

Notice of variation and consolidation and partial surrender with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Belmont Farms Limited

Wheaton Aston Farm Pig Unit

Wheaton Aston Farm

Little Onn

Church Easton

Stafford

ST20 0AU

Variation and partial surrender application numbers

EPR/BP3709LB/V003 and EPR/BP3709LB/S004

Permit number

EPR/BP3709LB

Wheaton Aston Farm Pig Unit

Permit number EPR/BP3709LB

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 and partial surrender authorises the following changes:

- Partial surrender reducing the installation boundary to the north west of the site to remove the redundant pig houses.
- Increasing the installation boundary to include the two new rigid covered circular concrete slurry stores to the south of the site and to include the existing anaerobic Digester (AD) plant to the north of the site.
- Decommissioning slurry lagoon 2 (but this will remain within the installation boundary), once the two new circular concrete slurry stores are built. Lagoon 1 remains within the installation boundary long-term.
- Increase in sows numbers from 650 to 2,296, decrease in production pigs over 30kg from 3,600 to 1,200, reduction in pigs less than 30kg from 4,200 to 500 and 5 boars.
- Pig houses previously called A and B, are being renovated and converted to farrowing and dry sow accommodation, now called pig houses 1, 2 and 3.
- Pig houses 4, 5, 6, 7, 8 and 9 are being renovated to accommodate maiden gilts and replacement pigs (production pigs over 30kg and pigs less than 30kg).
- As part of the renovation, ventilation from pig houses 2, 5, 6, 7, 8 & 9 is being updated to medium velocity fans with an emission point higher than 5.5 metres above ground level and an efflux speed greater than 5 metres per second.
- Removes the Directly Associated Activity (DAA) A4 carcass incinerator previously within Table S1.1 and Table S4.1 of permit EPR/KP3537MX/V002.
- Removes the milling of feedstuff, as no milling is carried out on site, previously within Table S4.1 of permit EPR/KP3537MX/V002.
- The AD plant (on site plan in schedule 7) and gas engines will be operated in accordance with standard rules set SR2021 No9 (on-farm anaerobic digestion facility, including use of the resultant biogas – waste recovery operation).

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:

Wheaton Aston Farm Pig Unit is situated approximately two kilometres north west of the village of Wheaton Aston, Staffordshire. The installation is approximately centred on National Grid Reference SJ 83919 14777.

The installation is operated by Belmont Farms Limited and is a pig breeding unit comprising of nine pig houses, numbered one to nine. The nine pig houses provide a combined capacity for 2,296 sows, 1,200 production pigs over 30kg, 500 pigs less than 30kg and 5 boars places.

Pig house 4 (dry sows) uses a solid floor-straw system. Solid manure is exported straight off site for land spreading or field storage on third party land. Pig houses 1 to 3 and 5 to 9 use a fully slatted floor system, with a shallow pit with a slurry depth of 800mm or less. Slurry from houses 1 to 3 is piped to the slurry reception pit 1 and piped to the new slurry store tank 1. Slurry from houses 5 to 9 is piped directly to the new slurry store tank 1. Slurry store tank 1 is connected to the new slurry store tank 2 to enable enough storage capacity for the site. The pig unit is within a Nitrate Vulnerable Zone (NVZ) and has over six months slurry storage capacity. The slurry from slurry tank 1 and 2 is then transferred to the onsite AD plant. Any digestate produced from the AD plant is stored in slurry lagoon 1, before it is exported from site for spreading on third party land. As a contingency plan, if the AD plant is not operational, slurry will be exported from site and spread on third party land.

Ventilation methods vary across the unit; pig houses 2, 5, 6, 7, 8 and 9 have medium velocity roof fans, with vents at or greater than 5.5 m high, and fan efflux velocity at or greater than 5m/s. Pig houses 1 and 3 have side fan ventilation and pig house 4 has natural ventilation. Heating to the pig houses is provided from the associated anaerobic digester and biogas engines.

