

Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Mr Chris Down & Mrs Katie Down

Weavers Meadow Farm
Langford
Cullompton
Devon
EX15 1RQ

Permit number

EPR/BP3902LE

Weavers Meadow Farm

Permit number EPR/BP3902LE

Introductory note

This introductory note does not form a part of the notice.

The main features of the permit are as follows.

Weavers Meadow Farm is situated approximately two kilometres west of the village of Plymtree, Cullompton. The installation is approximately centred on National Grid Reference ST 02604 03538. The land around the site is predominantly used for a mixture of arable and grass farming. The surrounding topography is relatively flat and low lying.

The installation is operated by Mr Chris Down & Mrs Katie Down partnership and comprises 35 pig houses with a combined capacity for 3,663 pig places. This is comprised of 1771 sows, 442 production pigs (over 30kg) including 10 boars and 1460 pigs up to 15kg. No pigs are reared between 15kg and 30kg.

The pig houses are a combination of fully slatted and partially slatted; 28 of the houses are fully slatted and 7 houses are partially slatted, all with vacuum slurry removal every 12 weeks to ensure slurry depth is maintained below 800mm, except Itek 1, 2, 3 & 4 which have shallow pits of 800mm. The pig houses are ventilated using medium velocity roof fans, except 5 buildings (Itek 1-5) which are naturally ventilated.

Food is stored on the installation in food bins. Animal carcasses are disposed of via on-site incineration. The standby generator is less than 1MW and is only operated during times of mains power failure and otherwise for a maximum of 1 hour per month during testing.

Water from the wash out of all pig houses is channelled to a slurry reception pit and pump, prior to the slurry separator. The liquid fraction is then sent to the slurry lagoon for storage prior to export off site. Roof water from houses Itek 1-5 drain to a ditch present on the east of the installation boundary. Yard water and roof water from house with roof fans discharge to a ditch on the south of the installation via a swale present within the installation boundary. The swale has a capacity of a capacity of 57.5m³. All pig walkways between the buildings drain to the slurry system.

The slurry separator separates solids from the slurry with a maximum capacity of 50 tonnes per day. Separated solids are stored in a concrete lined bunker, with no more than 50 tonnes stored at any one time. Any liquid is captured and drains directly to the 50m³ bunker catchment pit, which is emptied with a tanker and spread to land or pumped into the lagoon as appropriate. Liquid is piped in a way that it can be sent either straight to the lagoon or straight to the Concentrator. The slurry lagoon has a total surface area of 1,525m² and capacity of 4,500m³, with a clay ball cover, and is located within the installation boundary.

The concentrator removes the remaining solids from the separated liquid slurry with a maximum capacity of 48 tonnes per day. The concentrated solids will be deposited in the dung bunker via a wave separator dewaterer, along with the separated solids from the separator. The combined solids can be transported to AD plants or used as farmyard manure.

The remaining liquid (without solids) is either piped to the lagoon for future spreading to land or can be piped to the H2E plant. If piped to the H2E plant, then a Bio Complex is dosed to the liquid at an approximate rate of 100ml/m³. The organisms that live on the Cristobalite eat the nitrogen from the liquid to such an extent that when the slurry leaves these chambers the slurry has a very low Nitrogen value and is able to be spread on fields or put into the slurry lagoon. H2E plant has a maximum capacity of 48 tonnes per day. The H2E plant is SSAFO compliant and without a discharge point except into the slurry lagoon.

There are no Special Areas of Conservation (SAC), no Special Protection Areas (SPA) and no Ramsars within 10km of the installation. In addition, there are no Sites of Special Scientific Interest (SSSI) within 5km of the installation, and three other nature conservation sites within 2km comprising of two Local Wildlife Sites (LWS) and one Ancient Woodland. 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.

We have reviewed the permit 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 21/02/17. The permit conditions and schedules ensure the compliance of this installation with this BAT conclusions document.

This permit implements the requirements of the European Union Directive on Industrial Emissions.

The status log of the permit sets out the permitting history, including any changes to the permit reference number.

