



Environment  
Agency

# Notice of partial surrender, variation and consolidation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

---

Yorkwold Pigpro Limited

West Farm Pig Unit  
Foston Lane  
Beeford  
Driffield  
East Yorkshire  
YO25 8BQ

## Partial surrender application number

EPR/MP3501PD/S005

## Permit number

EPR/MP3501PD

# West Farm Pig Unit

## Permit number EPR/MP3501PD

### 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.

The following notice gives notice of the surrender in part and variation of an environmental 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. Only the variations specified in schedule 1 are subject to a right of appeal.

This partial surrender and variation application authorises the following changes:

- Removal of two slurry lagoons, the water reservoir and associated pipework and land.
- Revised installation boundary as indicated in schedule 7 of the consolidated permit attached.

The rest of the installation is operated as follows:

West Farm Pig Unit is situated approximately 1.5 kilometres northwest of the village of Beeford, Driffield. The installation is approximately centred on National Grid Reference TA 11303 54754.

The installation is a breeder-finisher unit, operated by Yorkwold Pigpro Limited and provides a combined capacity for 828 sow places, 3,772 production pig (over 30 kg) places including 12 boars and 2,040 pigs from 7kg to 30 kg. Breeding stock is brought onto the site from a specialist supplier.

Weaner House 1 & 2, Sow House 3, and the farrowing house are ventilated by high velocity roof fans with an emission point higher than 5.5 metres above ground level and an efflux speed of 11 metres per second.

Finisher houses 1 to 3, are ventilated by side fans. Sow houses 1 and 2, the gilt house, the boar pens, the isolation house, the sow service house, the loading pens and the sow service stalls are all naturally ventilated.

Heating is provided for the piglets in the farrowing house in the form of heat pads and also in the first stage flat decks, in the form of heating elements.

Sow houses 1 to 3, the gilt house and the boar pens are straw based buildings. The muck from these buildings is scraped out three times a week and stored on the concrete padded midden within the installation boundary. Weaner houses 1 & 2, the farrowing house and finisher houses 1 to 3 are fully slatted floor buildings. Slurry is removed between batches, every five weeks from the farrowing house, every eight weeks from the weaner houses, and every twelve weeks from the finisher houses. Slurry is transferred from beneath the slatted floors to the reception pit, before being pumped to an above ground slurry store. Effluent drainage from the midden, the straw-bedded buildings, and yard areas, along with dirty water from the wheel wash, is diverted into the slurry system. All manure is exported from the installation for spreading on land owned by third parties, and slurry is exported for spreading on either operator owned land or third party owned land.

All houses are thoroughly washed and disinfected between batches, with dirty water diverted to the slurry system. Roof water from the boar pens, the sow service stalls, and the isolation house drains to grassed areas acting as soakaways, running alongside the buildings. Roof water from all other houses discharges to a ditch to the south and east of the installation boundary.

A maximum of 750 tonnes of manure is stored within the installation boundary prior to export off site. There is also an above ground slurry store with rigid cover and a surface area of 987m<sup>2</sup>, within the installation boundary.

The land around the site is predominantly agricultural. The surrounding topography is undulating. Associated food is stored on the installation in sealed food bins. Fallen stock is collected twice a week by a local fell monger, in accordance with the Animal By-Products regulations 2003.

There is one standby generator, with a net thermal rated input of 0.3MWth, for use in the event of mains power failure. 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, averaged over a 3-year period. The generator falls outside of the requirements of the Medium Combustion Plant Directive.

There are two Sites of Special Scientific Interest (SSSI) within 5km of the installation. There are no Special Areas of Conservation (SAC), Special Protection Areas (SPA) or Ramsars within 5km of the installation, and no other nature conservation sites within 2km of the installation. 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.