The unit operates wet and dry feed systems; the diets fed to all the pigs throughout all stages are balanced nutritionally to match the pigs needs. Wet feed is fed to the farrowing sows in building 1 and dry sows in buildings 2 and 3, with dry feed fed to the other pigs. Feed is stored in purpose-built, covered, feed silos and tanks are located next to the pig houses. All liquid feed is contained within bunded areas.

Roof water and water draining from yard (excluding all times yards are contaminated e.g. catching, mucking out or washing) discharges to a swale acting as a soakaway, south of pig house 4. The swale overflows via outlet 'D1' to an unnamed ditch with ultimately drains to Marston Brook. There is no dirty yard water, as there are no pig movements between buildings and loading ramps are used to load into lorries if movements are required. When pig houses are washed down all wash water is contained within the underfloor slatted system and slurry storage tanks.

There is one standby generator for use in the event of mains power failure, with a net thermal rated input of 0.2MWth, with bunded fuel store. The generator will not be tested for more than 50 hours per annum and will not be used for more than 500 hours per annum (emergency use and testing), averaged over a 3-year period. The generator falls outside of the requirements of the Medium Combustion Plant Directive.

No manure is stored within the installation boundary. There are three covered slurry stores within the installation boundary. The two new circular slurry stores 1 & 2 have rigid covers (and each has a total surface area of 1,018m²) and slurry lagoon 1 has a floating ball cover (and has a total surface area of 2,794.5m²). Slurry lagoon 2 is being decommissioned with this variation but remains within the installation boundary.

The land around the site is predominantly agricultural, used for a mixture of arable cropping, although there are some small villages in the area. The site itself is relatively flat or gently undulating. Mortalities are collected frequently and stored in a secure container on site for removal under the National Fallen Stock Scheme.

There is one Special Areas of Conservation (SAC) and three Sites of Special Scientific Interest (SSSI) within 5km of the installation. There are also twelve other nature conservation sites within 2km comprising of one National Nature Reserve (NNR), ten 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.

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

The on-farm anaerobic digester (AD) and biogas engines

The Waste Operation comprises an on-farm anaerobic digester with a capacity of 9,000 tonnes per annum (tpa) pig slurry mixed with 9,000 tpa of imported maize silage and/or based on seasonality and one biogas engine with an aggregated thermal input of 0.3 megawatts (MW). The AD plant (on site plan in schedule 7) and gas engines will be operated in accordance with standard rules set SR2010 No16 now replaced by SR2021 No9 (on-farm anaerobic digestion facility, including use of the resultant biogas – waste recovery operation). The rules form part of this permit pursuant to regulation 27(2) as stated on page 8 of this permit

but are not themselves reproduced in this document. Instead, they may be freely downloaded from the Environment Agency website. The rules include provisions detailing, for example, the activities that may be conducted by the Waste Operation and the types of waste it may accept. Consequently, the conditions and tables detailed in this document relate only to the activities conducted by the intensive farm Installation. Table S1.1 for example, details only those activities and operating techniques that form part of the intensive farming Installation and hence there is no reference in Table S1.1 to a Waste Operation alongside the listed activity and DAAs which comprise the Installation. Conditions and numbering within the standard rules document, relate to the activities covered by the standard rules permit only.