Status log of the permit		
Description	Date	Comments
Application EPR/BP3902LE/A001	Duly made 15/12/22	Application for an intensive farming pig installation permit.
Additional information received (Response to Schedule 5 Notice issued 28/04/23)	24/05/23	Updated documents: Risk assessment, Dust Management Plan (DMP), non-technical summary, raw material inventory, technical standards, Noise Management Plan (NMP) and Odour Management Plan (OMP). Details regarding site infrastructure, operating techniques and pig places (10 boars kept on site).
	19/06/23	Updated drainage plan, emissions plan and site layout plan.
	18/07/23	Confirmation that there are 4 LPG heaters and the incinerator is APHA approved.
Additional information received	15/09/23	Updated documents: Raw material inventory, emissions plan, site layout plan, drainage plan, OMP and technical standards. Details regarding drainage, site infrastructure and slurry separation activity.
Additional information received	05/10/23	Details regarding drainage.
Additional information received (Response to Schedule 5 Notice issued 02/01/24)	13/01/24	Updated documents: Raw material inventory, DMP Accident Management Plan, Accident Prevention Plan, tank and bin inventory, site drainage plan, site emissions plan, site layout plan, non-technical summary, environmental risk assessment, technical standards, OMP, NMP, Ekogea and water polishing information. Details regarding site drainage.
	17/01/24	Confirmation of capacity of the slurry separation process.
Additional information received	02/02/24	Confirmation of occupancy rate for farrowers is 80% and copies of noise and odour complaint forms
	27/02/24	Confirmation all farrowing sows are in buildings that have frequent vacuum slurry removal and updated technical standards document.
Additional information received	05/03/24	Details regarding carcass incinerator and standby generator.
Additional information received (Response to Schedule 5 Notice issued 21/03/24)	27/03/24	Details regarding slurry lagoon, BAT AEL monitoring and housing ventilation. Updated OMP, updated NVZ slurry storage calculation and updated Accident Prevention Plan.
Additional information received	15/04/24	Site Location Plan.
Permit determined EPR/BP3902LE (Billing reference: BP3902LE)	21/05/24	Permit issued to Mr Chris Down & Mrs Katie Down.

End of introductory note

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/BP3902LE

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2016

Mr Chris Down & Mrs Katie Down (“the operator”),

whose principal office is

**Hayes Barton
East Budleigh
Budleigh Salterton
Devon
EX9 7BS**

to operate an installation at

**Weavers Meadow Farm
Langford
Cullompton
Devon
EX15 1RQ**

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

Name	Date
Stacey Tapsell	21/05/2024

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.

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.

3.2 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.

3.6 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.
- (b) the annual production /treatment data set out in schedule 4 table S4.2

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 S4.3; 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		
Activity listed in Schedule 1 of the EP Regulations	Description of specified activity	Limits of specified activity
Section 6.9 A(1)(a)(iii) Rearing of pigs intensively in an installation with more than 750 places for sows	Rearing of pigs intensively in an installation with a capacity for 1,771 sow places.	Keeping of sows and served gilts for production of piglets, from receipt of raw materials and fuels on to the site to removal of sows and associated wastes from site.
Directly Associated Activity	Description of specified activity	Limits of specified activity
Rearing production pigs (over 30kg) (below the threshold)	Rearing of pigs intensively in an installation with a capacity (below the threshold) for 442 production pig places, including 10 boars.	From receipt of production pigs and not served gilts (over 30kg), raw materials and fuels on to the site to pigs and associated wastes being removed from site.
Rearing of pigs (up to 15kg)	Rearing of 1,460 pigs to 15kg.	From weaning pigs and receipt of raw materials and fuels on to the site up to pigs reaching 15kg and removal of pigs and associated wastes from site.
Carcass incineration	Operation of an Incinerator for carcass disposal Animal and Plant Health Agency (APHA) approved <50kg/hr.	From receipt of raw materials, fuels and input of carcasses to release of combustion products to air and associated wastes removed from site.
Effluent treatment plant	Operation of slurry separator, concentrator and H2E plant. <50t/day plant capacity.	From input of slurry to removal of separated slurry fractions and associated wastes from site.

