

Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Parkham Farms Limited

Parkham Farms Cheese Factory

Woolsery

Bideford

EX39 5PX

Permit number

EPR/HP3728LG

Parkham Farms Cheese Factory

Permit number EPR/HP3728LG

Introductory note

This introductory note does not form a part of the permit

The main features of the permit are as follows.

The Parkham Farms Cheese Factory dairy site is located in the local authority of Devon, Torridge approximately 2km east of the village of Woolfardisworthy, and 15km south west of the town of Bideford at national grid reference SS 35168 20723. There are several separate buildings on-site. The surrounding area consists of mostly rural land. The closest residential sensitive receptors are located approximately 20m south west from the site and 155m north of the site.

The site operates as a specialist dairy processing facility, primarily focused on the production of hard cheeses, specialising in traditional Cheddar, using milk sourced from local farms. Site activities include milk reception, pasteurisation, curd processing, cheese maturation, and the recovery and reuse of whey and cream by-products.

The Environmental Permit is for the following scheduled activity:

Section 6.8 Part A(1) e): Treating and processing milk, the quantity of milk received being more than 200 tonnes per day (average value on an annual basis).

Raw materials are defined by a specification and then delivered to the Parkham Farms Cheese Production Site. All deliveries are checked and recorded before acceptance and records of all purchases are retained. A rejection procedure is in place if any problems occur with the raw material at any stage and appropriate action is taken with the supplier. Raw materials are stored under controlled conditions prior to use. The stores are regularly inspected, and maintenance requirements are captured within the Maintenance and Service Planner.

Raw materials are primarily made up of raw cow's milk and rennet for the production of cheese in which up to 810,000 litres of milk is stored within silos and 1,850 litres of rennet stored in 20 litre jerry cans. In terms of processing capacity, the site has a maximum of 18 vats, each with a capacity of 22,000 litres, giving a total processing volume of 396,000 litres. Applying a milk density of 1.0297, this equates to approximately 408 tonnes per day. Based on a daily processing input of approximately 408 tonnes of milk, the total daily production output is expected to be in the region of 203 tonnes. Chemicals are stored within a designated Chemical Storage Area, within small containers within a caged bunded area and within IBCs. The Chemical Storage Area is located on concrete impermeable surfacing; adjacent to the Hot and Cold Water Tanks (Heat Recovery Tanks). Additionally, some chemicals are stored within buildings.

Raw milk is stored in a series of milk silos located externally. From which, milk is transferred into the cheese processing building, where it undergoes pasteurisation via a continuous pasteuriser to ensure microbiological safety and product consistency. The Pasteuriser uses heat from the steam Boilers. Following pasteurisation, milk is transferred into cheese vats where starter cultures are added. Once the vat is full, rennet is added to initiate the coagulation process. Once the milk has coagulated, it is cut and stirred to separate into curds and whey. The mixture passes through a drainer, where the initial separation of curds and whey occurs. The curds are then transferred to cutting tables for further handling and whey drainage, followed by passage through curd screens and block formers, which shape the curds into the final cheese blocks.

Whey produced as a by-product of cheese-making undergoes treatment via ultrafiltration (UF) which results in the production of whey protein concentrate (WPC) and a mixture of lactose, salts and water. The lactose mixture then undergoes reverse osmosis (RO) whereby the lactose is concentrated, and the water is removed. The resultant permeate/RO 'water' undergoes further treatment; it is dosed with chlorine and is used as 'production water' within the factory to reduce reliance on mains water supply. The Lactose

separated from the whey by-product through UF and RO is removed from Site to an Anaerobic Digestion (AD) plant for treatment and energy recovery, or used as an animal feed supplement. Whey protein concentrate is separated and recovered through ultrafiltration and is supplied to a food manufacturing plant to produce whey-based products intended for human consumption. During cheese production, whey separated from the curd typically exits at a temperature of 45°C. It is cooled by circulating it alongside water from the cold water silo, which lowers the whey temperature to approximately 22°C. The factory produces hard cheese (cheddar), which generates less whey per unit of cheese compared to soft or fresh cheese varieties. The coagulation process uses rennet rather than acid, resulting in the production of sweet whey by-product with higher reuse value and lower environmental impact.

The Site utilises two 1.84 MWth kerosene fired boilers on site (one duty and one standby) for the production of steam. The steam from the Boilers is used on site for pasteurisation of milk and for the cleaning in place (CIP) systems. There is also a diesel fired 1.95 MWth standby emergency generator on site.