<b>Status log of the permit</b>		
<b>Description</b>	<b>Date</b>	<b>Comments</b>
Application EPR/CP3139US/A001	Duly made 31/01/2007	Application for an intensive farming installation permit.
Permit determined EPR/CP3139US	29/06/2007	Permit issued to Pitwherry Limited.
Application EPR/CP3139US/V002 (variation)	Duly made 02/06/2010	Application to vary the permit to increase the number of sows, reduce the number of production pigs, extend the site boundary, add a new carcass incinerator, and add a new nursery building.
Additional information received	03/08/2010	Confirmation of information regarding ventilation and drainage.
Variation determined EPR/CP3139US	25/08/2010	Variation notice issued.
Application EPR/MP3501PD/T001 (full transfer of permit EPR/CP3139US)	Duly made 25/11/2019	Application to transfer the permit in full to Yorkwold Pigpro Limited.
Transfer determined EPR/MP3501PD	02/01/2020	Full transfer of permit complete.
Application EPR/MP3501PD/S002 (part surrender)	Withdrawn 21/10/2020	Application withdrawn by operator. Not duly made.
Application EPR/MP3501PD/S003 (part surrender, variation and consolidation)	Duly made 08/04/2021	Application to part surrender land, the inclusion of BAT AELs and update the permit to modern conditions.
Variation determined EPR/MP3501PD/S003	09/06/2021	Partial surrender accepted and varied and consolidated permit issued in modern condition format.

<b>Status log of the permit</b>		
<b>Description</b>	<b>Date</b>	<b>Comments</b>
Application EPR/MP3501PD/V004 (variation and consolidation)	Duly made 30/06/2023	Application to replace a straw-based finishing building, with a fully slatted weaner house, construct a new straw-based sow house and a new covered above ground slurry store, increase the installation boundary, reduce the number of sow places and increase the number of production pig places.
Additional information received	10/07/2023 & 14/07/2023	Revised environmental risk assessment, odour and noise management plans, revised site plans, details with regards to slurry storage and standby generator, and confirmation about the carcass incinerator.
Additional information received	28/07/2023	Revised site plan, and confirmation with regards to drainage from yards, and ventilation for Sow House 3.
Additional information received	01/08/2023	Revised slurry storage action plan.
Additional information received	01/08/2023	Confirmation of stack height and fan efflux velocity for Sow House 3.
Variation determined EPR/MP3501PD/V004	16/08/2023	Varied and consolidated permit issued in modern condition format.
Application received EPR/MP3501PD/S005 (partial surrender)	Duly made 14/11/2025	Application to partially surrender two slurry lagoons, a water reservoir and associated pipework and land.
Additional information received	22/12/2025	Clarification of manure pad location and water reservoir surrender, and receipt of revised low risk surrender report and revised site condition report.
Additional information received	07/01/2026	Clarification of ventilation, site plans and carcass incinerator.
Partial surrender determined EPR/MP3501PD	13/01/2026	Partially surrendered, varied and consolidated permit issued in modern condition format.

End of introductory note

# **Notice of partial surrender, variation and consolidation**

## **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 accepts the surrender in part and varies and consolidates

### **Permit number**

**EPR/MP3501PD**

### **Issued to**

**Yorkwold Pigpro Limited** ("the operator")

whose registered office is

**Field House Farm  
Scarborough Road  
Driffield  
East Yorkshire  
YO25 5UY**

company registration number **01046828**

to operate an installation at

**West Farm Pig Unit  
Foston Lane  
Beeford  
Driffield  
East Yorkshire  
YO25 8BQ**

to the extent set out in the schedules.

The notice shall take effect from 13/01/2026.

Name	Date
<b>Shannon Nicholson</b>	<b>13/01/2026</b>

Authorised on behalf of the Environment Agency

## **Schedule 1**

The following tables and plan were varied as a result of the application made by the operator:

Table S1.2 Operating techniques

Table S1.3 Improvement programme requirements

Schedule 7 Site plan – showing installation boundary

## **Schedule 2 – consolidated permit**

Consolidated permit issued as a separate document.

# Permit

## The Environmental Permitting (England and Wales) Regulations 2016

### Permit number

**EPR/MP3501PD**

This is the consolidated permit referred to in the surrender, variation and consolidation notice for application EPR/MP3501PD/S005 authorising,

**Yorkwold Pigpro Limited** ("the operator"),

whose registered office is

**Field House Farm  
Scarborough Road  
Driffield  
East Yorkshire  
YO25 5UY**

company registration number **01046828**

to operate an installation at

**West Farm Pig Unit  
Foston Lane  
Beeford  
Driffield  
East Yorkshire  
YO25 8BQ**

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

Name	Date
<b>Shannon Nicholson</b>	<b>13/01/2026</b>

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

<b>Table S1.1 Activities</b>		
<b>Activity listed in Schedule 1 of the EP Regulations</b>	<b>Description of specified activity</b>	<b>Limits of specified activity</b>
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 3,772 production pig (over 30 kg) places (including 12 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 828 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.
<b>Directly Associated Activity</b>	<b>Description of specified activity</b>	<b>Limits of specified activity</b>
Rearing of pigs (up to 30 kg)	Rearing of 2,040 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.
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.

