Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Mr Graeme Moon and Mr Richard Moon

Yarrow Hey
Martin Street
Baltonsborough
Glastonbury
Somerset
BA6 8QX

Permit number

EPR/HP3626LB

Yarrow Hey
Permit number EPR/HP3626LB

Introductory note

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

The main features of the permit are as follows.

Yarrow Hey is situated approximately 0.6 kilometres north of the village of Baltonsborough, Somerset. The installation is approximately centred on National Grid Reference ST 53823 35589.

The installation is operated by Mr Graeme Moon and Mr Richard Moon, trading as J & A Moon, and comprises fourteen pig houses, numbered one to fourteen, which provide a combined capacity for rearing 1,600 pigs to 30kg, 2,512 pigs over 30kg (including 8 boars) and 374 sow places.

The pig housing is a mixture of solid floor straw systems, partially slatted floors and fully slatted floors. The ventilation ranges from natural ventilation to high velocity ventilation.

- Pig houses 1 and 7 have solid floor straw systems with natural ventilation. Both houses also have auxiliary medium velocity fans (roof fans with an emission point higher than 3.5 metres above ground level and an efflux speed greater than 4.5 metres per second). Pig house 1 has capacity for 192 sows and 4 boars, and house 7 has capacity for 71 sows and 4 boars.
- Pig house 2 has fully slatted floors with medium velocity ventilation (roof fans with an emission point higher than 4 metres above ground level and an efflux speed greater than 15 metres per second). The house has capacity for 1,600 pigs 7-30kg.
- Pig houses 3 and 5 have fully slatted floors with roof fan ventilation (roof fans with an emission point higher than 3 metres above ground level and an efflux speed greater than 4.5 metres per second). The houses each have capacity for 10 farrowing sows.
- Pig houses 4, 6 and 8 have partially slatted floors with roof fan ventilation (roof fans with an emission point higher than 3 metres above ground level and an efflux speed greater than 4.5 metres per second). Pig house 4 has capacity for 16 sows, house 6 is for 45 farrowing sows and house 8 is for 30 farrowing sows.
- Pig houses 9, 12 and 13 have solid floor straw system with high velocity ventilation (roof fans with an emission point higher than 5.5 metres above ground level and an efflux speed greater than 15 metres per second). Pig house 9 has capacity for 450 pigs >30kg, house 12 is for 180 pigs >30kg and house 13 is for 130 pigs >30kg.
- Pig house 10 has fully slatted floors with medium velocity ventilation (roof fans with an emission point higher than 3.5 metres above ground level and an efflux speed greater than 4.5 metres per second). The house has capacity for 24 pigs >30kg (not served gilts).
- Pig houses 11 and 14 have fully slatted floors with high velocity ventilation (roof fans with an emission point higher than 5.5 metres above ground level and an efflux speed greater than 15 metres per second). Pig house 11 has capacity for 600 pigs >30kg and house 14 for 1,120 pigs >30kg.

Water from the wash out of the houses and any dirty yard water is channelled to the reception tanks to await export off site. Roof water from all the houses drains via French Drains (acting as soakaways) prior to discharge to a ditch, which discharges to the rhyne system of the Mill Stream which subsequently flows to the Huntspill River or the River Brue. Clean water run-off from the yard areas drains via a sediment tank to the manmade wetland within the Installation boundary. The manmade wetland has an overflow which discharges to the Butt Moor Middle Rhyne which subsequently flows to the Huntspill River and ultimately the River Parrett.

Dunging areas on partially slatted housing and passageways in solid floor housing are scraped at least three times per week. 100 tonnes of manure is stored within the Installation boundary, within a barn, prior to export to be spread to third party owned land. Manure is exported from site to be spread on third party land or operator-controlled land in accordance with a manure management plan. Slurry in the fully slatted housing is 800mm

depth or less. Slurry from the housing with slatted flooring is directed to reception tanks and then exported offsite for suitable storage (in offsite lagoons) or spreading to third party land.

The land around the site is predominantly rural. Associated feed is stored on the installation in covered feed stores. There is a feed mill onsite, where milling and mixing is undertaken. Mortalities are collected and stored in suitable deadstock bins on site for removal twice weekly by a suitable fallen stock contractor. At the end of the cycle the houses are depopulated, washed and disinfected ready for the next cycle.

There is one standby generator, with a net thermal rated input of 0.26 MWth, for use in the event of mains power failure. The generator falls outside of the requirements of the Medium Combustion Plant Directive.