Process water is reused on site wherever possible. Any surplus water that exceeds site demand is temporarily stored in a purpose-built dirty water lagoon which is a permanent lined structure. The lagoon has a working capacity of 35,500m³. Primary storage of wastewater takes place within an on-site concrete pit and an above-ground concrete storage tank. The concrete pit is equipped with a high-level sensor, which, when triggered, activates a pump to transfer wastewater into the above-ground tank. From there, the liquid is transferred by gravity to the lagoon for temporary storage. The wastewater is landspread in accordance with PFL's Standard Rules Permit SR2010 No.4 for mobile plant landspreading (Permit Ref: EPR/EB3335RW/A001).

The site maintains segregation between clean and dirty water drainage systems. Clean water, including roof runoff and surface water from the main yard area, is directed to a ditch located along the eastern boundary of the site. From there, it flows into the River Torridge catchment, ensuring that uncontaminated water bypasses the dirty water system. Dirty water, including runoff from designated yard areas, factory floor washdown water and excess process water is conveyed to the dirty water storage tanks for temporary storage. Process effluent is discharged into a concrete tank to allow separation of solids through settlement to prevent solids accumulation into the dirty water lagoon.

There are two European statutory designated sites within 10km of the site which consists of the Culm Grassland and the Tintagel-Marsland-Clovelly Coast which are both registered as a special area of conservation (SAC). There are also eight local wildlife sites within 2km of the site.

The site has an Environmental Management System (EMS) in place which meets the requirements of best available technique conclusion (BATc) 1 and 2.

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

Status log of the permit		
Description	Date	Comments
Application EPR/HP3728LG/A001	Duly made 31/03/2026	Application for an existing dairy site to process cow's milk for the production of various dairy products, primarily hard cheese, cream and by-products.
Request for information sent 13/07/2026	Received 10/08/2026	Response to request further information concerning confirmation of delivery frequencies on site, containment improvement, confirmation of effluent discharge quantities both daily and yearly average to the dirty water lagoon, leak testing frequency for the dirty water lagoon.
Permit determined EPR/HP3728LG	30/09/2026	Permit issued to Parkham Farms Limited.

End of introductory note.

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/HP3728LG

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

Parkham Farms Limited ("the operator"),

whose registered office is

St John's House

Castle Street

Taunton

Somerset

TA1 4AY

company registration number 02226704

to operate an installation at

Parkham Farms Cheese Factory

Woolsery

Bideford

EX39 5PX

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

Name	Date
Beccy Brough	30/09/2026

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, including those 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 it kept at or near the place where those duties are carried out.

1.2 Energy efficiency

- 1.2.1 The operator shall:
- (a) take appropriate measures to ensure that energy is used efficiently in the activities;
 - (b) review and record at least every four years whether there are suitable opportunities to improve the energy efficiency of the activities; and
 - (c) take any further appropriate measures identified by a review.

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;
 - (b) maintain records of raw materials and water used in the activities;
 - (c) review and record at least every four years whether there are suitable alternative materials that could reduce environmental impact or opportunities to improve the efficiency of raw material and water use; and
 - (d) take any further appropriate measures identified by a review.

1.4 Avoidance, recovery and disposal of wastes produced by the activities

- 1.4.1 The operator shall take appropriate measures to ensure that:
- (a) the waste hierarchy referred to in Article 4 of the Waste Framework Directive is applied to the generation of waste by the activities; and
 - (b) 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
 - (c) where disposal is necessary, this is undertaken in a manner which minimises its impact on the environment.
- 1.4.2 The operator shall review and record at least every four years whether changes to those measures should be made and take any further appropriate measures identified by a review.

2 Operations

2.1 Permitted activities

- 2.1.1 The operator is only authorised to carry out 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 Any raw materials or fuels listed in schedule 2, table S2.1 shall conform to the specifications set out in that table.
- 2.3.4 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.
- 2.3.5 The operator shall ensure that where waste produced by the activities is sent to a landfill site, it meets the waste acceptance criteria for that landfill.
- 2.3.6 For the following activities referenced in Schedule 1 Table S1.1 (AR2):
- (a) the operator must keep periods of start-up and shut down of the combustion plant as short as possible.
 - (b) there shall be no persistent emission of ‘dark smoke’ as defined in section 3(1) of the Clean Air Act 1993.