<b>Table S1.2 Operating techniques</b>		
<b>Description</b>	<b>Parts</b>	<b>Date Received</b>
Application	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.	31/01/2007
Application	Responses to section 2, table 4 and table 5 in Part C of the application form.	02/06/2010
Request for Information dated 16/07/2010	Response to Request for Information confirming the type of ventilation used for building number 1 (Westfield) West Farm and the drainage in this area.	03/08/2010
Application EPR/MP3501PD/S003 (part surrender, variation and consolidation)	Responses to Part E2 of the application form and referenced supporting documentation. Additional information received in response to not duly made request for information.	08/04/2021
Additional information requested 16/04/2021	Response 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 21/02/17.	28/04/2021, 30/04/2021 & 26/05/2021
Application EPR/MP3501PD/V004 (variation and consolidation)	Responses to Part C3.5 of the application form and referenced supporting documentation, and additional information received in response to not duly made request for information, including receipt of the following: <ul style="list-style-type: none"> <li>confirmation of compliance with all relevant best available techniques (BAT) conclusions as defined in the intensive rearing of poultry or pigs (IRPP) BAT conclusions document, dated 21/02/17, for the new houses.</li> </ul>	30/06/2023

**Table S1.2 Operating techniques**

Description	Parts	Date Received
	<ul style="list-style-type: none"> <li>• Site condition report</li> <li>• Summary of Environment Management System</li> <li>• Site plan</li> <li>• Dust management plan</li> <li>• Appendix 15 Slurry Management Plan</li> </ul>	
Response to Schedule 5 Notice dated 06/07/2023	Response to parts A to F providing a revised environmental risk assessment, odour management plan and monitoring form, noise management plan and monitoring form, technical standards document, site layout plans A1 and A2, site drainage plans B1 and B2, details regarding standby generator and slurry storage.	10/07/2023 & 14/07/2023
Additional information requested 14/07/2023	Response confirming the carcass incinerator is to remain in the permit as a directly associated activity.	14/07/2023
Additional information requested 21/07/2023	Revised site plan, and confirmation regarding drainage from yards and ventilation for Sow House 3.	28/07/2023
Additional information requested 25/07/2023	Revised slurry storage action plan.	01/08/2023
Additional information requested 01/08/2023	Confirmation of stack height and fan efflux velocity for Sow House 3.	01/08/2023
Application EPR/MP3501PD/S005 (part surrender, variation and consolidation)	Responses to Part E2 of the application form and referenced supporting documentation.	Duly made 14/11/2025
Additional information requested 18/12/2025	Response to Request for Information clarifying details for the manure pad and water reservoir, and receipt of the following: <ul style="list-style-type: none"> <li>• Revised low risk surrender report</li> <li>• Revised site condition report</li> </ul>	22/12/2025
Additional information requested 06/01/2026	Response to Request for Information clarifying ventilation of Sow House 3, site plans B1 and B2 validity and carcass incinerator.	07/01/2026

**Table S1.3 Improvement programme requirements**

Reference	Requirement	Date
IC6	<p>The Operator shall submit a written report to the Environment Agency for approval. The report should provide evidence that the above ground slurry store with rigid cover, as detailed in the document 'Appendix 15 Slurry Management Plan', dated 15/11/22, has been designed and constructed in accordance with the requirements of BAT Conclusions 16 and 18, and 'The Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991 (amended 1997)' (SSAFO), and commissioned in accordance with the document reference 'Action Plan', submitted on 01/08/23.</p> <p>The notification requirements of condition 2.4.2 will be deemed to have been complied with on submission of the report.</p>	Completed
IC7	<p>The Operator shall submit a written report to the Environment Agency for approval demonstrating that the two existing uncovered slurry lagoons have been emptied and decommissioned, in accordance with the document reference 'Action Plan', submitted on 01/08/23.</p> <p>The notification requirements of condition 2.4.2 will be deemed to have been complied with on submission of the report.</p>	Completed

