

Environmental Permitting (England and Wales) Regulations 2016

Application reference: EPR/TP3837MY/V005

Operator: CROWN CHICKEN LIMITED

Facility: Great Westwick Farm Poultry Unit, Marsh Road, BURNHAM-ON-CROUCH, CM0 8NE

Thank you for your application received on 30/07/2025. I'm going to be the Validation Officer for the above application; all my contact details are below.

We need to ask you for some missing information before we can do any more work on your application. Please provide us with more information to the following questions:

1. Administrative variation to remove property

You have requested to remove the property from the south east of the installation boundary via an administrative variation. To do this you need to confirm that no activities associated with the installation have taken place on this area of land. If you can provide any evidence to back this up that would be appreciated. If it has been used for activities associated with the farm it would need to be removed with a partial surrender.

Confirm the property comprises a residential dwelling house with a driveway and garden within the curtilage. Not likely ever been used for rearing any poultry or any directly associated activities. Obtained an image from Google Streetview dated May 2024:

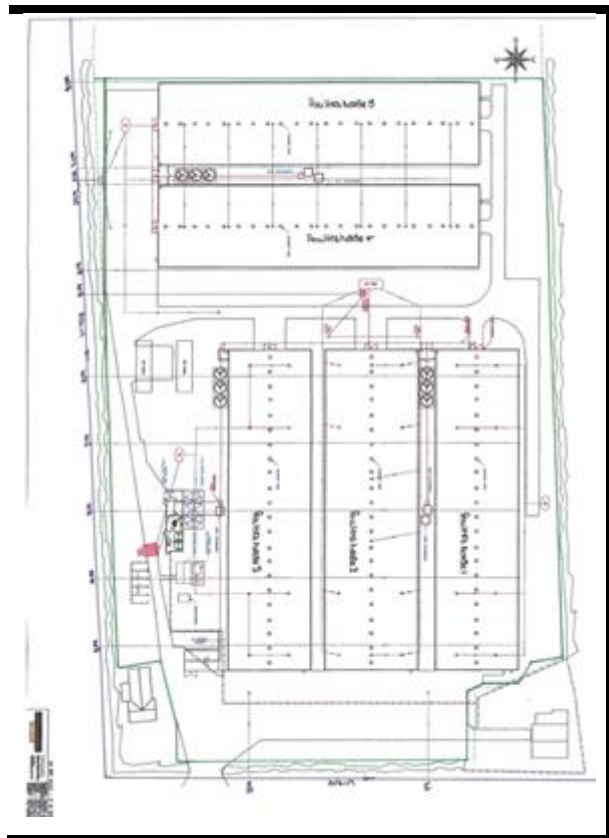
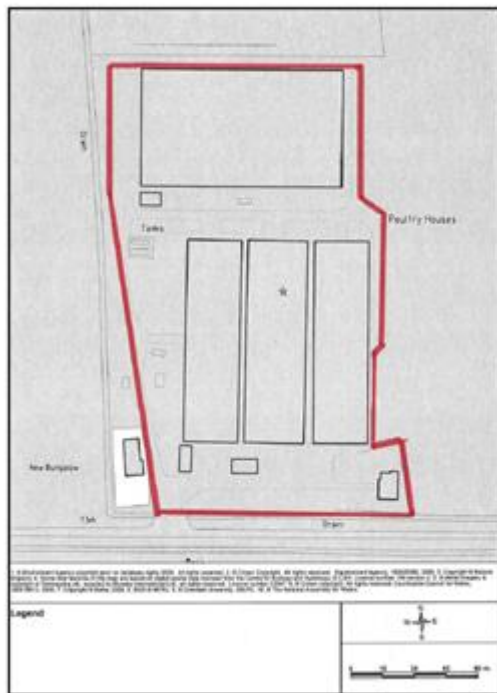


2. Installation boundary

Can you double check the installation boundary is drawn correctly in your site layout and drainage plan. The installation boundary in EPR/TP3837MY/A001 is shown below in red, and your new site plan shows the boundary in green, and it does not match the same shape. If you are increasing the boundary you will need to supply a new site condition report.

Corrected the installation boundary drawn on the site layout and drainage plan to be the same as the permit (excluding the property to the south-east comprising a residential dwelling house with a driveway and garden within the curtilage). Not proposing to extend the boundary for any poultry rearing or directly associated activity.

Site Layout



3. Site layout and Drainage Plan

The details on the site layout and drainage plan are not clear, we often add these plans to the permit itself so good for the detail to be clear. Could you revise and take the following points into account:

- a) Add the location of the mobile macerator.

Marked already on the drainage plan "Macerator Parking" next to Chiller Room to the south-west of house 3. Use a package mobile macerator designed for hatchery

waste installed inside a mobile trailer delivered to site and located and used in the designated parking area, usually moved on same day.

Your documentation just says located on the concrete apron.