There are no Special Areas of Conservation (SAC), Special Protection Areas (SPA) or Ramsars within 5km of the installation. There are three Sites of Special Scientific Interest (SSSI) within 5km of the installation, and six other nature conservation sites within 2km comprising of five Local Wildlife Sites (LWS) and one Ancient Woodland. An assessment of the impact of emissions has been carried out and the installation is considered to have no adverse effect on the nature conservation sites.

We have reviewed the permit for this installation against the best available techniques (BAT) conclusions as defined in the intensive rearing of poultry or pigs (IRPP) BAT conclusions document, dated 21/02/2017. The permit conditions and schedules ensure the compliance of this installation with this BAT conclusions document.

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

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

Status log of the permit		
Description	**Date**	**Comments**
Application EPR/HP3626LB/A001	Duly made 03/11/2025	Application for an intensive farming pig installation permit.
Additional information received	27/02/2026	Additional information comprising revised Slurry Storage Calculations and Slurry Wizard Data.
Additional information received	13/05/2026	Additional information regarding site operations and infrastructure and receipt of revised Technical Standards, revised Raw Materials Inventory, revised Odour Risk Assessment, revised Dust and Bioaerosol Risk Assessment, revised Dust and Bioaerosol Management Plan, revised Noise Risk Assessment, revised Noise Management Plan, OMP, NMP, DMP map locations for dwellings, revised Site Yard Plan, revised Site Yard Map – Yard Water and revised Site Yard Map – Slurry Pipework.
Additional information received	15/07/2026	Additional information regarding site drainage and BAT compliance and receipt of revised Site Condition Report, revised Odour Management Plan, revised Housing Ventilation Plan, revised Site Yard Map – Clean Water and Site Plan – Outlet from Wetland.
Additional information received	11/08/2026, 27/08/2026 & 02/09/2026	Additional information regarding site drainage, BAT compliance and receipt of revised Site Boundary Plan, revised Housing Ventilation Plan, revised Site Yard Map – Clean Water, revised Site Plan – Outlet from Wetland and feed rations.
Additional information received	14/09/2026 & 16/09/2026	Additional information regarding housing ventilation receipt of revised Housing Ventilation Plan.
Additional information received	30/09/2026, 27/10/2026, & 11/11/2026	Additional information regarding site drainage and receipt of ‘Water flow from wetland’ plan.
Permit determined EPR/HP3626LB	17/11/2026	Permit issued to Mr Graeme Moon and Mr Richard Moon.

End of introductory note.

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/HP3626LB

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

Mr Graeme Moon and Mr Richard Moon ("the operator"),

whose principal office is

Yarrow Hey
Martin Street
Baltonsborough
Glastonbury
Somerset
BA6 8QX

to operate an installation at

Yarrow Hey
Martin Street
Baltonsborough
Glastonbury
Somerset
BA6 8QX

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

Name	Date
Shannon Nicholson	**17/11/2026**

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, 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 red on the site plan at schedule 7 to this permit.

2.3 Operating techniques

2.3.1 The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1, table S1.2, unless otherwise agreed in writing by the Environment Agency.

2.3.2 If notified by the Environment Agency that the activities are giving rise to pollution, the operator shall submit to the Environment Agency for approval within the period specified, a revision of any plan or other documentation ("plan") specified in schedule 1, table S1.2 or otherwise required under this permit which identifies and minimises the risks of pollution relevant to that plan, and shall implement the approved revised plan in place of the original from the date of approval, unless otherwise agreed in writing by the Environment Agency.

2.3.3 The operator shall maintain and implement a system to record the number of animal places and animal movements.

2.3.4 The operator shall ensure that a diet formulation and nutritional strategy is used to reduce the total nitrogen and total phosphorus excreted.

2.3.5 The operator shall take appropriate measures in disposal or recovery of solid manure or slurry to prevent, or where this is not practicable, to minimise pollution.

2.3.6 Any raw materials or fuels listed in schedule 2 table S2.1 shall conform to the specifications set out in that table.

2.3.7 The operator shall ensure that where waste produced by the activities is sent to a relevant waste operation, that operation is provided with the following information, prior to the receipt of the waste:

(a) the nature of the process producing the waste;

(b) the composition of the waste;

(c) the handling requirements of the waste;

(d) the hazardous property associated with the waste, if applicable; and

(e) the waste code of the waste.

3 Emissions and monitoring

3.1 Emissions to water, air or land

3.1.1 There shall be no point source emissions to water, air or land except from the sources and emission points specified in table S3.1 and S3.2.

