Notice of variation and consolidation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Mr Robert Anderson, Mrs Rosamund Anderson and Mr Marcus Anderson

True Hill Farm Poultry Unit
True Hill Farm
Main Road
Brookville
Thetford
IP26 4RG

Variation application number

EPR/PP3130UY/V005

Permit number

EPR/PP3130UY

True Hill Farm Poultry Unit
Permit number EPR/PP3130UY

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:

- Two new poultry houses will be built and the older poultry houses 1,2 and 3 will be decommissioned and remain in the installation boundary.
- Installation broiler places increasing from 360,000 to 440,000.
- The two new houses will be fitted with wet acid air scrubbers, with high velocity roof fans (11m/s efflux 5.5m release height) and gable fans for hot weather cooling.
- No additional ground to be included in the installation boundary for the additional houses and relocated attenuation pond.
- No changes to heating which is LPG heaters.
- Standby generator upgraded to 1.2MWth (MCPD Compliant).

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. In addition, we have reviewed existing housing, permitted before 21/02/2017, to ensure compliance.

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

True Hill Farm Poultry Unit is situated approximately one kilometre north of the village of Brookville. The installation is approximately centred on National Grid Reference TL 73459 96969.

The installation is operated by Mr Robert Anderson, Mrs Rosamund Anderson and Mr Marcus Anderson and comprises ten poultry houses, numbered one to ten, which operate a broiler farm. The ten poultry houses provide a combined capacity for 440,000 bird places. All houses are complete with exhaust air cleaning acid scrubbers.

Broilers are housed at a day old and 30% thinned at around thirty-two days of age with depopulation at around 38 days of age with approximately seven days empty, which will give approximately 7.5 cycles per annum, this will be done on all-in-all-out basis.

Before bird arrival, the houses will be pre-warmed by LPG heaters. Floors will be covered with a layer of bulk wood shavings. Temperature and humidity will be computer controlled and closely monitored on a daily basis to achieve a target level of 21º C post brooding and a relative humidity of 55-60%, this should achieve litter with a high dry matter content which is important to minimising emissions. Air scrubbers will be fitted to all ten poultry houses to reduce emissions. In addition, the poultry houses will have high velocity roof mounted extraction fans (11m/s efflux, 5.5m release height) and gable fans for summer cooling. Water is via a nipple drinking system fitted with cups to reduce leakage and spills leading to drier litter.

Birds will be fed a minimum of three diets during their growth, with gradually reducing levels of protein and phosphorous as bird age increases.

Feed is delivered from a UKAS accredited feed mill and blown into bulk feed bins situated at the ends of the houses, from the feed bins the feed is augered into the houses and distributed to the birds via a pan feeding system.

At depletion the litter will be removed from the site and sold. The farm will then be pressure washed, disinfected and dried out prior to the cycle beginning again.

Fallen stock during the production cycle will be collected and recorded daily. These will be collected by a licensed collection agent.

There is no manure is stored within the installation boundary.

The land around the site is predominantly agricultural. The surrounding topography is relatively flat and low lying.

There are two Special Areas of Conservation (SAC), one Special Protection Areas (SPA) and no Ramsars within 5 km of the installation. In addition, there are eight Sites of Special Scientific Interest (SSSI) within 5 km of the installation, and three other nature conservation sites within 2 km comprising of three 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.

The installation includes combustion facilities that fall under the requirements of the Medium Combustion Plant Directive. The total thermal input capacity of such combustion units is 1.2 MWth standby generator.

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/PP3130UY/A001	Duly made 24/01/2007	Application for an intensive farming poultry installation permit.
Permit determined EPR/PP3130UY	28/09/2007	Original permit issued to Mr Robert Anderson, Mrs Rosamond Anderson and Mr Marcus Anderson.
Application EPR/PP3130UY/V002	Duly made 13/08/2012	Application to expand to nine poultry houses, extend the permit boundary and increase broiler places from 60,000 to 360,000.
Additional information received	24/09/2012	Information regarding soakaway, site plan, site security, gable ends, feed silos and LPG tanks.
Additional information received	25/10/2012	Revised site boundary plan.
Additional information received	25/10/2012	Site plan showing numbering of poultry sheds.
Additional information received	29/10/2012	Clarification of soakaway and off site spreading.
Additional information received	31/10/2012	Change of address of partner, emissions point correction and position of generator.
Variation determined EPR/PP3130UY/V002	06/11/2012	Varied permit issued.

