

Notice of variation, consolidation and partial surrender with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Bridge House Farm Limited
Bridge House Farm Pig Unit
Murcott
Long Buckby
Northampton
Northamptonshire
NN6 7QR

Variation and partial surrender application numbers

EPR/QP3831MX/V006 and EPR/QP3831MX/S008

Permit number

EPR/QP3831MX

Bridge House Farm Pig Unit

Permit number EPR/QP3831MX

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:

- Variation to remove the Bridge House Pullets and Bridge House Layers poultry activities from the permit and partial surrender to remove the associated poultry land.
- Installation boundary change at the northwest of the Pig Unit to allow for the new building and new covered muck and straw storage building. And installation boundary change for a new earth banked low tech (floating straw mat) covered 4,800m³ slurry storage lagoon approximately 700m to the north of the main Pig Unit.
- Production pigs more than 30kg increasing from 2,760 (including 5 boars) to 8,128 places (including 40 boars), sows increasing from 658 to 1,602 places and pigs 7kg to 30kg decreasing from 3,160 to 3,040 places.
- Demolition of existing pig building ST5 (finisher pig housing) being replaced with one new building called, Finisher Building 3. This building is for production pigs more than 30kg, and has fully slatted floor, shallow pit, and with frequent emptying. Ventilation by roof fans with an emission point higher than 5.5 metres above ground level and an efflux speed greater than 10 metres per second. Also includes four 16 tonne bulk feed bins, and extension of automated feeding system to new housing.
- New Sow Service Building for mating and gestating sows, with fully slatted floor, shallow pit, and with frequent emptying. Ventilation by roof fans with an emission point higher than 5.5 metres above ground level and an efflux speed greater than 10 metres per second.
- Conversion of old Farrowing Building to Weaner House for 7kg to 30kg pigs, with fully slatted floor, shallow pit, frequent emptying. Hybrid heating to take advantage of solar energy produced on site. Ventilation by roof fans with an emission point higher than 5.5 metres above ground level and an efflux speed greater than 10 metres per second.

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:

Bridge House Farm Pig Unit is situated approximately one kilometres northeast of the village of Long Buckley, Northampton. The installation is approximately centred on National Grid Reference SP 61821 68445.

The installation is operated by Bridge House Farm Limited and comprises fourteen pig houses. The pig houses provide a combined capacity for 8,128 production pigs (including 40 boars), 1,604 sows and 3,040 7kg to 30kg pig places.

The Service Yard, Sow House, Open Shed, ST2, ST3 and ST4 pig buildings all operate on a solid floor straw system. Solid manure is removed from the pig houses to an impermeable concrete covered muck store and

is exported for land spreading on Operator controlled land with a manure management plan or spread on third party land. Pig houses Service Yard, Farrowing House, Weaner House, Grower Building 1, Grower Building 2, Finishing Building 1, Finishing Building 2 and Finishing Building 3 use a fully slatted floor system, with a shallow pit with a slurry depth of 800mm or less. All slurry is gravity fed from the pig housing to a reception pit, and then goes to above ground lagoon 1 (3,240m³) or lagoon 2 (4,800m³). Slurry is exported for land spreading on Operator controlled land with a manure management plan or spread on third party land. The pig unit is within a Nitrate Vulnerable Zone (NVZ) and has over six months slurry storage capacity.

Ventilation methods vary across the unit. Pig houses Weaner House, Farrowing House, Grower Building 1, Grower Building 2, Finishing Building 1, Finishing Building 2 and Finishing Building 3 have high velocity roof fans with an emission point higher than 5.5 metres above ground level and an efflux speed greater than 10 metres per second. Pig houses ST2, ST3 and ST4 have automatically controlled natural ventilation with side inlets. Pig houses Service Yard, Sow House, Open Shed and Sow Service Building have natural ventilation. All pigs are fed a fully pelleted feed from silos which are located next to the pig houses.

Roof water from all pig houses drains via sealed drains within the installation boundary, to an outlet to surface water east of the Open Shed pig house, this goes via a French drain field drain acting as a soakaway. Water draining from yard south of Finishing Building 2 & 3 and (excluding all times yards are contaminated e.g. catching, mucking out or washing) goes to a soakaway within the installation boundary. All other yard water (where pigs move and muck is stored) is considered as dirty water yards, these yards drain to the slurry reception pit and lagoons for collection. When pig houses are washed down all wash water is contained within the underfloor slatted system and slurry storage lagoons.