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 listed in schedule 3, tables 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.
- 3.1.4 For the following activities referenced in schedule 1, table S1.1 (AR2) the first monitoring measurements shall be carried out within four months of 01/01/2030 or of the date when the MCP is first put into operation, whichever is later.
- 3.1.5 Monitoring of MCP shall not take place during periods of start-up or shut down.

3.2 Emissions of substances not controlled by emission limits

- 3.2.1 Emissions of substances not controlled by emission limits (excluding odour) 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;
 - (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.
- 3.4.2 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;

- (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;
 - (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.
- 3.5.4 Permanent means of access shall be provided to enable sampling/monitoring to be carried out in relation to the emission points specified in schedule 3, tables S3.1 and S3.2 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 from pests;
 - (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 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 keep on site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by the Environment Agency.
- 4.1.3 The operator shall maintain a record of the type and quantity of fuel used and the total annual operating hours for each MCP.

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 A report or reports on the performance of the activities over the previous year shall be submitted to the Environment Agency by 31 January (or other date agreed in writing by the Environment Agency) each year. The report(s) shall include as a minimum:
 - (a) a review of the results of the monitoring and assessment carried out in accordance with the permit including an interpretive review of that data;
 - (b) the annual production/treatment data set out in schedule 4, table S4.2; and
 - (c) the performance parameters set out in schedule 4, table S4.3 using the forms specified in table S4.4 of that schedule.
- 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 S4.4; 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;
 - (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:
- (a) any change in the operator's name or address; and
 - (b) any steps taken with a view to the dissolution of the operator.
- In any other case:
- (a) the death of any of the named operators (where the operator consists of more than one named individual);
 - (b) any change in the operator's name(s) or address(es); and
 - (c) 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.
- 4.3.7 Where the operator has entered into a climate change agreement with the Government, the Environment Agency shall be notified within one month of:
- (a) a decision by the Secretary of State not to re-certify the agreement;
 - (b) a decision by either the operator or the Secretary of State to terminate the agreement; and
 - (c) any subsequent decision by the Secretary of State to re-certify such an agreement.
- 4.3.8 The operator shall notify the Environment Agency, as soon as is practicable, in writing of any change of MCP at the specified location.

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 reference	Activity listed in Schedule 1 of the EP Regulations	Description of specified activity	Limits of specified activity
AR1	Section 6.8 Part A(1)(e)	Treating and processing milk, the quantity of milk received being more than 200 tonnes per day (average value on an annual basis).	From receipt of raw cow's milk delivered to the site to the dispatch of packaged milk-based products, namely the production of hard cheese, and by-products of whey and lactose. Raw milk intake is limited to 810 tonnes per day.
Directly Associated Activity			
AR2	Steam and electrical supply	<u>Medium Combustion plants:</u> x2 1.84 MWth (A1 and A2) kerosene fired boilers and; x1 1.95 MWth (A3) gas oil (diesel) fired emergency generator. All three MCP's are classed as 'existing'.	From receipt of fuel to release of products of combustion to air. A1 and A2 operating hours not restricted. A3 must not exceed 500 hours operation in a 12 month period as a rolling average over a 5 year period or operate for more than 750 hours in any single year.
AR3	Raw material storage and handling	Storage and handling of raw materials at the installation.	From receipt of raw materials to dispatch of final product.
AR4	Use of refrigerants	Use of refrigerants in cooling, chilling and/or freezing systems at the installation.	From receipt of raw materials to dispatch of final product.
AR5	Storage and use of chemicals and oils	Storage and use of chemicals and oils at the installation.	From receipt of chemicals and oils to disposal of wastes arising.
AR6	Waste storage and handling	Storage and handling of waste materials.	From generation of waste to storage pending removal for disposal or recovery.
AR7	Lagoon	The storage of process effluent generated from the facility and use for landspreading off-site where appropriate. Records of volume must be maintained, and the levels	From the receipt of process effluent to dispatch off-site of waste arising.

Table S1.1 activities			
Activity reference	Activity listed in Schedule 1 of the EP Regulations	Description of specified activity	Limits of specified activity
		adequately controlled to prevent “over-topping”.	
AR8	Surface water drainage	Collection of uncontaminated site surface waters.	Handling and storage of site drainage until discharge to the site surface water system.