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/KP3537MX/A001	Duly made 25/01/2007	Application for a pig intensive farming application.
Permit determined EPR/KP3537MX	Issued 26/10/2007	Permit issued to Wheaton Pig Producers Limited.
Variation application EPR/KP3537MX/V002	Duly made 30/11/2010	Variation issued to increase livestock to 3,600 production pigs, 650 sows and 4,200 piglets. Also adds an onsite carcass incinerator, a new milling unit and add an anaerobic digester Standard Rules SR2010 No.16 activity (now replaced by SR2021 No9).
Variation determined EPR/KP3537MX	09/06/2011	Varied permit issued.
Application EPR/BP3709LB/T001 (full transfer of permit EPR/KP3537MX)	Duly made 19/11/2020	Application to transfer the permit in full to Belmont Farms Limited.
Transfer determined EPR/BP3709LB	02/12/2020	Full transfer permit issued.
Variation determined EPR/BP3709LB/V002	28/05/2021	Environment Agency initiated variation for Intensive Farming BAT compliance permit review.
Application EPR/BP3709LB/V003 and EPR/BP3709LB/S004 (variation and consolidation)	Duly made 20/02/2025	Variation to increase the installation boundary in part, add two new slurry stores, decommission slurry lagoon 2, increase sow pig numbers to 2,296, reduce production pigs numbers >30kg to 1,200, reduce pigs numbers under 30kg to 500, renovate the pig houses including updating with medium velocity roof fans, remove the carcass incinerator and remove reference to onsite milling.
Additional information received	17/07/2025 & 25/06/2025	Response to request for information confirming crude protein reduction and that there is no feed mill or carcass incinerator and revised odour management plan, noise management plan, dust and bioaerosol management plan and energy efficiency plan.

Additional information received	04/07/2025 & 07/07/2025	Response to request for information confirming manure and slurry management and revised Technical Standards, site installation boundary plan and site layout and drainage plans.
Additional information received	21/07/2025	Response to request for information with timescales for new slurry tanks and contingency plans if AD plant not operational.
Variation determined EPR/BP3709LB	18/09/2025	Varied and consolidated permit issued in modern condition format.

End of introductory note

Notice of variation and consolidation and partial surrender

The Environmental Permitting (England and Wales) Regulations 2016

The Environment Agency in exercise of its powers under regulation 20 and 25 of the Environmental Permitting (England and Wales) Regulations 2016 varies, consolidates and accepts the surrender in part

Permit number

EPR/BP3709LB

Issued to

Belmont Farms Limited ("the operator")

whose registered office is

2 Kennedies Road

Killylea

Armagh

Northern Ireland

BT60 4NQ

company registration number **NI025971**

to operate an installation at

Wheaton Aston Farm Pig Unit

Wheaton Aston Farm

Little Onn

Church Easton

Stafford

ST20 0AU

to the extent set out in the schedules.

The notice shall take effect from 18/09/2025.

Name	Date
Stacey Tapsell	18/09/2025

Authorised on behalf of the Environment Agency

Schedule 1

All conditions have been varied by the consolidated permit EPR/BP3709LB/V003 and EPR/BP3709LB/S004 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/BP3709LB

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/BP3709LB/V003 and EPR/BP3709LB/S004 authorising,

Belmont Farms Limited ("the operator"),

whose registered office is

2 Kennedies Road

Killylea

Armagh

Northern Ireland

BT60 4NQ

company registration number **NI025971**

to operate an installation at

Wheaton Aston Farm Pig Unit

Wheaton Aston Farm

Little Onn

Church Easton

Stafford

ST20 0AU

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

Under regulation 27(2) of the Regulations, standard rules SR2021 No 9 are conditions of the standard rules anaerobic digestion permit.

Name	Date
Stacey Tapsell	18/09/2025

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.

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.
- 3.5.3 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		
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 2,296 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 30 kg) (below the threshold)	Rearing of pigs intensively in an installation with a capacity for 1,205 production pig places including 5 boars.	Keeping of production pigs and not served gilts (over 30 kg), including from receipt of raw materials and fuels on to the site to pigs and associated wastes being removed from site.
Rearing of pigs (up to 30 kg)	Rearing of 500 pigs to 30 kg.	From weaning pigs and receipt of raw materials and fuels on to the site up to pigs reaching 30 kg and removal of pigs and associated wastes from site.