There is one standby generator for use in the event of mains power failure, with a net thermal rated input of 0.55MWth, 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.

Fallen stock is disposed of in an incinerator on site, this is Animal and Plant Health Agency (APHA) approved and operation is less than 50 kg/hr. The incinerator has an associated bunded fuel tank. There is a third bunded fuel tank for the canteen and office buildings.

300 tonnes of manure is stored within the covered Muck Storage building installation boundary. There are two slurry stores within the installation boundary, both have low tech (floating straw mat) covers. Slurry lagoon 1 has a total surface area of 1,155m² and slurry lagoon 2 has a total surface area of 900m².

The site is placed on top of a hill and the land around the site is predominantly agricultural, used for a mixture or arable cropping.

There are no Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsars or Sites of Special Scientific Interest (SSSI) located within 5 kilometres (km) of the installation boundary. There are three other nature conservation sites within 2km which are all Local Wildlife Sites (LWS). 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 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/QP3831MX/A001	Duly made 23/01/2007	Application for an intensive farming pig and poultry installation permit.
Permit determined EPR/QP3831MX	04/10/2007	Permit issued to Bridge House Farm Limited.

Status log of the permit		
Description	Date	Comments
Application EPR/QP3831MX/V002	Duly made 09/03/2011	Variation for change in pig houses with increase in pig numbers and new slurry lagoon with floating cover.
Variation EPR/QP3831MX/V002 issued	09/05/2011	Varied permit issued to Bridge House Farm Limited.
Gilts variation request form received EPR/QP3831MX/V003	23/11/2012	Agency initiated application to re-assess permit with gilts included under new definition.
Variation determined EPR/QP3831MX/V003	03/01/2013	Varied permit issued to Bridge House Farm Limited.
Application EPR/QP3831MX/V004 (variation and consolidation)	Duly made 16/09/2015	Application to vary permit to replace four pig sheds at Bridge House Pig Farm.
Variation determined EPR/QP3831MX	29/10/2015	Varied and consolidated permit issued in modern condition format.
Variation determined EPR/QP3831MX/V005	27/04/2021	Environment Agency initiated variation for Intensive Farming BAT compliance permit review.
Application EPR/QP3831MX/V006 (variation and consolidation)	Duly made 16/06/2025	Variation to change the installation boundary with a change in site layout, remove the pullet and layer activities from the permit, add a new building, muck store and new earth tanked lagoon and a change in pig numbers.
Application partial surrender EPR/QP3831MX/S007	Withdrawn 19/06/2025	Partial surrender application withdrawn.
Application partial surrender EPR/QP3831MX/S008	Duly made 25/09/2025	Partial surrender to remove the associated land for the poultry activities.
Additional information received EPR/QP3831MX/V006	28/10/2025	Response to request for information confirming slurry depth below slatted floors, fuel tank usage and drainage details with revised site and drainage plan, field drain plan and photos showing drainage.
Variation EPR/QP3831MX/V006 and partial surrender EPR/QP3831MX/S008 determined	28/11/2025	Varied and consolidated permit issued in modern condition format.

End of introductory note

Notice of variation, 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/QP3831MX

Issued to

Bridge House Farm Limited ("the operator")

whose registered office is

Murcott

Long Buckby

Northampton

Northamptonshire

NN6 7QR

company registration number **00617209**

to operate an installation at

Bridge House Farm Pig Unit

Murcott

Long Buckby

Northampton

Northamptonshire

NN6 7QR

to the extent set out in the schedules.

The notice shall take effect from 28/11/2025.