Table S1.2 Operating techniques		
Description	Parts	Date Received
Application EPR/BP3902LE/A001	Responses to application form B3.5 and referenced supporting documentation. Additional information received in response to not duly made request for information including receipt of the following documents: <ul style="list-style-type: none"> • Screening building plan • Generator details sheet 	15/12/22
Response to Schedule 5 Notice dated 28/04/23	Response to questions 3,9,11,20,21 confirming it is a dry food system, clay balls are used as the lagoon cover, the diesel tank meets SSAFO regs and purchased 3 years ago,10 boars are kept on the farm, 50 tonnes of solid manure stored as a maximum.	24/05/23 and 19/06/23
Additional information requested 25/07/23	Answers relating to site drainage, infrastructure, compliance with BAT Conclusions and slurry management techniques (including slurry separation activity)	15/09/23
Response to Schedule 5 Notice dated 02/01/24	Response to questions 1, 2 and 3 confirming capacity of the slurry separation process, all roof water from buildings with fans are attenuated, water discharges requiring attenuation is via a swale and including submission of the following documents: <ul style="list-style-type: none"> • (Revised) Environmental Risk Assessment • (Revised) Non-technical Summary • (Revised) Noise Management Plan • (Revised) Dust Management Plan • (Revised) Raw Materials and Waste - Avoidance, Recovery 	13/01/24 and 17/01/24

Table S1.2 Operating techniques

Description	Parts	Date Received
	and Disposal <ul style="list-style-type: none"> • Accident Management Plan • Slurry separation process – Confirmation that the slurry separation activity has a maximum capacity of 50 tonnes per day, concentrator has a maximum capacity of 48 tonnes per day and the liquid treatment through the H2E has a maximum capacity of 48 tonnes per day. 	
Additional information requested 30/01/24 and 21/02/24	Response confirming compliance with all the relevant BAT conclusions, the occupancy rate for farrowers is 80% and including submission of revised documents: <ul style="list-style-type: none"> • (Revised) Technical Standards. 	02/02/24 and 27/02/24
Additional information requested 05/03/24	Confirmation carcass incinerator is <50kg/hr and standby generator is operated less than 500hrs per year	05/03/24
Response to Schedule 5 Notice dated 21/03/24	Response to questions 4 and 5 and 3 confirming manure analysis will be used for monitor nitrogen and phosphorus, houses Itek 1-5 have side ventilation and including submission of revised documents: <ul style="list-style-type: none"> • (Revised) Odour Management Plan • (Revised) Accident Prevention Plan 	27/03/24

Schedule 2 – Waste types, raw materials and fuels

Table S2.1 Raw materials and fuels	
Raw materials and fuel description	Specification
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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
(Medium velocity) roof fan outlets on pig houses as shown on the site plan reference "Site Emission Plan" received 13/01/24 in support of application EPR/BP3902LE/A001	Maiden Gilt House, Gilt Service House, Sow Service House, Finrone 1-8, Finrone A-C, Finrone 20, Top Box 1-3, New House, Jetwash 1 &2, House 1-5.	---	---	---	---	---
Side fan outlets on pig houses as shown on the site plan reference "Site Emission Plan" received 13/01/24 in support of application EPR/BP3902LE/A001	Itek 1-5	---	---	---	---	---
Chimney from carcass incinerator as shown on the site plan reference "Site Emission Plan" received 13/01/24 in support of application EPR/BP3902LE/A001	Carcass incinerator	---	---	---	---	---
Exhaust from standby generator as shown on the site plan reference "Site Emission Plan" received 13/01/24 in support of application EPR/BP3902LE/A001	Standby Generator <1MWth	---	---	---	---	---
Vent from oil tank as shown on the site plan reference "Site Emission Plan" received 13/01/24 in support of application EPR/BP3902LE/A001	Diesel tank	---	---	---	---	---

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 ditch east of pig house Itek 5 which ultimately drains to the River Weaver as	Roof water from houses Itek 1-5	---	---	---	---	---

