the site drainage plan in schedule 7	Roof water from poultry house 11 and water draining from yards (excluding all times yards are contaminated e.g. catching, mucking out or washing)	---	---	---	---	---

Table S3.3 Process monitoring requirements				
Emission point reference or source or description of point of measurement	**Parameter**	**Limit (incl. Unit)**	**Monitoring frequency**	**Monitoring standard or method**
Broilers in houses 1 to 20	kg N excreted/animal place/year	0.6 kg N/animal place/year	Annually	Using a mass balance of nitrogen based on the feed intake, dietary content of crude protein, and animal performance
	kg P_2O_5 excreted/animal place/year	0.25 kg P_2O_5 /animal place/year	Annually	Using a mass balance of phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance
	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**
Process monitoring Parameters as required by condition 3.5.1	-	Every 12 months	1 January

Table S4.2 Reporting forms		
Media/parameter	**Reporting format**	**Date of form**
kg NH_3/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	05/11/2026
kg N excreted/animal place/year		
kg P_2O_5 excreted/animal place/year		
Dust atmospheric mass emission		

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.

“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.

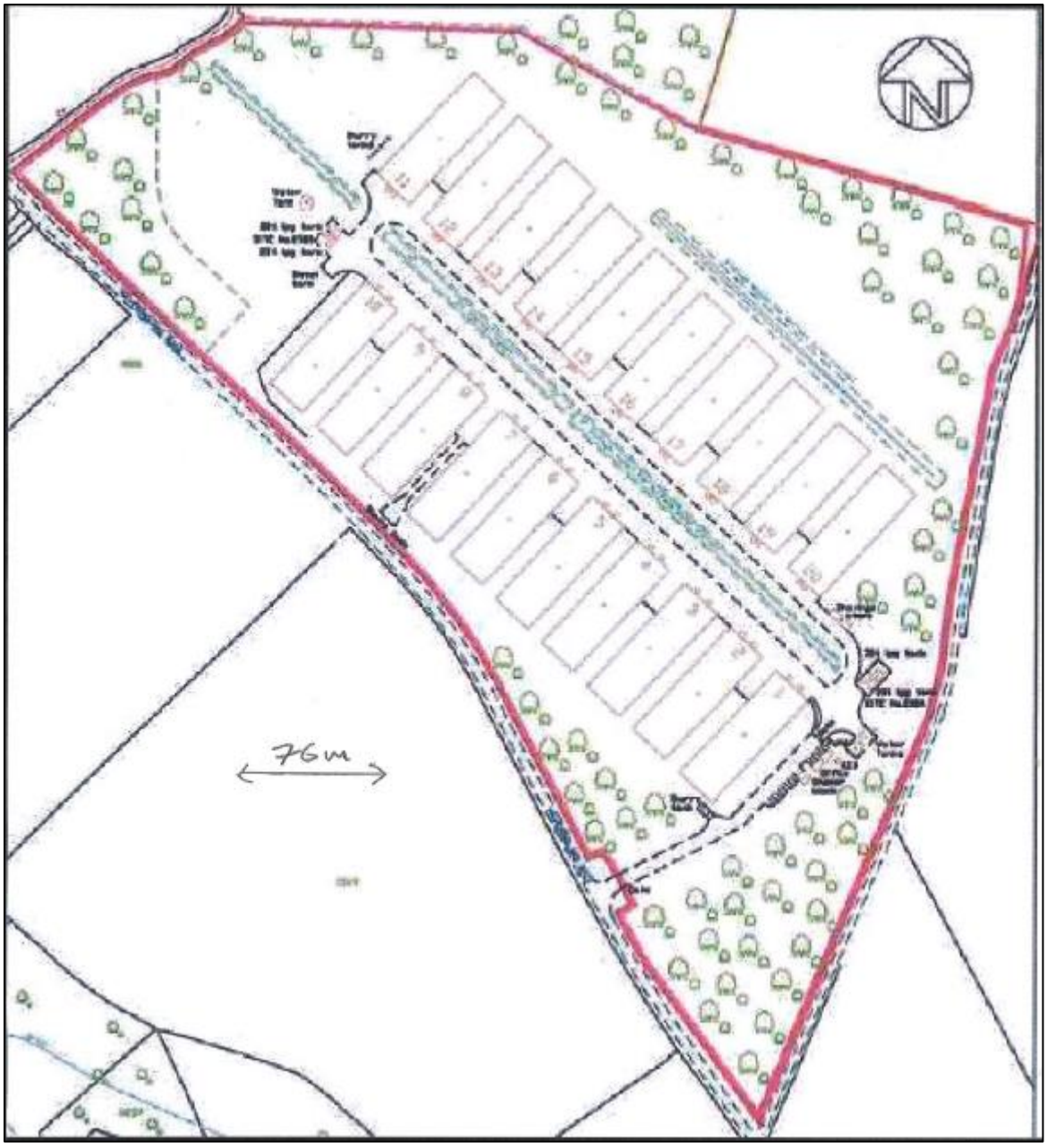
“Waste code” means the six digit code referable to a type of waste in accordance with the List of Wastes and in relation to hazardous waste, includes the asterisk

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



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Site drainage plan



END OF PERMIT