Status log of the permit		
Description	**Date**	**Comments**
Variation determined EPR/PP3130UY/V003	22/10/2020	Environment Agency initiated variation for Intensive Farming BAT compliance permit review.
Application EPR/PP3130UY/V005 (variation and consolidation)	Duly made 07/05/2025	Application to decommission older poultry houses (previously referenced 1-3) with the addition of two new poultry houses and acid scrubbers on all eight poultry houses.
Additional information received	25/08/2025	Response to request for information including drainage details near feed silos and revised OMP, NMP, Technical Standards, Emergency Plan and Layout & drainage plan.
Schedule 5 notice response received	19/09/2025	Response to schedule 5 notice request for information including DLG test certificate and test report 7561 for the Lavamatic exhaust air treatment system.
Additional information received	06/10/2025	Response to request for information on Lavamatic air treatment operation and management including Lavamatic user manual, Lavamatic maintenance checklist, revised odour assessment and odour management plan and revised noise and vibration assessment and noise management plan.
Additional information received	13/10/2025	Response to request for information on Lavamatic air treatment acid storage and process controls.
Additional information received	18/12/2025	Response to request for information on Lavamatic air treatment acid storage design and integrity.
Variation determined EPR/PP3130UY	19/12/2025	Varied and consolidated permit issued in modern condition format.
Application received EPR/PP3130UY/V005	Duly made 01/07/2026	Application for intensive farming application.
Additional information received	02/10/2026 and 05/10/2026	Revised application documents , installation boundary and site drainage plans.
Additional information requested 16/10/2026	17/10/2026	Standby generator MCP compliant monitoring techniques.
Variation determined EPR/PP3130UY	18/11/2026	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/PP3130UY

Issued to

Mr Robert Anderson of **5 Brook Lane, Brookville, Thetford, Norfolk, IP26 4RQ**;

Mrs Rosamond Anderson of **5 Brook Lane, Brookville, Thetford, Norfolk, IP26 4RQ**; and

Mr Marcus Anderson of **18 Brook Lane, Brookville, Thetford, Norfolk, IP26 4RQ**

("the operator")

to operate an installation at

True Hill Farm Poultry Unit
True Hill Farm
Main Road
Brookville
Thetford
IP26 4RG

to the extent set out in the schedules.

The notice shall take effect from 18/11/2026

Name	Date
Shannon Nicholson	**18/11/2026**

Authorised on behalf of the Environment Agency

Schedule 1

All conditions have been varied by the consolidated permit EPR/PP3130UY 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/PP3130UY

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/PP3130UY/V005 authorising,

Mr Robert Anderson of 5 Brook Lane, Brookville, Thetford, Norfolk, IP26 4RQ;

Mrs Rosamond Anderson of 5 Brook Lane, Brookville, Thetford, Norfolk, IP26 4RQ; and

Mr Marcus Anderson of 18 Brook Lane, Brookville, Thetford, Norfolk, IP26 4RQ

(the operator")

to operate an installation at

True Hill Farm Poultry Unit
True Hill Farm
Main Road
Brookville
Thetford
IP26 4RG

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

Name	Date
Shannon Nicholson	**18/11/2026**

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 green on the site plan at schedule 7 to this permit.

2.3 Operating techniques

2.3.1 The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1, table S1.2, unless otherwise agreed in writing by the Environment Agency.

2.3.2 If notified by the Environment Agency that the activities are giving rise to pollution, the operator shall submit to the Environment Agency for approval within the period specified, a revision of any plan or other documentation ("plan") specified in schedule 1, table S1.2 or otherwise required under this permit which identifies and minimises the risks of pollution relevant to that plan, and shall implement the approved revised plan in place of the original from the date of approval, unless otherwise agreed in writing by the Environment Agency.

2.3.3 The operator shall maintain and implement a system to record the number of animal places and animal movements.

2.3.4 The operator shall ensure that a diet formulation and nutritional strategy is used to reduce the total nitrogen and total phosphorus excreted.