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
indicated on the site drainage plan reference "Site Drainage Plan" received 13/01/24 in support of application EPR/BP3902LE/A001						
Outlet to ditch south of pig house Top Box 3 via swale, which ultimately drains to the River Weaver as indicated on the site drainage plan reference "Site Drainage Plan" received 13/01/24 in support of application EPR/BP3902LE/A001	Roof water from houses Maiden Gilt House, Gilt Service House, Sow Service House, Finrone 1-8, Finrone A-C, Finrone 20, Top Box 1-3, New House, Jetwash 1 &2, House 1-5 and Water draining from yard (excluding walkways, all times yards are contaminated e.g. catching, mucking out or washing) intercepted by a swale prior to discharge.	---	---	---	---	---

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
Weaners (rearing of pigs up to 15kg) in houses Finrone Weaner House, Lorry Body Weaner House and Small House with fully slatted floors (FSF) with frequent slurry removal	kg N excreted/animal place/year	4.0kg N/animal place/year	Annually	Estimation by using manure analysis for total nitrogen content
	kg P ₂ O ₅ excreted/animal place/year	2.2kg P ₂ O ₅ animal place/year	Annually	Estimation by using manure analysis for total phosphorus content
	kg NH ₃ /animal place/year	0.53kg NH ₃ /animal place/year	Annually	Estimation using emission factors
Production pigs (over 30 kg) in houses Itek 1, Maiden Gilt House and Gilt Service House with fully	kg N excreted/animal place/year	13.0 kg N/animal place/year	Annually	Estimation by using manure analysis for total nitrogen content
	kg P ₂ O ₅ excreted/animal place/year	5.4kg P ₂ O ₅ animal place/year	Annually	Estimation by using manure analysis for total nitrogen content

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
slatted floors (FSF)/ partially slatted floors (PSF) with frequent slurry removal	place/year			
	kg NH ₃ /animal place/year	2.6 kg NH ₃ /animal place/year	Annually	Estimation using emission factors
Farrowing sows in houses Finrone 1-8, Finrone 20, Finrone A-C, Top Box 1-3, Large House, New House, Jetwash 1&2 and House 1-5 (including suckling piglets) with fully slatted floors (FSF) with frequent slurry removal	kg N excreted/animal place/year	30.0kg N/animal place/year	Annually	Estimation by using manure analysis for total nitrogen content
	kg P ₂ O ₅ excreted/animal place/year	15kg P ₂ O ₅ animal place/year	Annually	Estimation by using manure analysis for total phosphorus content
	kg NH ₃ /animal place/year	5.6kg NH ₃ /animal place/year	Annually	Estimation using emission factors
Mating and gestating sows in houses Itek 2-5 and Sow Service House with partially slatted floors (PSF) with frequent slurry removal	kg NH ₃ /animal place/year	2.7kg NH ₃ /animal place/year	Annually	Estimation using emission factors
	kg N excreted/animal place/year	30.0kg N/animal place/year	Annually	Estimation by using manure analysis for total nitrogen content
	kg P ₂ O ₅ excreted/animal place/year	15kg P ₂ O ₅ animal place/year	Annually	Estimation by using manure analysis for total phosphorus content
All houses	Dust	n/a	Annually	Estimation using emission factors
Boars	Ammonia	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 Annual production/treatment	
Parameter	Units
Slurry separation	tonnes

Table S4.3 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	21/05/24
kg N excreted/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	21/05/24
kg P ₂ O ₅ excreted/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	21/05/24
Dust atmospheric mass emission	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	21/05/24

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.

“Animal and Plant Health Agency (APHA)” is the government agency that licences small on farm incinerators; formerly known as the Animal Health and Veterinary Laboratories Agency.

“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.

“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 III 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.

“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.

“year” means calendar year ending 31 December.

