

Kirsty Trafford

From: Stacy Griffiths <stacy.griffiths@cxcs.co.uk>
Sent: 29 October 2025 16:08
To: Kirsty Trafford
Cc: Evie Price; Graeme Moon; 'Richard Moon'
Subject: RE: Application EPR/HP3626LB/A001 - Yarrow Hey - We Need More Information About Your Application
Attachments: Revised Docs 21.10.25.zip

Good afternoon Kirsty,

Please see revised and new documents attached with our responses below. I have also tried to keep things organised by attaching an updated reference list.

Kind Regards,
Stacy Griffiths



Stacy Griffiths

Carbon Manager and Technical Advisor

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From: Kirsty Trafford <kirsty.Trafford@environment-agency.gov.uk>
Sent: 16 October 2025 10:38
To: Stacy Griffiths <stacy.griffiths@cxcs.co.uk>
Subject: Application EPR/HP3626LB/A001 - Yarrow Hey - We Need More Information About Your Application

Dear Stacy,

Application reference: EPR/HP3626LB/A001

Operator: J & A Moon

Facility: Yarrow Hey, Yarrow Hey, Baltonsborough, BA6 8QX

Thank you for your application received on 30/09/2025.

We need to ask you for some missing information before we can do any more work on your application. Please provide us with more information to the following question:

1. Site Boundary Plan – Amended and reattached

Please check the installation boundary shown on the site plan and provide a revised version as required, as there appears to be a residential property within it which shouldn't be included.

Note: For further clarification, please refer to section '1.7 The difference between 'Installation' and 'Site' Regulatory Guidance Note No. 2 Understanding the meaning of regulated facility - Appendix 3 Interpretation of Intensive Farming Installations. Our guidance states that "the site is the "footprint" of the regulated facility/ies." See section 'The site of the regulated facility' in our [Permitting Core Guidance](#) for further details:

2. Technical Standards – Completed and attached

In accordance with question 8a of application Part B3.5, please submit a technical standards document.

Note: The Technical Standards document provided and referenced in the application form covers the Best Available Techniques (BAT) review only. We also need you to submit a Technical Standards document which provides a technical description of how you will apply technical elements of the 'How to comply' guidance – [Intensive farming: comply with your environmental permit - GOV.UK](#). See the attached example application form, Appendix 5 on page 33 for an example of the additional information required in a Technical Standards document. Please note this example document is out of date for some of the other examples of documents. You may also wish to consider also including a buildings inventory spreadsheet with your application to help understanding of housing types and ventilation.

3. Environmental risk assessment – Risk assessments for noise, odour and fugitive emissions and relevant management plans and complaint forms attached

In accordance with question 6a of application Part B3.5, please submit an environmental risk assessment covering odour, noise and fugitive emissions.

Note: Please follow the [guidance for completing a risk assessment](#). See the attached example application form, Appendix 11 on page 53 for an example H1 risk assessment. Please note this example document is out of date for some of the other examples of documents.

4. Odour Management Plan (OMP) – reflected in the documents as above

Provide a revised OMP in-line with our guidance, ensuring all risks identified in the odour risk assessment are addressed. Please include an overview of the site (detailing nearby receptors, prevailing wind direction, siting of odorous activities etc), a sensitive receptor table, a key

responsibilities table for site tasks (e.g. olfactory checks, feed spillages clear up, complaints log, etc.), example odour complaints form and contingency measures.

Note: Guidance is available for completing OMP's for intensive farming installations in [appendix 4 of the 'How to comply' guidance](#).

'[Environmental permitting: H4 odour management](#)' gives guidance on the creation of OMP's. Please note that our guidance states OMP's should be reviewed annually, or after complaints or relevant changes to operations/infrastructure.

5. Noise Management Plan (NMP) – as above, reattached

Provide a revised NMP in-line with our guidance. Please include an overview of the site (detailing nearby receptors, prevailing wind direction, siting of noisy activities etc.), a sensitive receptor table, a key responsibilities table for site tasks, a complaints procedure and example noise complaints form, and when the NMP will be reviewed.

Note: Guidance for completing NMP's for intensive farming installations in [appendix 5 of the 'How to comply' guidance](#).

[Noise and vibration management: environmental permits - GOV.UK](#) gives guidance on the creation of noise management plans.

6. Standby generator

Please confirm the following:

- a)** Thermal input capacity of the standby generator in MWth. – **0.26MWth**
- b)** How many hours per annum the standby generator(s) is operated for testing purposes. – **12 hours per annum (1 hour per month)**
- c)** Confirm the standby generator is only used for emergency power supply use, where mains power has gone down, for less than 500 hours per annum. – **We can confirm it is only used as an emergency power supply.**

Note: In accordance with guidance, [Emergency backup diesel engines on installations: best available techniques \(BAT\) - GOV.UK \(www.gov.uk\)](#), you must test the standby generator for less than 50 hours a year. In the Intensive Farming sector, operators generally test for 1 hour per week which we can accept.

7. Site Condition Report (SCR) – Reattached

The animal place numbers listed in 'section 3.0 Permitted activities' are not consistent with rest of application, please provide a revised version.

You must send us the information by **30/10/2025**.

If we do not receive this by this deadline we will return your application.

If we receive what is missing by the deadline, we will continue to check your application. We'll check to see if there's enough information for the application to be 'duly made'. Duly made means that we have all the information we need to begin determination. Determination is where we assess your application and decide if we can allow what you've asked for.

We'll let you know by email whether your application can be duly made. If it can't be duly made, we'll return your application to you.

If we do have to return your application we'll send you a partial refund of your application payment. We'll retain 20% of the correct application charge to cover our costs in reviewing your application. This maximum amount we'll retain is capped at £1,500. Further information on charging can be found at: <https://www.gov.uk/government/publications/environmental-permits-and-abstraction-licences-tables-of-charges>.

Note: Our email system has a file size limit of 25MB, if your returns exceed this limit you will have to arrange an online file transfer. Please ensure the file transfer link does not have a time limit on it.

If you have any questions, please contact me.

Kind regards,
Kirsty

Kirsty Trafford
Senior Permitting Officer

Installations Intensive Farming Permitting Team



Environment Agency

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Working days: Monday to Friday

Website: www.gov.uk/environment-agency

Help us to improve our service and complete our customer survey - click [NPS Survey](#).

This is a thanks in advance. Please be carbon considerate and only reply if necessary – a standard email approximately costs 4g of CO2e!

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