Table S1.2 Operating techniques		
Description	Parts	Date Received
Application	Application Form Parts: B2(v19), sections 1 through 6; B2.5 sections 1 through 4; and B3(v13) sections 1 through 7 of the application form. New bespoke in response to sections, 1, 2 Table 2 – Emissions (releases), 3 - Technical standards listed in Table 3a, approved odour management plan (OMP), document dated Feb-2026, reference PFL-OD-03 in response to section 3b Table 4 – General requirements, 3c Table 5 – Types and amounts of raw materials, 3d Table 6 – Questions for specific sectors, 4a, 6a, 6b, 6c, 6d, 6e, 7a, Medium Combustion Plant (MCP) identification in response to section 7b of Part B3 of the application form. Medium combustion plant and/or specified generator bespoke permit response to sections 1 - What is your permit application for 1b, 2 – About your MCP, 2a, 2d, 2f, 3 – Your ability as an operator, 3a, 3c, and 4 – Supporting information, 4a of Part B2.5 of the application form. Technical standards in relation to Best available techniques as described in BAT conclusions under Directive 2010/75/EU of the European Parliament and of the Council on industrial emissions for the food, drink and milk industries BAT Conclusions Numbers: 1-15 & 21-23.	Duly Made 31/03/2026
Response to RFI dated 13/07/2026	Response to request further information concerning confirmation of delivery frequencies on site, containment improvement, confirmation of effluent discharge quantities both daily and yearly average to the dirty water lagoon, leak testing frequency for the dirty water lagoon.	10/08/2026

Table S1.3 Improvement programme requirements		
Reference	Requirement	Date
IC1 (Refrigerants)	The operator shall use refrigerants without ozone depletion potential and with a low global warming potential (GWP) in accordance with BAT 9 from the Food, Drink and Milk Industries BATCs. To demonstrate compliance against BAT 9, the operator shall submit a written replacement plan to the Environment Agency for assessment and approval for the refrigerant system(s) at the	1 month from permit issue (EPR/HP3728LG/A001) or other date as agreed in writing with the Environment Agency.

Table S1.3 Improvement programme requirements		
Reference	Requirement	Date
	installation. This shall be incorporated within the existing environmental management system by the specified date. The plan should include, but not be limited to, the following: • Where practicable, retro filling systems containing high GWP refrigerants e.g. R-404A with lower GWP alternatives as soon as possible. • An action log with timescales, for replacement of end-of-life equipment using refrigerants with the lowest practicable GWP.	
IC2 (Containment)	The Operator shall undertake a survey of the primary, secondary and tertiary containment at the site (including the WPF and associated storage areas) and review measures against relevant standards including: • CIRIA Containment systems for the prevention of pollution (C736) – Secondary, tertiary and other measures for industrial and commercial premises, • EEMUA 159 - Above ground flat bottomed storage tanks where applicable The operator shall submit a written report, summarising the survey, to the Environment Agency for assessment and written approval. The report shall include, but should not be limited to, the following: • Current containment measures • Any deficiencies identified in comparison to relevant standards, • Improvements proposed • Time scale for implementation of improvements. The operator shall implement any proposals in the report in line with timescales agreed with the Environment Agency.	6 months from permit issue (EPR/HP3728LG/A001) or other date as agreed in writing with the Environment Agency.

Schedule 2 – Waste types, raw materials and fuels

Table S2.1 Raw materials and fuels	
Raw materials and fuel description	Specification
Gas oil (Diesel) or equivalent substitute to be agreed in writing with the Environment Agency	Not exceeding 0.1% w/w sulphur content