## Schedule 2 – Waste types, raw materials and fuels

<b>Table S2.1 Raw materials and fuels</b>	
<b>Raw materials and fuel description</b>	<b>Specification</b>
---	---

## 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 as shown on the site plan, reference 'Site Plan B1 - Layout & Access', in schedule 7	Weaner houses 1 & 2, Sow House 3, & Farrowing House	---	---	---	---	---
Side fan outlets on pig houses as shown on the site plan, reference 'Site Plan B1 - Layout & Access', in schedule 7	Finisher houses 1 to 3	---	---	---	---	---
Natural ventilation on pig houses as shown on the site plans, reference 'Site Plan B1 - Layout & Access' and 'Site Plan B2 - Layout & Access', in schedule 7	Sow houses 1 & 2, gilt house, boar pens, sow service house, sow service stalls, loading pens and isolation house	---	---	---	---	---
Chimney from carcass incinerator <sup>[1]</sup>	Carcass incinerator	---	---	---	---	---
Exhaust from standby generator as shown on the site plan, reference 'Site Plan B1 - Layout & Access', in schedule 7	Standby Generator	---	---	---	---	---
Vent from oil tank as shown on the site plan reference, 'Site Plan B1 - Layout & Access', in schedule 7	Diesel tank	---	---	---	---	---

[1] Location as approved in writing by Environment Agency

**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
Grassed areas acting as soakaway, running alongside the boar pens, the sow service stalls, and the isolation house, as indicated on the plans, reference 'Site Plan B1 - Layout & Access' and 'Site Plan B2 - Layout & Access' in schedule 7	Roof water from the boar pens, the sow service stalls, and the isolation house	---	---	---	---	---
Outlet to ditch to the east of 'Sow House 2' as shown on the plan, reference 'Site Plan B1 - Layout & Access', in schedule 7, which ultimately drains to Pitwherry Drain	Roof water from sow houses 1 to 3, gilt house and farrowing house	---	---	---	---	---
Outlet to ditch to the south of 'Weaner House 2' as shown on the plan, reference 'Site Plan B1 - Layout & Access', in schedule 7, which ultimately drains to Pitwherry Drain	Roof water from finisher houses 1 to 3, weaner houses 1 & 2, and loading pens	---	---	---	---	---

**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)	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 <sub>2</sub> O <sub>5</sub> excreted/animal place/year	2.2 kg P <sub>2</sub> O <sub>5</sub> /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
Weaners (rearing of pigs up to 30 kg) in existing house, 'Weaner House 1', with fully slatted floors (FSF) with frequent slurry removal	kg NH <sub>3</sub> /animal place/year	0.53 kg NH <sub>3</sub> /animal place/year	Annually	Estimation using emission factors

**Table S3.3 Process monitoring requirements**

<b>Emission point reference or source or description of point of measurement</b>	<b>Parameter</b>	<b>Limit (incl. Unit)</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
Fattening pigs (production pigs (over 30 kg))	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 <sub>2</sub> O <sub>5</sub> excreted/animal place/year	5.4kg P <sub>2</sub> O <sub>5</sub> /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
Fattening pigs (production pigs over 30 kg) in new/existing houses, 'Weaner House 2' and Finisher houses 1 to 3, with fully slatted floors (FSF) with frequent slurry removal	kg NH <sub>3</sub> /animal place/year	2.6 kg NH <sub>3</sub> /animal place/year	Annually	Estimation using emission factors
Fattening pigs (production pigs over 30 kg) in houses, 'Sow House 1' and 'Gilt House', with solid floors	kg NH <sub>3</sub> /animal place/year	5.65 kg NH <sub>3</sub> /animal place/year	Annually	Estimation using emission factors
Farrowing sows (including suckling piglets)	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 <sub>2</sub> O <sub>5</sub> excreted/animal place/year	15 kg P <sub>2</sub> O <sub>5</sub> /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
Farrowing sows (including suckling piglets) in existing house, 'Farrowing House', with fully slatted floor (FSF) with frequent slurry removal	kg NH <sub>3</sub> /animal place/year	7.5 kg NH <sub>3</sub> /animal place/year	Annually	Estimation using emission factors
Mating and gestating sows in new and existing houses, Sow houses 1 to 3, with solid floor	kg NH <sub>3</sub> /animal place/year	5.2 kg NH <sub>3</sub> /animal place/year	Annually	Estimation using emission factors
Mating and gestating sows	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