Name	Date
Shannon Nicholson	28/11/2025

Authorised on behalf of the Environment Agency

Schedule 1

All conditions have been varied by the consolidated permit EPR/QP3831MX/V006 and EPR/QP3831MX/S008 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/QP3831MX

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/QP3831MX/V006 and EPR/QP3831/S008 authorising,

Bridge House Farm Limited ("the operator"),

whose registered office is

**Murcott
Long Buckby
Northampton
Northamptonshire
NN6 7QR**

company registration number **00617209**

to operate an installation at

**Bridge House Farm Pig Unit
Murcott
Long Buckby
Northampton
Northamptonshire
NN6 7QR**

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

Name	Date
Shannon Nicholson	28/11/2025

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 blue 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.
- 3.3.2 The operator shall:
- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to odour, submit to the Environment Agency for approval within the period specified, an odour management plan which identifies and minimises the risks of pollution from odour; and
 - (b) implement the approved odour management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

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.
- 3.4.2 The operator shall:
- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to noise and vibration, submit to the Environment Agency for approval within the period specified, a noise and vibration management plan which identifies and minimises the risks of pollution from noise and vibration; and
 - (b) implement the approved noise and vibration management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

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)(ii) Rearing of pigs intensively in an installation with more than 2,000 places for production pigs (over 30 kg).	Rearing of pigs intensively in an installation with a capacity for 8,128 production pig (pigs over 30 kg) places, including 40 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.
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 1,602 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 of pigs (up to 30 kg).	Rearing of 3,040 pigs 7kg to 30kg.	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.
Carcass incineration.	Operation of an Incinerator for carcass disposal Animal and Plant Health Agency (APHA) approved < 50 kg/hr.	From receipt of raw materials, fuels and input of carcasses to release of combustion products to air and associated wastes removed from site.

Table S1.2 Operating techniques		
Description	Parts	Date Received
Application EPR/QP3831MX/A001	Responses to sections B2.3.1, B2.3.2, B2.3.3, B2.5.1, B2.5.2, B2.5.3, B2.6.1, B2.6.2, B2.6.3, B2.7.1 and B2.7.2 in the application.	23/01/2007
Application EPR/QP3831MX/V002	Responses to Part C3 section 3 of the application form and referenced supporting documentation (namely "Bridge House Pig Farm Document 2011").	09/03/2011
Request for additional application Information dated 29/03/2011	Response to Request for Information confirming the size of the lagoon and additional application information.	29/03/2011
Application EPR/QP3831MX/V004	The responses to Part C3.5 of the application form and referenced supporting documentation.	Duly made 16/09/2015
Applications EPR/QP3831MX/V006 (variation and consolidation) and EPR/QP3831MX/S008 (partial surrender)	<p>Responses to Part C3.5 of the application form and referenced supporting documentation.</p> <p>Additional information received in response to not duly made request for information including confirmation of compliance with all relevant best available techniques (BAT) conclusions in 'BAT review June 2025 13/06/2025' as defined in the intensive rearing of poultry or pigs (IRPP) BAT conclusions document, dated 21/02/2017, and receipt of the following documents:</p> <ul style="list-style-type: none"> • Buildings and facilities inventory 19/06/2025 • Overall site location plan post surrender 18/08/2025 • Environmental risk assessment 18/08/2025 	Duly made 16/06/2025 (V006) and 25/09/2025 (S008)

Table S1.2 Operating techniques		
Description	Parts	Date Received
	<ul style="list-style-type: none"> • Environment management systems 13/06/2025 • Non-technical summary 19/06/2025 • Technical standards 19/06/2025 • Site Condition Report 18/08/2025 	
Additional information requested 22/10/2025	<p>Response to Request for Information confirming slurry depth below fully slatted floors is 800mm, fuel tank usage and drainage details, and receipt of the following documents:</p> <ul style="list-style-type: none"> • Revised site and drainage plan proposed 2025 • Field drain plan • Three photos showing the drainage 	28/10/2025

Table S1.3 Improvement programme requirements		
Reference	Requirement	Date
IC8	<p>A written plan shall be submitted to the Environment Agency for approval of detailed proposals for ensuring slurry stores and lagoons that were reliant on the <1% dry matter position comply with the Intensive Farming 2017 BAT conclusions 16 and 17. The proposals shall include either covering existing slurry stores and lagoons; or installing an approved slurry acidification system; or using an alternative technique that achieves the same level of environmental protection. The proposals shall include a timetable for the work.</p> <p>The plan shall be implemented by the operator in accordance with the Environment Agency's written approval.</p> <p>The improvement condition will be deemed to have been complied with, on approval in writing by the Environment Agency of the completion of the relevant improvements.</p>	Completed