Table S1.2 Operating techniques		
Description	Parts	Date Received
Application EPR/KP3537MX/A001	The responses to sections B2.3.1, B2.3.2, B2.3.3, B2.5.1, B2.5.2, B2.5.3, B2.7.1 and B2.7.2 in the Application.	Duly made 25/01/2007
Applications EPR/BP3709LB/V003 & EPR/BP3709LB/S004	Responses to Part C3.5 and Part E2 of the application forms and referenced supporting documentation. BAT compliance document received 12/11/2024 confirming 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. Receipt of the following documents in response to not duly made request: <ul style="list-style-type: none"> Revised summary of proposed changes Revised summary of Environment Management System Revised Site Condition Report Revised Non-technical summary. 	Duly made 20/02/2025
Additional information requested 13/06/2025	Response to Request for Information confirming crude protein reduction and that there is no feed mill or carcass incinerator, and receipt of the following documents: <ul style="list-style-type: none"> Revised Odour Management Plan Revised Noise Management Plan Revised Dust and Bioaerosol Management Plan Revised Energy Efficiency Plan. 	17/06/2025 & 25/06/2025

Additional information requested 01/07/2025	<p>Response to Request for information confirming manure and slurry management and receipt of the following documents:</p> <ul style="list-style-type: none"> • Revised Technical Standards and BAT compliance document • Revised installation boundary plan • Revised site layout and drainage plans 1 & 2. 	04/07/2025 & 07/07/2025
Additional information requested 21/07/2025	Response to request for information with timescales for new slurry tanks and contingency plans if AD plant not operational, slurry will be exported from site and spread on third party land.	21/07/2025

Table S1.3 Improvement programme requirements		
Reference	Requirement	Date
IC1	The operator shall bund the Agricultural fuel oil storage facilities to comply with the requirements of S3.3 of TGN How to Comply, Version 1.	30/04/2008
IC2	<p>A written plan shall be submitted to the Environment Agency for approval detailing proposals for replacing or covering existing uncovered slurry stores and lagoons to comply with the requirements of section 5.3.1 of TGN How to Comply, Version 1. The proposals shall include a timetable for the replacement and refurbishment work. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Environment Agency subject to such amendments or additions as notified by the Environment Agency.</p>	30/04/2008
IC3	<p>A written plan shall be submitted to the Environment Agency for approval, following a review of all site drainage at the installation. The plan should take into account the appropriate measures for the management of drainage systems and run-off in S3.3 of TGN How to Comply, Version 1, and include a timetable for any improvements to the drainage system. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Environment Agency subject to such amendments or additions as notified by the Environment Agency.</p>	31/10/2008
IC4	<p>A written plan shall be submitted to the Environment Agency for approval following a review of existing pig housing and management practices at the installation. The plan shall take into account the appropriate measures in S5.2.1 & S5.2.2 of TGN How to Comply, Version 1. The plan shall identify measures to reduce emissions to all media, the likely cost of such measures and a proposed timetable for their implementation. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Environment Agency subject to such amendments or additions as notified by the Environment Agency.</p>	31/10/2008
IC5	The Operator shall ensure that methods are implemented to prevent, or where that is not practicable minimise, the potential for diffuse pollution from the foodstuff storage vessels and in addition ensure that foodstuff storage vessels are protected from collision damage.	31/10/2008

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 2, 5, 6, 7, 8 & 9 as indicated on the layout and drainage plans 1 & 2 in application EPR/BP3709LB/V003 received 07/07/2025	Pig houses 2, 5, 6, 7, 8 & 9	---	---	---	---	---
Side fan outlets on pig houses 1 & 3 as indicated on the layout and drainage plan 2 in application EPR/BP3709LB/V003 received 07/07/2025	Pig houses 1 & 3	---	---	---	---	---
Natural ventilation on pig house 4 as indicated on the layout and drainage plan 1 in application EPR/BP3709LB/V003 received 07/07/2025	Pig house 4	---	---	---	---	---
Exhaust from standby generator as indicated on the layout and drainage plans 1 & 2 in application EPR/BP3709LB/V003 received 07/07/2025	Standby Generator	---	---	---	---	---
Vent from oil tank as indicated on the layout and drainage plans 1 & 2 in application EPR/BP3709LB/V003 received 07/07/2025	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
Swale acting as a soakaway to south of pig house 4 as indicated on the layout and drainage plan 1 in application EPR/BP3709LB/V003 received 07/07/2025	Roof water from pig houses 1 to 9 and water draining from yard (excluding all times yards are contaminated e.g. catching, mucking out or washing)	---	---	---	---	---
Outlet 'D1' to unnamed ditch south of pig house 4 as indicated on the layout and drainage plan 1 in application EPR/BP3709LB/V003 received 07/07/2025, which ultimately drains to Marston Brook	Roof water from pig houses 1 to 9 and water draining from yard (excluding all times yards are contaminated e.g. catching, mucking out or washing) via a swale	---	---	---	---	---