**Table S3.3 Process monitoring requirements**

<b>Emission point reference or source or description of point of measurement</b>	<b>Parameter</b>	<b>Limit (incl. Unit)</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
	kg P <sub>2</sub> O <sub>5</sub> excreted/animal place/year	15 kg P <sub>2</sub> O <sub>5</sub> /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
All pigs	Dust	n/a	Annually	Estimation using emission factors
Boars	Ammonia	n/a	Annually	Estimation using emission factors

## Schedule 4 – Reporting

<b>Table S4.1 Reporting of monitoring data</b>			
<b>Parameter</b>	<b>Emission or monitoring point/reference</b>	<b>Reporting period</b>	<b>Period begins</b>
Process monitoring Parameters as required by condition 3.5.1	-	Every 12 months	1 January

<b>Table S4.2 Reporting forms</b>			
<b>Media/parameter</b>	<b>Reporting format</b>	<b>Date of form</b>	
kg NH <sub>3</sub> /animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	16/08/2023	
kg N excreted/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	16/08/2023	
kg P <sub>2</sub> O <sub>5</sub> excreted/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	16/08/2023	
Dust atmospheric mass emission	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	16/08/2023	

# 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	

<b>(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</b>	
<b>To be notified within 24 hours of detection</b>	
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	
Substance(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>(b) Notification requirements for the breach of a limit</b>	
<b>To be notified within 24 hours of detection</b>	
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	

<b>Time periods for notification following detection of a breach of a limit</b>	
<b>Parameter</b>	<b>Notification period</b>

<b>(c) Notification requirements for the breach of permit conditions not related to limits</b>	
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.	

<b>(d) Notification requirements for the detection of any significant adverse environmental effect</b>	
<b>To be notified within 24 hours of detection</b>	
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.

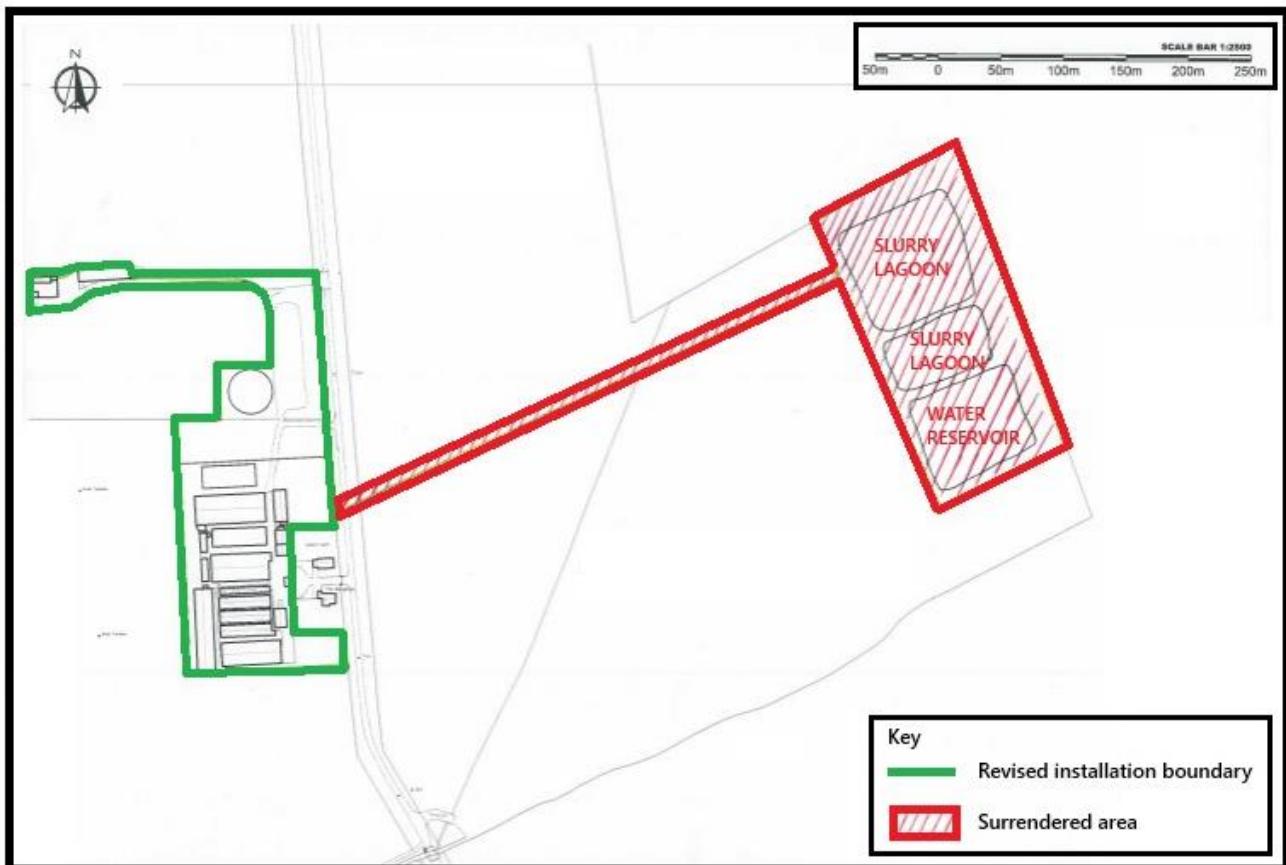
“Waste code” means the six digit code referable to a type of waste in accordance with the List of Wastes and in relation to hazardous waste, includes the asterisk