2.3.5 The operator shall take appropriate measures in disposal or recovery of solid manure or slurry to prevent, or where this is not practicable, to minimise pollution.

2.3.6 Any raw materials or fuels listed in schedule 2 table S2.1 shall conform to the specifications set out in that table.

2.3.7 The operator shall ensure that where waste produced by the activities is sent to a relevant waste operation, that operation is provided with the following information, prior to the receipt of the waste:

(a) the nature of the process producing the waste;

(b) the composition of the waste;

(c) the handling requirements of the waste;

(d) the hazardous property associated with the waste, if applicable; and

(e) the waste code of the waste.

2.4 Improvement programme

2.4.1 The operator shall complete the improvements specified in schedule 1 table S1.3 by the date specified in that table unless otherwise agreed in writing by the Environment Agency.

2.4.2 Except in the case of an improvement which consists only of a submission to the Environment Agency, the operator shall notify the Environment Agency within 14 days of completion of each improvement.

2.5 Pre-operational conditions

2.5.1 The operations specified in schedule 1 table S1.4B shall not commence until the measures specified in that table have been completed.

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; 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			
Reference	**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 **440,000 broilers.**	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**
A2	One Standby Generator of thermal input capacity of **1.2 MW** New Medium Combustion Plant.	Operation of a single standby generator for electricity generation thermal rated input not exceeding 1.2 megawatts.	From receipt of raw materials and fuels, to release of combustion products to air and associated wastes removed from site. Annual aggregate combined testing and standby usage no more than 500 hours. Testing for no more than 50 hours per annum.

Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
Application EPR/PP3130UY/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.	Duly made 24/01/2007
Schedule 4 Notice Request dated 13/08/2007	Response to Schedule 4 detailing the installation boundary and the drainage facilities/ plans at the installation.	28/08/2007
Application EPR/PP3130UY/V002	Responses to Part C3 section 3 of the application form supporting documentation including, Appendices 1-10.	Duly made 13/08/2012
Request for information dated 19/09/2012	Response regarding soakaway design and location in permit boundary, site security, presence of gable ends, feed silo protection and LPG tanks location.	24/09/2012
Request for information dated 24/10/2012	Revised site plan with amended permit boundary (document reference 'RFI 25/10/12 Plan 2)'.	25/10/2012
Request for information dated 25/10/2012	Revised site plan with poultry houses numbered (document reference 'RFI 25/10/12 Plan 3').	25/10/2012
Request for information dated 29/10/2012	Response regarding soakaway and off site spreading.	29/10/2012
Response to draft notice review 29/10/2012	Remove reference to roof vent outlets houses 1-3. Position of generator confirmed.	31/10/2012
Application EPR/PP3130UY/V004 (variation and consolidation)	Responses to Part C3.5 of the application form and referenced supporting documentation. Additional information received in response to not duly made request for information including confirmation that poultry houses 1-3 (as numbered in previous permit) to be decommissioned but to remain within the installation boundary,	Duly made 07/05/2025

Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
	and 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, and receipt of the following documents: • Revised Accident Assessment • Revised Bioaerosol Assessment • Revised Dust and Bioaerosol Management Plan • Revised Fugitive Emissions • Revised Non-Technical Summary • Revised Proposed Changes • Revised Ammonia Detailed Modelling Report • Air scrubbing Overview • Lavamatic summary of performance and test results	
Additional information requested 14/08/2025	Additional information received in response to request for information, including confirmation that where feed silos are stored, the concrete pads slop away from the French drains to prevent any contamination, and receipt of the following documents: • Revised Technical Standards • Revised Emergency Plan • Revised layout and drainage plan	25/08/2025
Additional information requested in schedule 5 notice dated 26/08/2025	Additional information received in response to schedule 5 notice and receipt of the following documents: • DLG Test Certificate for Lavamatic exhaust air treatment system for broilers dated 05/09/2025 • DLG Test Report 7561 for exhaust air purification systems Munters Reventa Lavamatic for broilers chickens 2025	19/09/2025
Additional information requested 22/09/2025	Additional information received in response to request for information, including confirmation of Lavamatic air treatment operation and management, and receipt of the following documents: • Lavamatic user manual • Lavamatic maintenance checklist • Revised Odour assessment • Revised Odour Management Plan • Revised Noise and vibration assessment • Revised Noise Management Plan	06/10/2025
Additional information requested 08/10/2025	Response to request for information on Lavamatic air treatment acid storage and process controls.	13/10/2025
Additional information requested 17/12/2025	Response to request for information on Lavamatic air treatment acid storage design and integrity.	18/12/2025
Application EPR/PP3130UY/V005 (variation and consolidation)	Responses to C3.5 of the application form and referenced supporting documentation, and additional information received in	Duly made 01/07/2026

Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
	response to not duly made request for information including receipt of the following: • Confirmation of compliance with all relevant best available techniques (BAT), as defined in the Intensive rearing of poultry or pigs (IRPP) BAT conclusions document, dated 21/02/2017 • Revised generic Environmental Risk Assessment	
Additional information requested 18/09/2026	Response to request for information confirming further details linked to dirty water and manure management within the installation, and receipt of the following documents: • Revised Odour, Noise and Dust Management Plans • Revised Installation Site Boundary and Site Drainage Plans • Revised air cleaning scrubber operational details • Revised Site Condition Report with acid storage containment details	02/10/2026 and 05/10/2026
Additional information requested 16/10/2026	Response to request for information confirming standby generator MCP compliant monitoring techniques.	17/10/2026

Table S1.3 Improvement programme requirements		
Reference	**Requirement**	**Date**
IC1	The operator shall undertake 12 months monitoring the efficiency of the ammonia scrubber units following the method report as required in condition PO1 linked to EPR/PP3130UY/V004. a) After the wet acid scrubber abatement system has been operational for 12 months, the Operator shall undertake a review of the ammonia monitoring results at the installation, required as evidence that a reduction of at least 73.8% of ammonia emissions, based on the inlet (untreated broiler houses air) and outlet (treated air) connection of the scrubber unit has been achieved, and provide a report detailing the results of the monitoring trials within 1 calendar month of that date. b) If the ammonia monitoring results do not indicate a reduction of at least 73.8% of ammonia emissions based on the inlet (untreated broiler houses air) and outlet (treated air) connection of the scrubber unit then the Operator shall submit a report in writing, including a timescale, to be agreed in writing by the Environment Agency, for the implementation of alternative mitigation measures to achieve the required reduction in ammonia emissions, or for the reduction in livestock to achieve the equivalent reduction in ammonia emissions. c) The Operator shall undertake the agreed measures to the agreed timescales detailed in the report submitted for IC1 (b).	a) Report to be submitted within 13 calendar months from commencement of operation of wet acid scrubber abatement system for poultry houses 1-8 b) 2 calendar months from completion of IC1 (a) c) To timescale agreed in report submitted for IC1 (b)
IC2	The operator shall undertake 12 months monitoring the efficiency of the ammonia scrubber units following the method report as required in condition PO2 linked to EPR/PP3130UY/V005.	a) Report to be submitted within 13 calendar months from commencement of operation of wet acid

Table S1.3 Improvement programme requirements		
Reference	**Requirement**	**Date**
	a) After the wet acid scrubber abatement system has been operational for 12 months, the Operator shall undertake a review of the ammonia monitoring results at the installation, required as evidence that a reduction of at least 73.8 % of ammonia emissions, based on the inlet (untreated broiler houses air) and outlet (treated air) connection of the scrubber unit has been achieved, and provide a report detailing the results of the monitoring trials within 1 calendar month of that date. b) If the ammonia monitoring results do not indicate a reduction of at least 73.8 % of ammonia emissions based on the inlet (untreated broiler houses air) and outlet (treated air) connection of the scrubber unit then the Operator shall submit a report in writing, including a timescale, to be agreed in writing by the Environment Agency, for the implementation of alternative mitigation measures to achieve the required reduction in ammonia emissions, or for the reduction in livestock to achieve the equivalent reduction in ammonia emissions. c) The Operator shall undertake the agreed measures to the agreed timescales detailed in the report submitted for IC2 (b).	scrubber abatement system for poultry houses 9-10 b) 2 calendar months from completion of IC2 (a) c)To timescale agreed in report submitted for IC2 (b)