Added more details (in red) in the non-technical summary. "Use a package mobile macerator designed for hatchery waste installed inside a mobile trailer delivered to site and located and used on the designated macerator parking area next to the chiller room, usually moved on same day. Wash and disinfect macerator and collecting buckets before leaving. Dirty wash water collected into the macerated eggs in secure, covered, containers, not into any surface water drains or the dirty water tank, and never spread on land".

- b) The drainage is not clear, cannot see where the French drains are, maybe change them to another colour and label so can see clearly.

Labelled the French drains filled with stones acting as soakaways under eaves of poultry houses 4&5 for clarity. Already used blue for clean water pathways suggested in EPR 6.09 How to comply Appendix 8 undertaking a drainage review.

Added a comprehensive description of surface water drainage in the non-technical summary. "There are existing separate surface and dirty water drainage systems in place to prevent pollution in any watercourse, underlying geology, or groundwater. Ventilation will be provided by uncapped, extraction fan outlets on the ridges of all the houses so roof-water will not be contaminated. Uncontaminated roof-water off houses 1-3 is conveyed via gutters and down-pipes into solid underground pipes, sealed against pollutants entering into the system, and uncontaminated roof-water off houses 4&5 into French drains filled with stones acting as soakaways under the eaves. Roof-water from all the houses is released via thirteen separate outlets into an offsite un-named watercourse (drain) a tributary of the River Crouch. Not proposing any changes to surface water drainage".

- c) For discharge points W1 to W13 could you add the National Grid Reference for each point where it enters the watercourse. You could add this detail to a key if easier.

Labelled the discharge points with National Grid References on the drainage plan and updated Table 2 Emissions (releases) at Great Westwick Farm Poultry Unit.

- d) Make sure the dirty water tanks and divertor valves are clear, again maybe add them as a different colour and include a key.

Added labels to the location of the diverter valves (DV) and dirty water tanks (DW). Already used red for dirty water pathways and DV as suggested in EPR 6.09 How to comply Appendix 8 undertaking a drainage review.

- e) Add the location for the carcass bin or carcass incinerator (see question 10).

Carcasses will be stored in secure, covered containers in the chiller room to minimise odour and flies and frequently removed offsite under the National Fallen Stock Scheme. No carcass incinerator required.

- f) Add the location of the heat exchangers (see question 4).

Marked already on the drainage plan "Heat Exchanger" one for each house, in between houses 1&2 and 4&5 and west side of house 3 with dirty water (red) drainage pathways to the dirty water tanks.

- g) Add the location of the chemical store if there is one.

Marked already on the drainage plan "Water and Chemicals Room" west side of house 3.

- h) I can see the location of the diesel tanks and generator but have to zoom right in, could you make them clearer, maybe a different colour and include a key.

Marked already on the drainage plan "Diesel Tank and Generator" west side of house 3.

- i) Make sure all poultry houses, installation boundary and important activities for the permit are all shown clearly.

4. Heat exchangers

This application includes the addition of heat exchangers to all the poultry houses 1-5.

- a) Confirm where the heat exchanger condensate is collected and disposed of. Please add this information to your non-technical summary and technical standards document.

Condensate from the heat exchangers will be contaminated along with the dirty water from the washout end of each rearing cycle and will be conveyed through the solid underground pipes directly into the dirty water tanks. Added description into the non-technical summary and Table 3 Technical Standards under Measures for bunding and containment.

- b) Confirm that the operation and maintenance of the heat exchangers is in accordance with manufacturer's instructions. Again, you could add this to your non-technical summary and technical standards document.

Added description into Table 3 Technical Standards under Measures for bunding and containment.

5. Attenuation of roof and yard water

Table 2 Emissions (releases) at Great Westwick Farm Poultry Unit mentions French drains from poultry houses 4 & 5 which will offer attenuation before the discharge enters the watercourse. Is there any attenuation for poultry houses 1 to 3?

Permit EPR/TP3837MY/A001 mentions field drains (which I presume are French drains) for all 5 houses. Make sure any attenuation is marked clearly on the site layout and drainage plan (under question 3).

Have asked the applicant to confirm pathways for roof water.

Permit doesn't appear helpful or entirely correct in Schedule 4. Agreed it is unclear if the point source emissions to land from field drains is really a reference to French drains acting as soakaways. Also, existing outlets into the offsite watercourse (drain) don't appear to be permitted - nothing listed under point source emissions to water. We don't have a copy of the Map 1.3c used for the permit application. We have three 1:1250 drawings prepared by Faccenda in 2013, but none have specific references to any field or French drains for houses 1-3, or even 4&5.

If the applicant isn't able to confirm very soon suggest we proceed on the basis all the underground drains are stone-filled French drains as a worse-case scenario and can be permitted on account installed uncapped, extraction fans on the ridges so roofs remain clear of any dust. Will require a further update of the NTS and additional point source emission to land in Table 2 Emissions (releases) at Great Westwick Farm Poultry Unit.