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
A1 [Point A1 on site plan in Schedule 7]	Boiler 1 1.84 MWth gas oil (kerosene) fired boiler [Note 1]	Oxides of Nitrogen (NO and NO ₂ expressed as NO ₂)	200 mg/m ³	Periodic	Every three years	BS EN 14792
		Carbon monoxide	No limit set	Periodic	Every three years	BS EN 15058
A2 [Point A2 on site plan in Schedule 7]	Boiler 2 1.84 MWth gas oil (kerosene) fired boiler [Note 1]	Oxides of Nitrogen (NO and NO ₂ expressed as NO ₂)	200 mg/m ³	Periodic	Every three years	BS EN 14792
		Carbon monoxide	No limit set	Periodic	Every three years	BS EN 15058
A3 [Point A3 on site plan in Schedule 7]	Generator 1 (standby) 1.95 MWth gas oil (diesel) fired engine [Note 1]	Oxides of Nitrogen (NO and NO ₂ expressed as NO ₂)	No Limit set	Periodic	After 1500 operating hours have elapsed and no less frequent than every 5 years from date of acceptance of first monitoring measurements under condition 3.1.4	BS EN 14792
		Carbon monoxide	No limit set	Periodic	After 1500 operating hours have elapsed and no less frequent than every 5 years from date of acceptance of first monitoring measurements under condition 3.1.4	BS EN 15058
Note 1: This emission limit and/or monitoring requirement applies as outlined in condition 3.1.4, unless otherwise advised by the 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
W1 [Point W1 on site plan in Schedule 7] emission to River Torridge.	Uncontaminated Surface water via interceptor	No parameters set	No limit set	--	--	--

Table S3.3 Process monitoring requirements				
Emission point reference or source or description of point of measurement	Parameter	Monitoring frequency	Monitoring standard or method	Other specifications
Storage lagoons and storage tanks	Volume	Daily	Visual or flow metre measurement	750 mm freeboard must be maintained for storage lagoons. Records of volume must be maintained.

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
Point source emissions to air Parameters as required by condition 3.5.1	A1, A2	First monitoring undertaken in accordance with Condition 3.1.4, and then every 3 years thereafter.	1 January
	A3	After 1500 operating hours have elapsed and no less frequent than every 5 years from date of acceptance of first monitoring measurements under condition 3.1.4.	1 January

Table S4.2 Annual production/treatment	
Parameter	Units
Total raw product	tonnes
Total product produced	tonnes
Total cheese produced	tonnes
Total Whey produced	tonnes
Total Lactose produced	tonnes
Effluent discharged to dirty water lagoon	m ³

Table S4.3 Performance parameters		
Parameter	Frequency of assessment	Units
Water usage	Annually	m ³
Energy usage	Annually	MWh
Waste – recovery/disposal routes	Annually	tonnes
COD loss efficiency	Annually*	COD te/te product
Food waste	Annually	tonnes
Other performance parameters	Annually	tonnes per production unit
*COD loss efficiency to be calculated on a weekly frequency, reported annually or equivalent calculation as agreed in writing by the Environment Agency.		

Table S4.4 Reporting forms		
Parameter	Reporting form	Form version number and date
Point source emissions to air	Emissions to Air Reporting Form, or other form as agreed in writing by the Environment Agency	Version 2, February 2026
Food Waste	Food waste Reporting Form, or other form as agreed in writing by the Environment Agency	Version 1, 06/02/2023
Process monitoring	Process Monitoring Form, or other form as agreed in writing by the Environment Agency	Version 2, February 2026
Water usage	Water Usage Reporting Form, or other form as agreed in writing by the Environment Agency	Version 1, 08/03/2021
Energy usage	Energy Usage Reporting Form, or other form as agreed in writing by the Environment Agency	Version 1, 08/03/2021
Other performance parameters	Other Performance Parameters Reporting Form, or other form as agreed in writing by the Environment Agency	Version 1, 08/03/2021

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 unless otherwise specified below	
Emission point reference/ source	
Parameter(s)	
Limit	
Measured value and uncertainty	
Date and time of monitoring	

(b) Notification requirements for the breach of a limit	
To be notified within 24 hours of detection unless otherwise specified below	
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.

“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.

“emissions to land” includes emissions to groundwater.

“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.

“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.

“existing MCP” means an MCP first put into operation before 20/12/2018.

“Food waste” reporting: Reporting of food waste to use a methodology such as the global Food Loss and Waste Accounting and Reporting Standard (FLW standard), WRAP’s Target Measure Act initiative or similar.

“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.

“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.

“limited operating hours MCP” means an MCP that meets the requirements of paragraph 8 of Part 2 of Schedule 25A of the Environmental Permitting Regulations.

“MCERTS” means the Environment Agency’s Monitoring Certification Scheme.

“Medium Combustion Plant” or “MCP” means a combustion plant with a rated thermal input equal to or greater than 1 MW but less than 50 MW.

“Medium Combustion Plant Directive” or “MCPD” means Directive 2015/2193/EU of the European Parliament and of the Council on the limitation of emissions of certain pollutants into the air from medium combustion plants, as read in accordance with Schedule 1A to the Environmental Permitting (England and Wales) Regulations 2016.