Table S1.4 Pre-operational measures	
Reference	**Pre-operational measures**
PO1	At least 1 calendar month prior to the installation of ammonia monitoring equipment linked to variation EPR/PP3130UY/V004 for monitoring ammonia emissions from the wet acid scrubber units the Operator shall submit a written report for approval to the Environment Agency, which details the ammonia monitoring programme, including details of types and locations of sensors. The report shall also include, but not be limited to: • any relevant standards used for the monitoring, and sampling and analysis methodologies used to obtain the data. • monitoring covering a minimum of 12 months of operation with broiler chickens. • an assessment of the anticipated operating hours for each scrubber over the 12-month period. Operation of the installation shall not commence until the Environment Agency agrees in writing this pre-operational condition report.
PO2	At least 1 calendar month prior to the installation of ammonia monitoring equipment linked to variation EPR/PP3130UY/V005 for monitoring ammonia emissions from the wet acid scrubber units the Operator shall submit a written report for approval to the Environment Agency, which details the ammonia monitoring programme, including details of types and locations of sensors. The report shall also include, but not be limited to: • any relevant standards used for the monitoring, and sampling and analysis methodologies used to obtain the data. • monitoring covering a minimum of 12 months of operation with broiler chickens. • an assessment of the anticipated operating hours for each scrubber over the 12 month period. Operation of the installation shall not commence until the Environment Agency agrees in writing this pre-operational condition report.

Schedule 2 – Waste types, raw materials and fuels

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

Schedule 3 – Emissions and monitoring

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 1-10 as shown on the site layout and drainage plans in schedule 7	Poultry houses 1-10	---	---	---	---	---
Fan outlets from wet acid air scrubber unit on poultry houses 1-10 as shown on the site layout and drainage plans in schedule 7	Poultry houses 1-10	---	---	---	---	---
Gable end fan outlets on poultry houses 1-10 as shown on the site layout and drainage plans in schedule 7	Poultry houses 1-10	---	---	---	---	---
Vent from oil tank as shown on the site layout and drainage plans in schedule 7	Diesel tank	---	---	---	---	---
Emissions from one standby generator subject to MCPD as shown on the site layout and drainage plans in schedule 7	Aggregated 1.2 MWth boiler	Oxides of Nitrogen (NO and NO_2 expressed as NO_2)	No limit	Hourly Average	After 1500 operating hours have elapsed and no less frequent than every 5 years from date of acceptance of first monitoring measurements	As agreed in writing by the Environment Agency
		Carbon monoxide	No limit			

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**
French drains acting as soakaways running adjacent to poultry houses 1 to 10 as shown on the site layout and drainage plans in schedule 7	Roof water from poultry houses 1 to 10 and water draining from yard (excluding all times yards are contaminated e.g. catching, mucking out or washing)	---	---	---	---	---
Unlined attenuation pond acting as a soakaway to the north of poultry house 1 as shown on the site layout and drainage plans in schedule 7	Roof water from poultry houses 1 to 10 and water draining from yard (excluding all times yards are contaminated e.g. catching, mucking out or washing) via French drains	---	---	---	---	---

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 10 with ammonia abatement in housing exhaust ventilation	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_2O_5 /excreted/animal place/year	0.25 kg P_2O_5 /animal place/year	Annually	Estimation by using manure analysis for total phosphorus content
	Dust	n/a	Annually	Estimation using emission factors
	kg NH_3/animal place/year	0.025 kg NH_3/animal place/year	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.	New MCP standby generator	Every 1500 operating hours have elapsed and no less frequent than every 5 years from date of acceptance of first monitoring measurements and first monitoring in compliance with permit condition 3.1.4	1 January
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	19/12/2025
kg N excreted/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	
kg P_2O_5 excreted/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	
Dust atmospheric mass emission	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	
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 For MCP monitoring	

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.

“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.

“limited operating hours MCP” means a MCP that meets the requirements of paragraph 8 of Part 2 of Schedule 25A of the Environmental Permitting Regulations.

“operating hours” means the time, expressed in hours, during which a combustion plant is operating and discharging emissions into the air, excluding start-up and shut-down periods.

“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.

Unless otherwise stated, any references in this permit to concentrations of substances in emissions into air means:

- in relation to emissions from combustion processes, the concentration in dry air at a temperature of 273K, at a pressure of 101.3 kPa and with an oxygen content of 3% dry for liquid and gaseous fuels, 6% dry for solid fuels; and/or

- in relation to emissions from non-combustion sources, the concentration at a temperature of 273K and at a pressure of 101.3 kPa, with no correction for water vapour content.