3.1.2 The limits given in schedule 3 shall not be exceeded.

3.1.3 Periodic monitoring shall be carried out at least once every 5 years for groundwater and 10 years for soil, unless such monitoring is based on a systematic appraisal of the risk of contamination.

3.2 Emissions of substances not controlled by emission limits

3.2.1 Emissions of substances not controlled by emission limits shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.

3.2.2 The operator shall:

(a) if notified by the Environment Agency that the activities are giving rise to pollution, submit to the Environment Agency for approval within the period specified, an emissions management plan which identifies and minimises the risks of pollution from emissions of substances not controlled by emission limits; and

(b) implement the approved emissions management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

3.2.3 All liquids in containers, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.

3.3 Odour

3.3.1 Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved odour management plan, to prevent or where that is not practicable to minimise the odour.

3.4 Noise and vibration

3.4.1 Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved noise and vibration management plan to prevent or where that is not practicable to minimise the noise and vibration.

3.5 Monitoring

3.5.1 The operator shall, unless otherwise agreed in writing by the Environment Agency, undertake the monitoring specified in the following tables in schedule 3 to this permit:

(a) point source emissions specified in tables S3.1 and S3.2; and

(b) process monitoring specified in table S3.3.

3.5.2 The operator shall maintain records of all monitoring required by this permit including records of the taking and analysis of samples, instrument measurements (periodic and continual), calibrations, examinations, tests and surveys and any assessment or evaluation made on the basis of such data.

3.5.3 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 30kg)	Rearing of pigs intensively in an installation with a capacity for **2,512 production pig (over 30kg) places**, including 8 boars.	Keeping of production pigs and not served gilts (over 30kg), including from receipt of raw materials and fuels on to the site to pigs and associated wastes being removed from site.
Directly Associated Activity	**Description of specified activity**	**Limits of specified activity**
Keeping sows (below the threshold)	Rearing of breeding stock in an installation with a capacity for **374 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.
Rearing of pigs (up to 30kg)	Rearing of **1,600 pigs to 30kg**.	From weaning of pigs and receipt of raw materials and fuels on to the site up to pigs reaching 30kg and removal of pigs and associated wastes from site.
Feed mill	The milling, mixing and transfer of feedstuff to and from storage areas.	From receipt of raw materials and fuels onto the site to removal of feed and associated wastes.

Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
Application EPR/HP3626LB/A001	Responses to application form B3.5 and referenced supporting documentation, including Technical Standards – BAT Review' for 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. Receipt of the following documents: • J1i Odour Complaints Record • J3i Noise Complaints Record • M1 Housing Review • M2 Drainage Review • N1 Buildings Inventory	Duly Made 03/11/2025
Additional information submitted by Applicant	Submission of the following documents: • Revised D1 Slurry Storage Calculations • Slurry Wizard Data	27/02/2026
Additional information requested 01/04/2026	Response to Request for Information regarding site operations and infrastructure and including submission of the following documents: • Revised 5b Technical Standards • Revised C1 Raw Materials Inventory • Revised J1ii Odour Risk Assessment • Revised J2ii Dust and Bioaerosol Risk Assessment • Revised J2 Dust and Bioaerosol Management Plan • Revised J3ii Noise Risk Assessment	13/05/2026

Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
	• Revised J3 Noise Management Plan • OMP, NMP, DMP map locations for dwellings • Revised A1 Site Yard Plan • Revised A1iii Site Yard Map – Yard Water • Revised A1i Site Yard Map – Slurry Pipework	
Additional information requested 26/06/2026	Response to Request for Information regarding site drainage and including submission of the following documents: • Revised H1 Site Condition Report • Revised J1 Odour Management Plan	15/07/2026
Additional information requested 05/08/2026 and 18/08/2026	Response to Request for Information regarding site drainage and BAT compliance and including submission of the following documents: • Revised A1ii Site Yard Map – Clean Water • Site Plan – Outlet from Wetland • Feed rations for >30kg pigs.	11/08/2026, 27/08/2026 and 02/09/2026
Additional information requested 10/09/2026 and 16/09/2026	Response to Request for Information regarding housing ventilation and submission of the following document: • Revised A1iv Housing Ventilation Plan	14/09/2026
Additional information requested 29/09/2026, 21/10/2026, 27/10/2026 and 10/11/2026	Response to Request for Information regarding site drainage and submission of the following document: • Site Plan – Water flow from Wetland	30/09/2026, 27/10/2026 and 11/11/2026