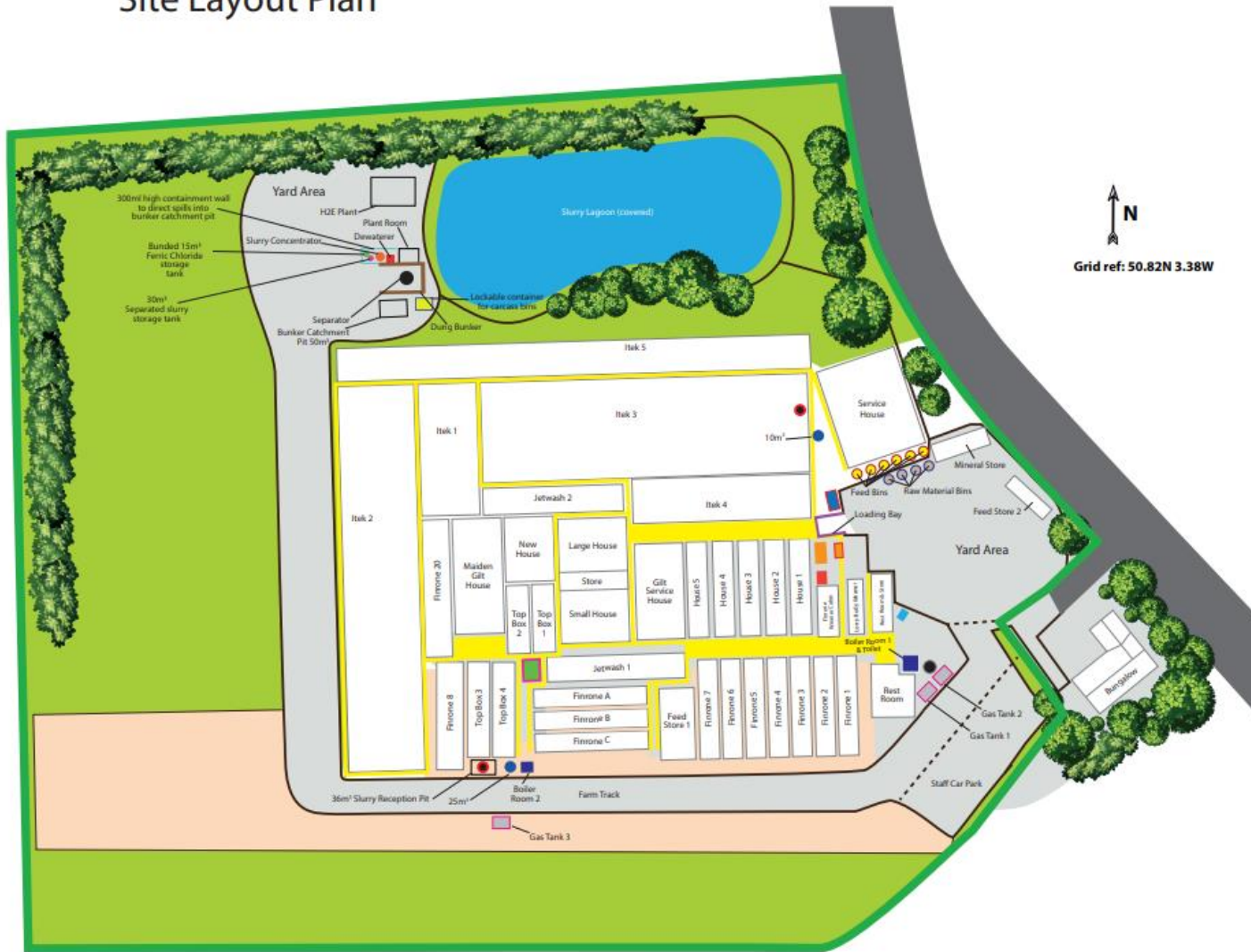
Schedule 7 – Site plan

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



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Site Layout Plan



- Legend**
- Gully/Outlet
 - Foul Sluice Gate
 - Water Tank
 - Feed Bins
 - Raw Material Bins
 - Septic Tank
 - Slurry Pump
 - Generator
 - Boiler Room
 - Gas Tank
 - Borehole
 - Electric Substation
 - Incinerator
 - Incinerator & Generator Diesel Tank
 - Slurry Separator & Dung Bunker
 - Impermeable Ground
 - Semi Permeable Ground
 - Permeable Ground
 - Boundary Security Fence
 - Walkways
 - IPPC Permit Boundary
 - Loading Bay
 - Washer Plant Room

IPPC Intensive Agriculture
Pigs
Site Layout Plan

Applicant names:
Crealy Farms

Site address:
Weavers Meadow Farm,
Langford, Cullompton,
Devon. EX15 1RQ

Date: 8/1/24

END OF PERMIT