“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.

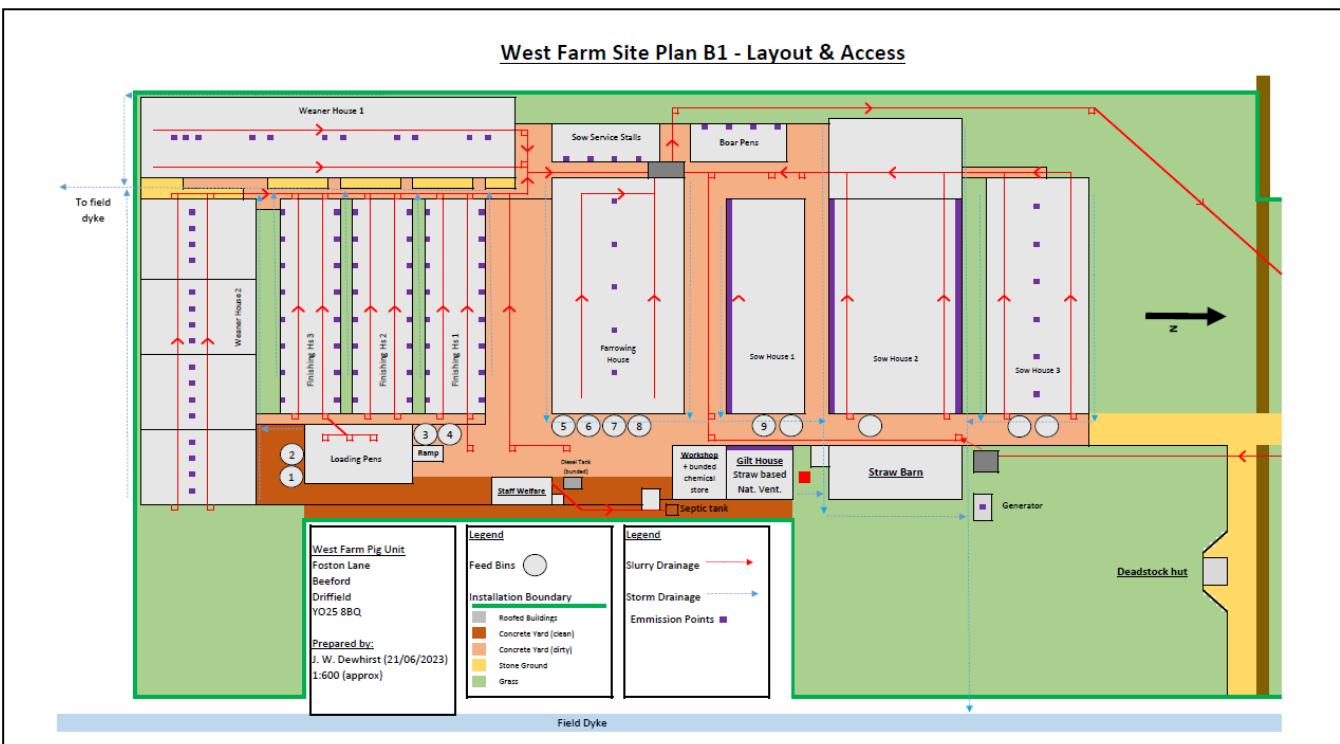
# Schedule 7 – Site plan

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