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 9 and 11-14 as labelled on the site plan 'A1iv Housing Ventilation Plan' submitted on 16/09/2026 in support of application EPR/HP3626LB/A001	Pig houses 9, 11, 12, 13 and 14	---	---	---	---	---
Medium velocity roof fan outlets on pig houses 1, 2, 7 and 10 as labelled on the site plan 'A1iv Housing Ventilation Plan' submitted on 16/09/2026 in support of application EPR/HP3626LB/A001	Pig houses 1, 2, 7 and 10	---	---	---	---	---
Roof fan outlets on pig houses 3-6 and 8 as labelled on the site plan 'A1iv Housing Ventilation Plan' submitted on 16/09/2026 in support of application EPR/HP3626LB/A001	Pig houses 3-6 and 8	---	---	---	---	---
Natural ventilation from pig houses 1 and 7 as labelled on the site plan 'A1iv Housing Ventilation Plan' submitted on 16/09/2026 in support of application EPR/HP3626LB/A001	Pig houses 1 and 7	---	---	---	---	---
Exhaust from standby generator as shown on the Site Layout Plan in Schedule 7	Standby Generator	---	---	---	---	---
Vent from oil tank as shown on the Site Layout Plan in Schedule 7	Diesel tank	---	---	---	---	---

Table S3.2 Point Source emissions to water (other than sewer) and land – emission limits and monitoring requirements						
Emission point ref. & location	**Source**	**Parameter**	**Limit (incl. unit)**	**Reference Period**	**Monitoring frequency**	**Monitoring standard or method**
French drains acting as soakaways adjacent to houses 2, 12 and 14, as indicated on the site plan 'A1ii Site Yard Plan – Clean Water (Roof)' submitted on 02/09/2026 in support of application EPR/HP3626LB/A001	Roof water from pig houses 1-14	---	---	---	---	---
Outlet to ditch to the west of houses 2 and 12, as indicated on the site plan 'A1ii Site Yard Plan – Clean Water (Roof)' submitted on 02/09/2026 in support of application EPR/HP3626LB/A001, which drains to rhyne system of the Mill Stream, and ultimately joins the Huntspill River or the River Brue.	Roof water from pig houses 1-13 intercepted by French drains prior to discharge	---	---	---	---	---
Outlet to ditch to the south of house 14, as indicated on the site plan 'A1ii Site Yard Plan – Clean Water (Roof)' submitted on 02/09/2026 in support of application EPR/HP3626LB/A001, which drains to rhyne system of the Mill Stream, and ultimately joins the Huntspill River or the River Brue.	Roof water from pig house 14 intercepted by French drain prior to discharge	---	---	---	---	---
Outlet to manmade wetland to the north of house 1, as indicated on the site plan 'A1iii Site Yard Plan – Clean Water' submitted on 13/05/2026 in support of application EPR/HP3626LB/A001	Water draining from yard areas surrounding pig houses 1-14 (excluding all times yards are contaminated e.g. catching, mucking out or washing) intercepted via sediment tank	---	---	---	---	---
Outlet from manmade wetland, as indicated on the site plan 'Site Yard Plan – Outlet from wetland' submitted on 11/08/2026 in support of application EPR/HP3626LB/A001, which drains to Butt Moor Middle Rhyne,	Water draining from yard areas surrounding pig houses 1-14 (excluding all times yards are contaminated e.g. catching, mucking out or	---	---	---	---	---

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**
subsequently flows to the Huntspill River and ultimately joins the River Parrett.	washing) intercepted via sediment tank and manmade wetland					
Outlet to ditch to east of workshop and feed mill, as indicated on the site plan 'A1ii Site Yard Plan – Clean Water (Roof)' submitted on 02/09/2026 in support of application EPR/HP3626LB/A001 which drains to rhyne system of the Mill Stream, and ultimately joins the Huntspill River or the River Brue.	Roof water and clean water draining from yard areas surrounding workshop and feed mill (excluding all times yards are contaminated e.g. catching, mucking out or washing) intercepted via settling tank					