“Pests” means Birds, Vermin and Insects.

“quarter” means a calendar year quarter commencing on 1 January, 1 April, 1 July or 1 October.

Where a minimum limit is set for any emission parameter, for example pH, reference to exceeding the limit shall mean that the parameter shall not be less than that limit.

Unless otherwise stated, any references in this permit to concentrations of substances in emissions into air means:

- in relation to emissions from combustion processes, the concentration in dry air at a temperature of 273K, at a pressure of 101.3 kPa and with an oxygen content of 3% dry for liquid and gaseous fuels other than gas engines or gas turbines, 6% dry for solid fuels; and/or
- in relation to emissions from gas engines or gas turbines, the concentration in dry air at a temperature of 273K, at a pressure of 101.3 kPa and with an oxygen content of 15% dry for liquid and gaseous fuels ; and/or

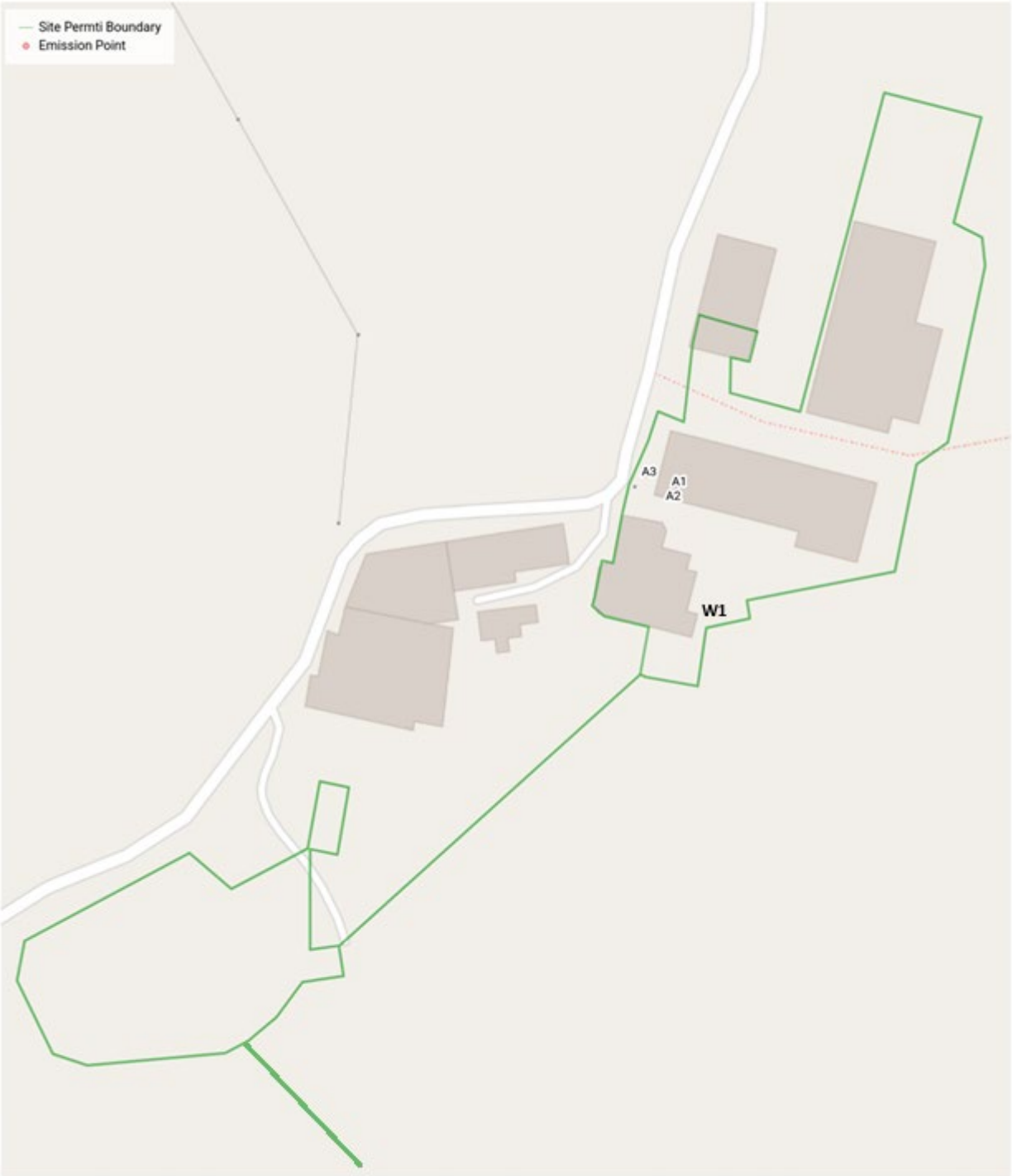
- in relation to emissions from non-combustion sources, the concentration at a temperature of 273K and at a pressure of 101.3 kPa, with no correction for water vapour content