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 30 kg) in new pig house 9 with fully slatted floors (FSF) and frequent slurry removal	kg N excreted/animal place/year	4.0 kg N/animal place/year	Annually	Using a mass balance of nitrogen based on the feed intake, dietary content of crude protein and animal performance
	kg P ₂ O ₅ excreted/animal place/year	2.2 kg P ₂ O ₅ /animal place/year	Annually	Using a mass balance of phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance
	kg NH ₃ /animal place/year	0.53 kg NH ₃ /animal place/year	Annually	Estimation using emission factors
Fattening pigs (production pigs over 30 kg) in new pig houses 5 to 8 in fully slatted floors (FSF) and with frequent slurry removal	kg N excreted/animal place/year	13.0 kg N/animal place/year	Annually	Using a mass balance of nitrogen based on the feed intake, dietary content of crude protein and animal performance
	kg P ₂ O ₅ excreted/animal place/year	5.4kg P ₂ O ₅ animal place/year	Annually	Using a mass balance of phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance
	kg NH ₃ /animal place/year	2.6 kg NH ₃ /animal place/year	Annually	Estimation using emission factors
Farrowing sows (including suckling piglets) in new pig house 1 with fully slatted floor (FSF) and frequent slurry removal	kg N excreted/animal place/year	30.0 kg N/animal place/year	Annually	Using a mass balance of nitrogen based on the feed intake, dietary content of crude protein, and animal performance
	kg P ₂ O ₅ excreted/animal place/year	15 kg P ₂ O ₅ animal place/year	Annually	Using a mass balance of phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance
	kg NH ₃ /animal place/year	5.6 kg NH ₃ /animal place/year	Annually	Estimation using emission factors

Mating and gestating sows in new pig houses 2 & 3 (Fully slatted floor (FSF) and with frequent slurry removal	kg N excreted/animal place/year	30.0 kg N/animal place/year	Annually	Using a mass balance of nitrogen based on the feed intake, dietary content of crude protein, and animal performance
	kg P ₂ O ₅ excreted/animal place/year	15 kg P ₂ O ₅ animal place/year	Annually	Using a mass balance of phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance
	kg NH ₃ /animal place/year	2.7 kg NH ₃ /animal place/year	Annually	Estimation using emission factors
Mating and gestating sows in existing pig house 4 with solid floor	kg N excreted/animal place/year	30.0 kg N/animal place/year	Annually	Using a mass balance of nitrogen based on the feed intake, dietary content of crude protein, and animal performance
	kg P ₂ O ₅ excreted/animal place/year	15 kg P ₂ O ₅ animal place/year	Annually	Using a mass balance of phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance
	kg NH ₃ /animal place/year	5.2 kg NH ₃ /animal place/year	Annually	Estimation using emission factors
Weaners (rearing of pigs up to 30 kg), fattening pigs (production pigs over 30 kg), farrowing sows (including suckling piglets) and mating and gestating sows in pig houses 1 to 9	Dust	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 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	18/09/2025
kg N excreted/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	18/09/2025
kg P ₂ O ₅ excreted/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	18/09/2025
Dust atmospheric mass emission	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	18/09/2025

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.

“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 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.

“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.