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 30kg) in house 2 with fully slatted floors (FSF) with frequent slurry removal	kg N excreted/animal place/year	4.0kg N/animal place/year	Annually	Estimation by using manure analysis for total nitrogen content
	kg P_2O_5 excreted/animal place/year	2.2kg P_2O_5/animal place/year	Annually	Estimation by using manure analysis for total phosphorus content
	kg NH_3/animal place/year	0.53kg NH_3/animal place/year	Annually	Estimation using emission factors
Fattening pigs (production pigs and not served gilts over 30kg) in houses 9 - 14	kg N excreted/animal place/year	13.0kg N/animal place/year	Annually	Estimation by using manure analysis for total nitrogen content
	kg P_2O_5 excreted/animal place/year	5.4kg P_2O_5/animal place/year	Annually	Estimation by using manure analysis for total phosphorus content
Fattening pigs (production pigs and not served gilts over 30kg) in houses 10, 11 and 14 with fully slatted floors (FSF) with frequent slurry removal	kg NH_3/animal place/year	2.6kg NH_3/animal place/year	Annually	Estimation using emission factors

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**
Fattening pigs (production pigs over 30kg) in houses 9, 12 and 13 with solid floor (straw) manure system	kg NH_3/animal place/year	5.65kg NH_3/animal place/year	Annually	Estimation using emission factors
Farrowing sows (including suckling piglets) in houses 3, 5, 6 and 8 with fully or partially slatted floors (FSF/PSF)	kg N excreted/animal place/year	30.0kg N/animal place/year	Annually	Estimation by using manure analysis for total nitrogen content
	kg P_2O_5 excreted/animal place/year	15kg P_2O_5/animal place/year	Annually	Estimation by using manure analysis for total phosphorus content
	kg NH_3/animal place/year	5.6kg NH_3/animal place/year	Annually	Estimation using emission factors
Mating and gestating sows in houses 1, 4 and 7	kg N excreted/animal place/year	30.0kg N/animal place/year	Annually	Estimation by using manure analysis for total nitrogen content
	kg P_2O_5 excreted/animal place/year	15kg P_2O_5/animal place/year	Annually	Estimation by using manure analysis for total phosphorus content
Mating and gestating sows in house 4 with fully or partially slatted floors (FSF/PSF) with frequent slurry removal	kg NH_3/animal place/year	2.7kg NH_3/animal place/year	Annually	Estimation using emission factors
Mating and gestating sows in houses 1 and 7 with solid floor (straw) manure system	kg NH_3/animal place/year	5.2kg NH_3/animal place/year	Annually	Estimation using emission factors
Boars in houses 1 and 7	Ammonia	N/A	Annually	Estimation using emission factors
All pigs in houses 1 – 14	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	17/11/2026
kg N excreted/animal place/year		
kg P_2O_5 excreted/animal place/year		
Dust atmospheric mass emission		

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.

“application” means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 5 to the EP Regulations.

“authorised officer” means any person authorised by the Environment Agency under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in section 108(4) of that Act.

“building” means a construction that has the objective of providing sheltering cover and minimising emissions of noise, particulate matter, odour and litter.

“emissions to land” includes emissions to groundwater.

“emissions of substances not controlled by emission limits” means emissions of substances to air, water or land from the activities, either from the emission points specified in schedule 3 or from other localised or diffuse sources, which are not controlled by an emission limit.

“EP Regulations” means The Environmental Permitting (England and Wales) Regulations SI 2016 No.1154 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“groundwater” means all water, which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

”Hazardous property” has the meaning in Annex lll of the Waste Framework Directive.

“Industrial Emissions Directive” means DIRECTIVE 2010/75/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 24 November 2010 on industrial emissions as read in accordance with Schedule 1A to the Environmental Permitting (England and Wales) Regulations 2016.

”List of Wastes” means the list of wastes established by Commission Decision 2000/532/EC replacing Decision 94/3/EC establishing a list of wastes pursuant to Article 1(a) of Council Directive 75/442/EEC on waste and Council Decision 94/904/EC establishing a list of hazardous waste pursuant to Article 1(4) of Council Directive 91/689/EEC on hazardous waste, as amended from time to time.

“Manure and slurry” have the following meaning:

- Manures may be either slurries or solid manures.
- Slurries consist of excreta produced by livestock whilst in a yard or building mixed with rainwater and wash water and, in some cases, waste bedding and feed. Slurries can be pumped or discharged by gravity.
- Slurry includes duck effluent, seepage from manure and wash water.
- Solid manures include farmyard manure (FYM) and comprise material from straw-based housing systems, excreta with lots of straw/sawdust/woodchips in it, or solids from mechanical separators.
- Most poultry systems produce solid manure (litter).
- Solid manure can generally be stacked.

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

"pests” means Birds, Vermin and Insects.

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

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

“year” means calendar year ending 31 December.

Schedule 7 – Site plan

Site Plan - showing Installation boundary as referred to in condition 2.2.1.



Site Layout Plan



END OF PERMIT