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
High velocity roof fan outlets on pig houses Weaner House, Farrowing House, Grower Building 1, Grower Building 2, Finishing Building 1, Finishing Building 2 and Finishing Building 3 as shown on the site layout and drainage plan in schedule 7	Pig houses: Weaner House Farrowing House Grower Building 1 Grower Building 2 Finishing Building 1 Finishing Building 2 Finishing Building 3	---	---	---	---	---
Automatically controlled natural ventilation with side inlets on pig houses ST2, ST3 and ST4 as shown on the site layout and drainage plan in schedule 7	Pig houses: ST2 ST3 ST4	---	---	---	---	---
Natural ventilation on pig houses Service Yard, Sow House, Open Shed and Sow Service Building as shown on the site layout and drainage plan in schedule 7	Pig houses: Service Yard Sow House Open Shed Sow Service building	---	---	---	---	---
Chimney from carcass incinerator as shown on the site layout and drainage plan in schedule 7	Carcass incinerator	---	---	---	---	---
Exhaust from standby generator as shown on the site layout and drainage plan in schedule 7	Standby Generator	---	---	---	---	---
Vents from three oil tanks as shown on the site layout and drainage plan in schedule 7	3 x Diesel tanks	---	---	---	---	---

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 surface water east of the Open Shed pig house at SP 62204 68509 as indicated on the site layout and drainage plan in schedule 7 and the field drain map in application EPR/QP3831MX/V006 received 28/10/2025, which ultimately drains to the Old Mill Race	Roof water from pig houses Weaner House, Farrowing House, Grower Building 1 & 2, Finishing Building 1, 2 & 3, ST2, ST3, ST4, Service Yard, Sow House, Open Shed and Sow Service building intercepted by French drain field drain prior to discharge	---	---	---	---	---
Soakaway to south of Finishing Building 3 as indicated on the site layout and drainage plan in schedule 7	Water draining from yard south of Finishing Building 2 & 3 and (excluding all times yards are contaminated e.g. catching, mucking out or washing)					

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 7kg to 30 kg) in Weaner house with fully slatted floors (FSF)	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 or Estimation by using manure analysis for total nitrogen content
	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 or Estimation by using manure analysis for total phosphorus content
	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 Grower building 1, Grower building 2, Finishing building 1, Finishing building 2, Finishing building 3, ST2, ST3 and ST4	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 or Estimation by using manure analysis for total nitrogen content
	kg P ₂ O ₅ excreted/animal place/year	5.4 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 or Estimation by using manure analysis for total phosphorus content
Fattening pigs (production pigs over 30 kg) in houses Grower building 1, Grower building 2, Finishing building 1, Finishing building 2 and Finishing building 3 in fully slatted floors (FSF) with frequent slurry removal	kg NH ₃ /animal place/year	2.6 kg NH ₃ /animal place/year	Annually	Estimation using emission factors

Emission point reference or source or description of point of measurement	Parameter	Limit (incl. Unit)	Monitoring frequency	Monitoring standard or method
Fattening pigs (production pigs over 30 kg) in houses ST2, ST3 and ST4 with solid floors	kg NH ₃ /animal place/year	5.65 kg NH ₃ /animal place/year	Annually	Estimation using emission factors
Farrowing sows (including suckling piglets) in Farrowing house with fully slatted floor (FSF) 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 or Estimation by using manure analysis for total nitrogen content
	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 or Estimation by using manure analysis for total phosphorus content
	kg NH ₃ /animal place/year	5.6 kg NH ₃ /animal place/year	Annually	Estimation using emission factors
Mating and gestating sows in houses Service yard, Sow house, Open shed and Sow service building	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 or Estimation by using manure analysis for total nitrogen content
	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 or Estimation by using manure analysis for total phosphorus content
Mating and gestating sows in house Sow service building (Fully slatted floor (FSF) with frequent slurry removal)	kg NH ₃ /animal place/year	2.7 kg NH ₃ /animal place/year	Annually	Estimation using emission factors
Mating and gestating sows in houses Service yard, Sow house, Open shed with solid floor	kg NH ₃ /animal place/year	5.2 kg NH ₃ /animal place/year	Annually	As above
All pig houses	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	28/11/2025
kg N excreted/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	28/11/2025
kg P ₂ O ₅ excreted/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	28/11/2025
Dust atmospheric mass emission	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	28/11/2025

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.