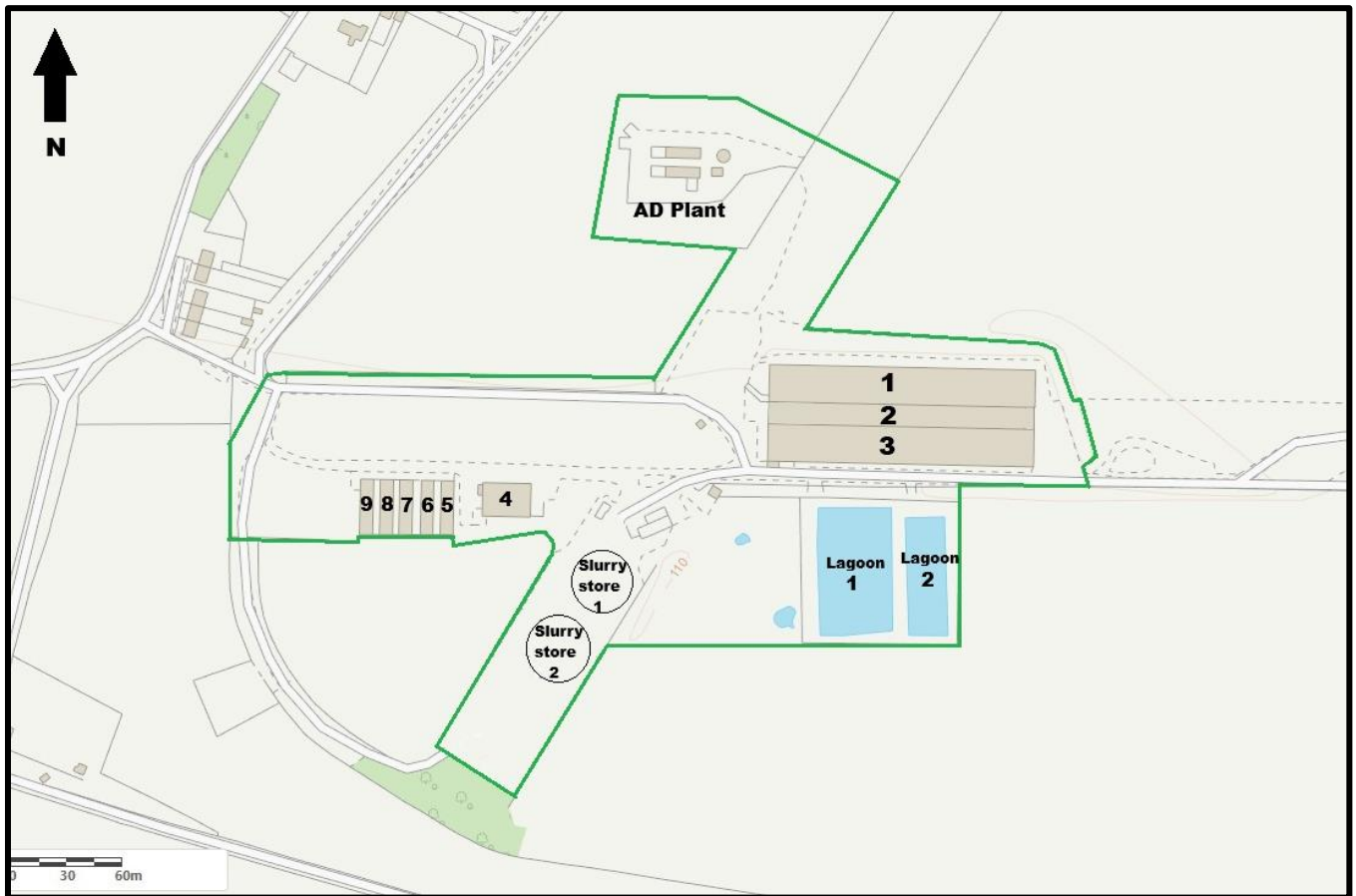
“Waste code” means the six digit code referable to a type of waste in accordance with the List of Wastes and in relation to hazardous waste, includes the asterisk

“Waste Framework Directive” or “WFD” means Waste Framework Directive 2008/98/EC of the European Parliament and of the Council on waste.

“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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END OF PERMIT