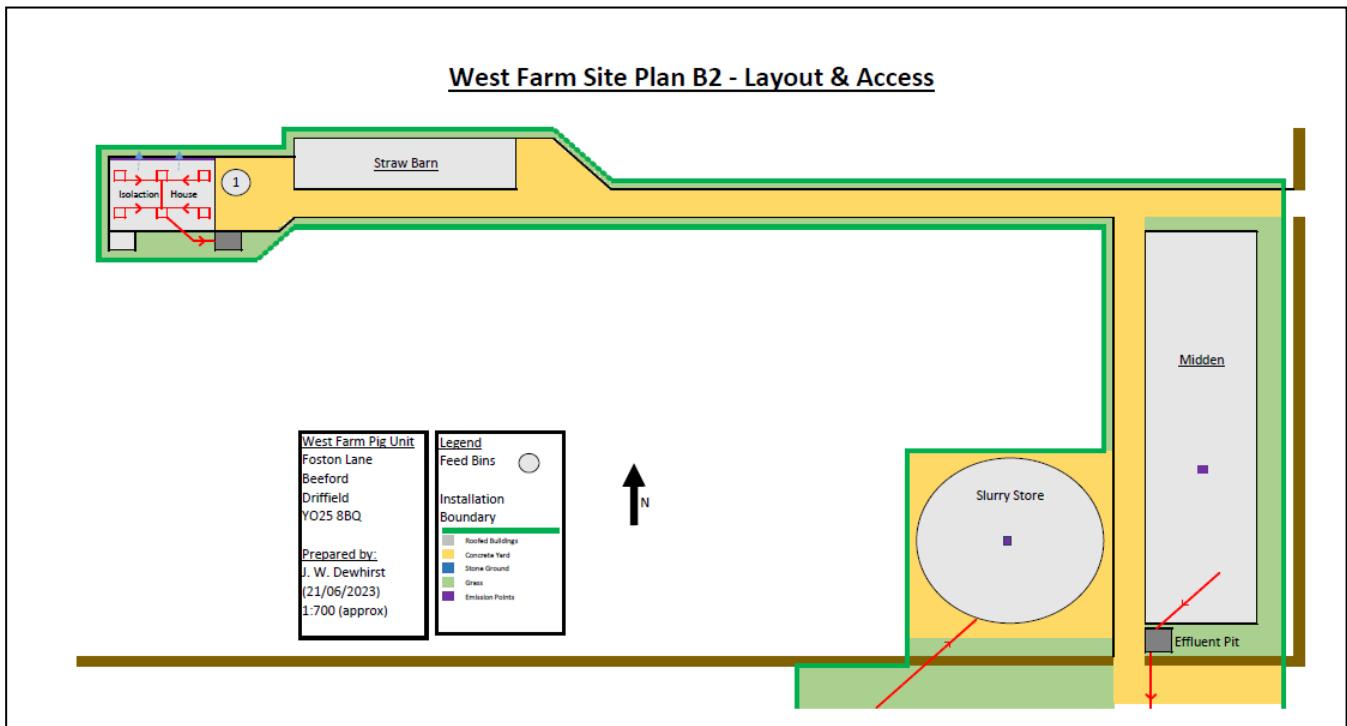


© Crown Copyright and Database Rights 2026 OS AC0000807064.

Site plan B1 – layout and access



Site plan B2 – layout and access



END OF PERMIT