



Title:	Non-Technical Summary	
Report Reference:	HWD-R07-F1	
Client:	Beck House Poultry Farm	
Submitted To:	Environment Agency	
Date:	08-09-2025	
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Report Issue History	Report Reference	Details
	HWD-R07-D1	08-09-25 Draft for internal review
	HWD-R07-F1	08-09-25 Finalised for EA Issue

1 Non-Technical Summary

1.1 Introduction

The Environmental Permit Variation Application has been submitted on behalf of Mr & Mrs H Mitchinson who are applying to vary their Intensive Farm Environmental Permit for their site located at Beck House Poultry Farm, Southwaite, Carlisle, Cumbria, CA4 0PY. The farm operates as a broiler farm, currently with 426,000 places across 9 sheds. The National Grid Reference for the centre of the site is: Site 1: NY 42388 47396 / Site 2: NY 42346 46919.

1.2 Description of Proposed Changes

The changes requiring a variation to existing 'Permitted' operations, are:

- The erection of two new broiler sheds on Site 2 with the capacity for 40,000 birds each, taking the Permitted Capacity of the broiler unit from 426,000 places to 506,000 places.
- Increase in the Permitted Boundary of Site 2 to accommodate the sheds.
- New houses are fitted with high velocity ridge fans, baffled gable end fans and heat exchanger.
- Installation of a Standby Generator of Site 2.
- Addition of emission points for soakaways for domestic effluent on Site 1 and Site 2.
- Removal of emission point for the Incinerator on Site 1.

Technical details of the varied operations have been summarised below and further details can be found within document.

HWD-R01-F1: Installation Information.

1.3 Emissions

Table 1 below details the emission points on site to be added to the Permit -

Table 1 – Emissions Points		
Emission Point Reference	Emission Point Description and Location	Source
Air		
A1	Broiler Houses 10-11	Indoors, fan ventilated fully littered floor, non-leaking drinkers. High-speed ridge fans (11 m/s). Additional gable end fans operated during periods of hot weather and each shed fitted with heat exchangers.
A2	Outlet from Heat Exchangers on Houses 10-11	
A3	Standby Generator	Exhaust from standby generator serving Houses 10-11.
Ground		
G1 - Soakaway	Septic Outlets	Outlets from septic tanks on Site 1 and Site 2
Surface Water / Sewer		
No changes to releases to surface water or sewer.		

1.4 Environmental Risk Assessments

The Environmental Risk Assessment (ERA) undertaken identified varied operations on site that have the potential to create an environmental impact on identified environmentally sensitive receptors, under normal, abnormal and emergency (accident) scenarios. A copy of the ERA can be found within the following document- **HWD-R02-F1 – Environmental Risk Assessment**. Environmental Risks have been shown to be insignificant / Permissible.

1.5 Environmental Management System

A bespoke Environmental Management System (EMS) is implemented on site. Details of the EMS are provided within the following document - **HWD-R04-F1 – Environmental Management System Summary**.

1.6 Technical Standards

The Best Available Technique requirements applicable to varied operations at the installation with details on how these are met by have been assessed within the following document - **HWD-R03-F1: BAT Assessment**.

1.7 Installation Boundary

The installation boundary has been extended to encompass the location of the new sheds. A supplementary site condition report can be found within the following document –**HWD-R05-F1: Supplementary Site Condition Report**.