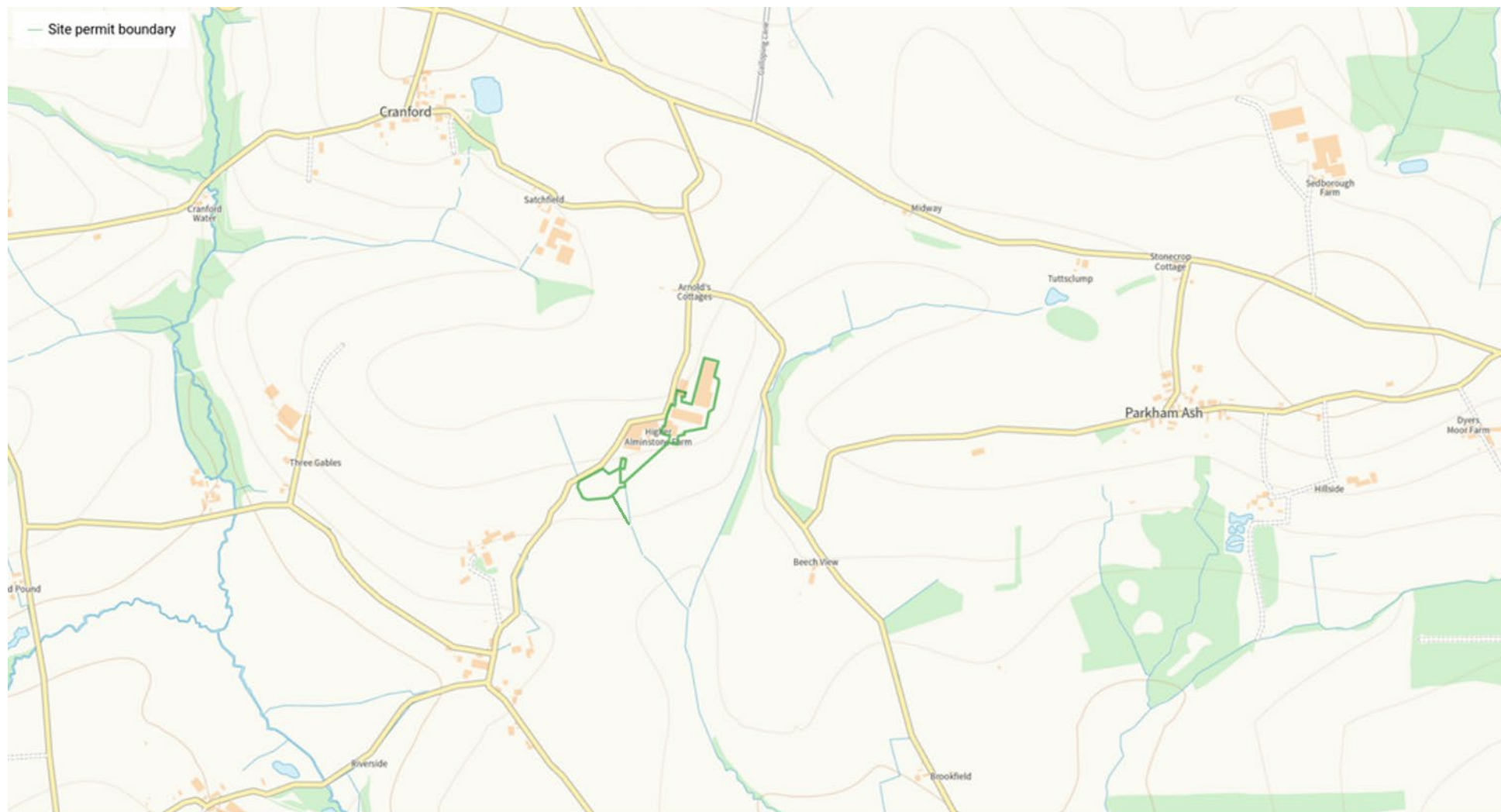
“year” means calendar year ending 31 December.