6. Non-Technical Summary

You need to send us a simple explanation of what the activities are within the installation. This should include a summary of your operations, the key technical standards and the control measures arising from your risk assessment. As a guide, this summary document should be one to two pages in length.

Considered to be a comprehensive description of all the activities and now also includes surface water drainage and dirty water from the heat exchangers, etc.

7. Technical standards

There is a typo under the Operating Techniques section, table 4 , says vents greater than 5.5, high and exit velocity 7m/s. Table 2 in section above says they are medium velocity fans.

Correctly referenced the ventilation in Table 2 as medium velocity roof ventilation (vents greater than 3.5 metres high, fan efflux velocity greater than 2m/s as per description in the Pre-application Request Form. Vents are actually slightly less than 5.5m high to qualify as high velocity roof although efflux velocity is more than 7m/s.

Checked and corrected the description in Part C3.5 About your proposed changes, in the NTS and in Table 4 Technical Standards.

8. Gable end fans

Are there any gable end fans here?

No, none required. Ventilation designed for rearing broiler chickens at a lower stocking density towards complying with the Better Chicken Commitment. Stocking at 30 kg/m² versus the maximum legal stocking density at 38kg/m².

If so please add to the site drainage location plan and include in your non-technical summary and technical standards document.

9. Flood zone 3

As the site is located within Flood Zone 3 (high probability of flooding) please address the following points and update your accident management plan and accident risk assessment accordingly (we don't need to see these documents during this application, but they need to be available on site for compliance visits, so you just need to confirm the information has been added at this stage). I note that you have already addressed the issue of flooding within the risk assessment:

- a) Explain what has been done to understand where water would flow and the level of risk of contamination to local watercourses from the site, as a result of a flood event?
- b) What actions have been taken by the operator to minimise potentially polluting flood water running off to clean water drains, and subsequently local watercourses, in the event of a flood, for example kerbing /sumps /shut off valves on clean water drains.
- c) Explain how poultry houses, feed bins, chemical store, carcass store and fuel tank/generator are protected from flooding, to prevent contamination of flood waters.

- d) If there is a risk of contamination of local watercourses in the event of a flood, provide a review of the evaluation of water volume created during such a flood event, diversion plans for water transfer to storage facilities and confirmation that storage facilities are of sufficient volume to contain potentially polluted flood water.

Thank you your advice has been passed on to the applicant to ensure the points will be included in an updated risk assessment and accident management plan.

10. Carcass incinerator

Permit EPR/TP3837MY/A001 mentions a carcass incinerator, but there is no mention of it within this application, it looks like carcasses are stored in a secure container for frequent collection under the National Fallen Stock Scheme. I just wanted to make sure there was not still an incinerator here. If there is please amend the relevant documents.

Incinerator not required and also been covered in Q3(e), above.

I also need to re-do the mass balance calculation from pre-application as the emission factors have changed, but I've already requested this information from you.

Please reply directly to this email with your information and copy in liz.topping@environment-agency.gov.uk.

Supplied new pre-application form by email on 28/08/2025 Note, now seeking screening advice a second time for 179,166 up from 176,470 broilers owing to increased differential between the updated emission factors for breeder rearing (pullets) and broilers. Also updated the number to 179,166 in Part C3.5 About your proposed changes and Q8d Number of animal places, and in the NTS.

11. Request for information checklist

- Request for information 19 August 2025
- Groundsure Great_Westwick_Fm_PrintedPlan_01092025_Greenboundaryline
- Powell & Co Site Plan 03078 revision D inc drainage 24 Jan 2025 relabelled 02 Sept 2025
- Application Variation V004 Summary, technical standards & controls 2 Sept 2025
- Application-for-an-environmental-permit-Part-C3.5-varying-an-intensive-farming-installation 2 Sept 2025
- Pre-Application Request Form V2.0 04122024.

You must send us the information and or payment by 02/09/2025.

If we do not receive this by this deadline we will return your application.

If we receive what is missing by the deadline, we will continue to check your application. We'll check to see if there's enough information for the application to be 'duly made'. Duly made means that we have all the information we need to begin determination. Determination is where we assess your application and decide if we can allow what you've asked for.

We'll let you know by email whether your application can be duly made. If it can't be duly made, we'll return your application to you.

If we do have to return your application we'll send you a partial refund of your application payment. We'll retain 20% of the correct application charge to cover our costs in reviewing your application. This maximum amount we'll retain is capped at £1,613. Further information on charging can be found at: <https://www.gov.uk/government/publications/environmental-permits-and-abstraction-licences-tables-of-charges>.

Note: Our email system has a file size limit of 25MB, if your returns exceed this limit you will have to arrange an online file transfer. Please ensure the file transfer link does not have a time limit on it. If you have any questions, please email liz.topping@environment-agency.gov.uk.

Yours sincerely,

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Senior Permitting Officer

Installations Intensive Farming Permitting Team

PERMITTING



part of

National Regulation and Monitoring

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