“year” means calendar year ending 31 December.

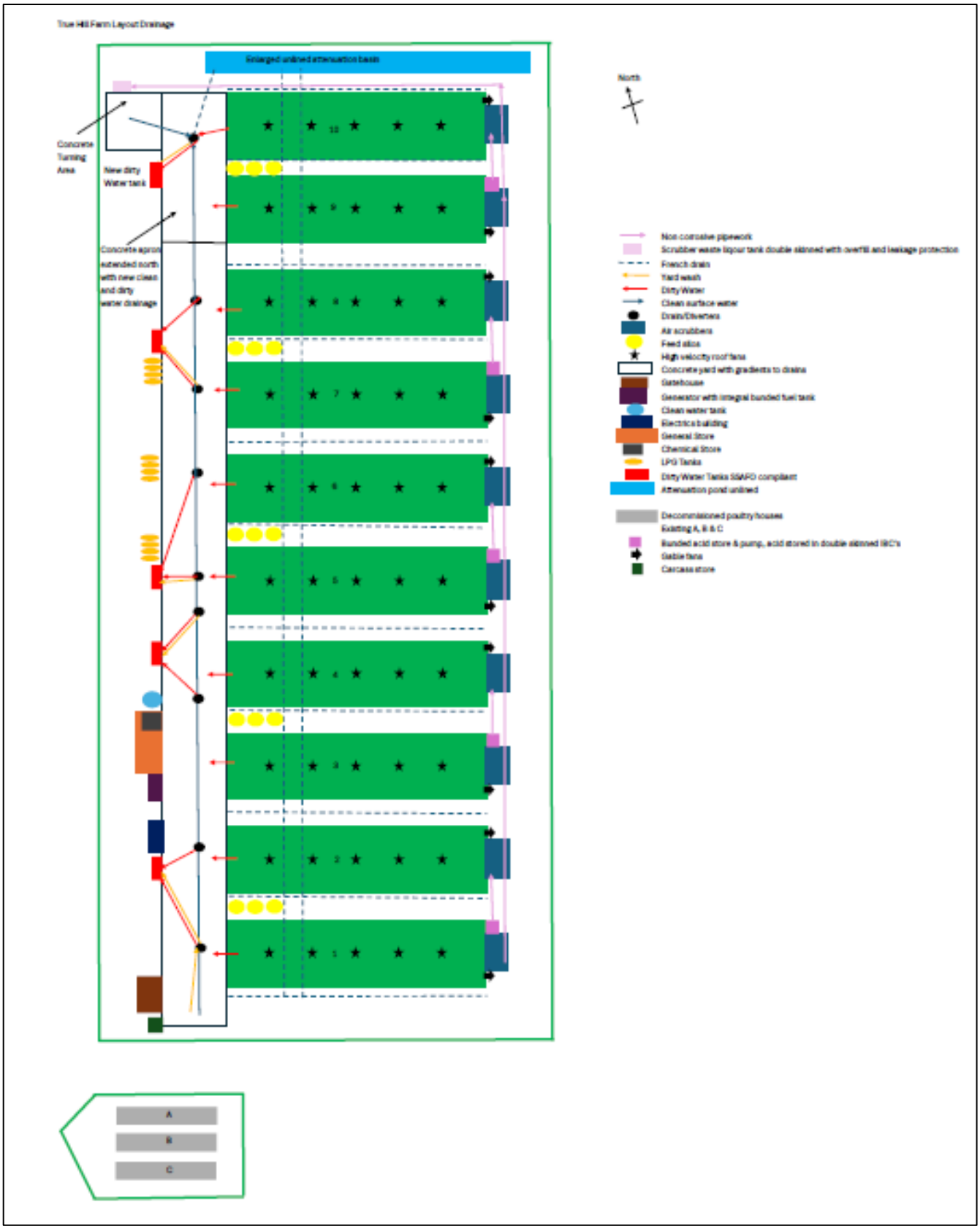
Schedule 7 – Site plan

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



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Site Drainage Plan



END OF PERMIT