



NON-TECHNICAL SUMMARY

DEVELOPMENT: **IPPC PERMIT VARIATION -
EPR/KP3130HL/V005**

LOCATION: **Great Ness Poultry Farm
Rodefern Lane
Nesscliffe
Shrewsbury
Shropshire
SY4 1AT**

CLIENT: **Great Ness Poultry Limited**

**Roger Parry & Partners LLP
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Reviewed: December 2025

Permit Variation

This variation is to increase the permitted bird numbers to 410,000 broilers from 350,000 (as per the current permit). This will be achieved by increasing the bird numbers in the existing 10 houses to 41,000 birds per shed.

There will be no change to the permit site boundary as a result of this variation, therefore a site condition report is not required.

There will be no change to the biomass boilers, therefore no additional information regarding these is required.

There will be no changes to the Raw Material Inventory, therefore this has not been included in this application.

There will be no changes to the site plan from the last permit variation, therefore no site plan is included.

There will be no changes to the Accident risk Assessment or Accident reporting process, neither of these documents have been included.

There will be no changes to the clean water drainage.

Overview

The business Great Ness Poultry Ltd is owned by the Warner family who have had poultry at Kinton Farm since 2015 when their permit was first issued. They currently have 350,000 broilers at this site and wish to increase their permitted numbers to 410,000 broilers. This will be achieved by increasing the stock numbers in the existing 10 houses to 41,000 broilers per house. This will be accomplished by rearing smaller birds for processing, while still enforcing the 30 kg/m² stocking density now mandated by retail customers, to meet higher welfare standards for broiler meat.

The Warner family has deep roots in the Nesscliffe area, having farmed there for several generations. Originally focused on arable farming, they diversified into poultry to align with the growing demand for white meat production. This strategic move has allowed them to strengthen the resilience and the sustainability of their farming enterprise.

The proposed expansion forms part of a broader plan to secure the long-term future of the farm. Several family members are actively involved in the day-to-day operations and are committed to its continued growth. The increase in bird numbers will enhance operational efficiency, improve the viability of the enterprise, and generate new employment opportunities within the local community. The family has undertaken thorough research and is confident that the development will reinforce the farm's financial stability.

Site

There will be no changes to the permitted site area.

The site is situated approximately 70m off the council-maintained road (Rodefern Lane). The installation is situated approximately 540m south east of the village of Great Ness and is accessed via an access route that crosses Rodefern Lane. Tractor and trailers and other small vehicles will access the site in the same way as HGV traffic. There are three residential properties within 400m of the poultry unit (not owned by the farmer). In addition to this, there are no public footpaths affecting the proposed site.

The feed hoppers would be located adjacent to the building and will be located on the North elevation.

There are existing grain silos within close proximity to the site of a greater height and scale than that proposed. The existence of modern grain silos within close proximity is beneficial as they provide a backdrop for the development therefore reducing the impact of the proposal. As a result the extent of the harm the development will have on the surrounding area is limited.

Two biomass boilers from part of the existing installation, with an aggregate thermal input of 1.985 MW. These boilers burning grade A 'clean' recycled waste wood and biomass fuel not comprising animal carcasses. To ensure optimal dispersion of emissions, the boiler stacks will be positioned 1 metre above the apex of the poultry sheds. Due to the size of one of these boilers it is a Medium Combustion Plant and Schedule 25A of the EP Regulations apply. The small waste incineration plant are listed as installation activities in the EP Regulations Schedule 1, Part 2, Chapter 5, Section 5.1 Part B(a)(v). The plant incinerates clean waste wood with an individual unit capacity of 1 MW thermal input or greater, (~ 225 kg/hr of waste wood) but less than 3 tonnes per hour (~ 13.33 MW thermal input). This was specified in variation EPR/KP3130HL/V004.

The permit does not include the storage of manure. The operator is intending to store up to 125 tonnes of waste wood at any one time prior to incineration in accordance with Environment Agency Regulatory Position Statement 213.

A robust monitoring system will be in place to enhance safety, automatically activating a water dousing mechanism in the event of overheating. An emissions assessment has been conducted, and the results indicate that the emissions are screened as insignificant, meaning no further environmental assessment is required.

The housing has side inlet and roof ridge extraction fans and gable end fan outlets fitted to the end of the housing for use in hot weather when extra ventilation is required to cool the birds. The housing is heated by LPG heaters and biomass boilers. Feed is bought in premixed from a separately owned feed mill and blended on site in a

purpose-built sealed building. Birds are fed a minimum of three diets during the cycle with reducing levels of protein and phosphorus.

Hours of operation will be 24 hours seven days a week due to the fact that it is a livestock enterprise requiring continual husbandry. Short seven-day periods between crop cycles will occur when there will be no birds on the site.

Water is via a nipple drinking system fitted with cups to reduce leakage and spills leading to drier litter.

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

Birds which die during the production cycle are recorded and collected under the National Fallen Stock Scheme. At the end of the growing cycle all birds are removed from the houses and the empty houses are then washed and disinfected for the next crop. Wash water is held in underground tanks prior to collection. Used litter is removed from the installation by contractor in covered vehicles. Both the wash water and the used litter is spread on separately owned agricultural land.

The above measures are designed to reduce emissions, trees and hedges will trap dust particles reducing odour. Ammonia emissions will be reduced by reduced protein feed, maintaining good litter conditions with dry matter content above 60%. Containment of wash waters will prevent pollutants being released to the environment.

Records of tonnages of litter and wash water removal are recorded.

All poultry housing is compliant with BAT conclusions 2017.

Production Cycle

The chicks will be brought in from a hatchery at 1 day old with the average crop cycle being 39 days, with thinning taking place at 32 days. The sheds will then be empty for a period of 7 days during which full clean-out will take place. At the end of the growing period the chickens will be collected and transported to a processing plant. There will be on average around 7.5 crop cycles per year.

The feed will be supplied from a feed supplier. It will be mixed according to the birds requirements at each stage of growth. The protein and phosphorous levels are reduced as the birds get larger. The water will be supplied by nipple drinkers which offer water on demand but minimise spillage.

At the end of the production cycle, the birds are removed and transported to the processing site. The buildings then go through a thorough clean-out phase which involves dry-cleaning to remove organic material, wash down and disinfecting. The

normal turn around period is an average of 7 days before the buildings can be restocked and the cycle starts again.