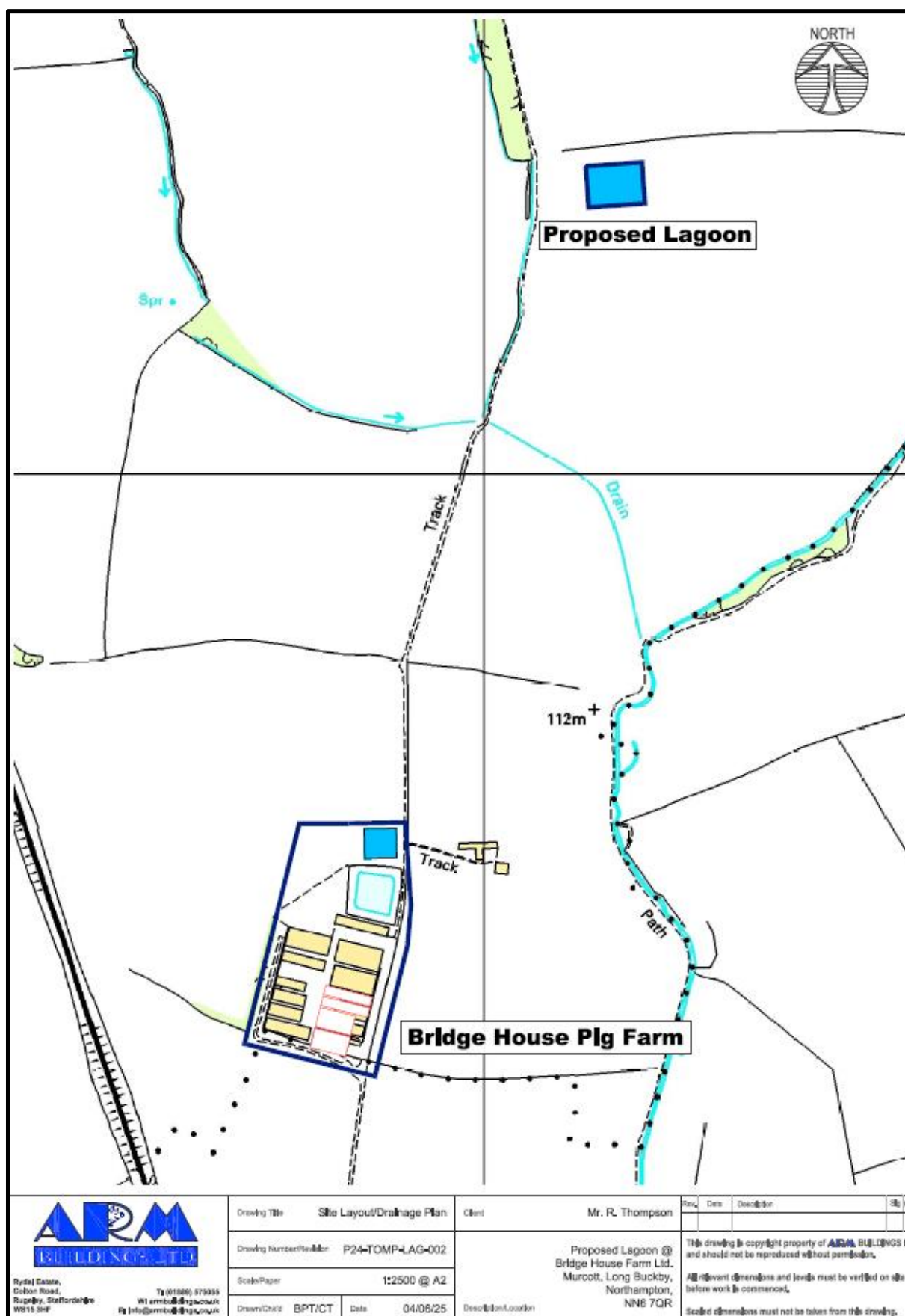
“Waste code” means the six digit code referable to a type of waste in accordance with the List of Wastes and in relation to hazardous waste, includes the asterisk

“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.