Schedule 7 – Site plan

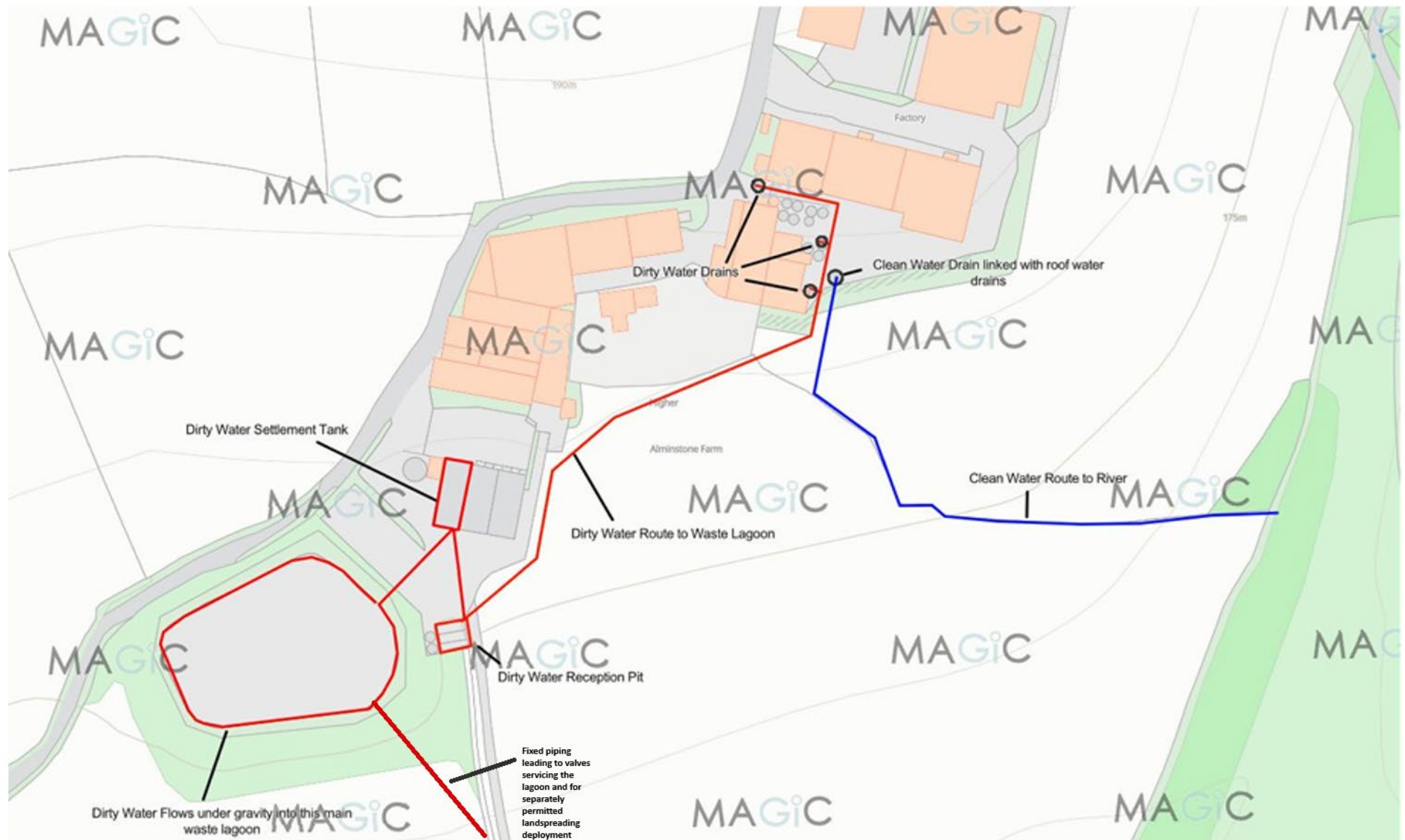


ETL928-2026_EPR02
Permit Boundary and Emissions
Point plan





Site Drainage Plan (Outside Drains and Water Overview schematic)



END OF PERMIT