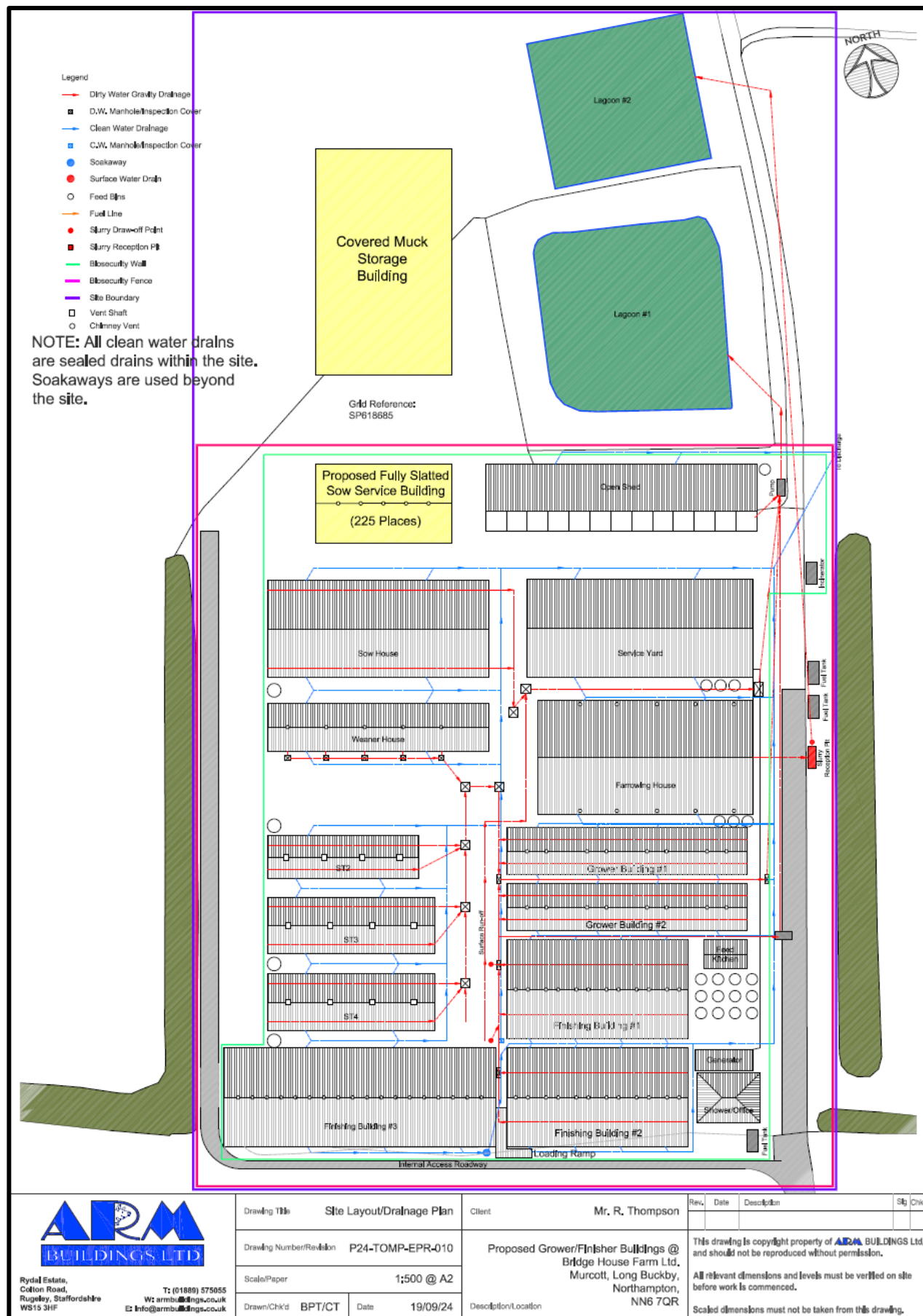
Schedule 7 – Site plan

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



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Site layout and drainage plan



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END OF PERMIT

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