

## Pre-application Report

To: Stacy Griffiths (on behalf of Richard Moon)

Pre-application number: EPR/HP3626LB/P001

Yarrow Hey Pig Unit  
Baltonsborough  
Glastonbury  
Somerset  
BA6 8QX

Date Completed – 25/09/2025

Thank you for seeking advice before submitting an application for an Environmental Permit.

We have completed an initial ammonia screening assessment for your proposal to identify if you will need to submit a detailed modelling assessment with your application.

The screening assessment is based on your proposal to operate a farm which is permitted to stock, 2,512 production pigs over 30 kg (including 8 boars), 1,600 pigs up to 30kg and 374 sows.

### **Summary of the assessment:**

The ammonia screening results carried out by the Environment Agency are only intended to apply to any EPR permit application and not for use in local council planning submissions.

**Based on the information you have provided you do not need to submit detailed modelling with your application.** Further information about the screening results is provided in detail in Annex 1.

Please include this report in your H1 Environmental Risk Assessment and submit with your completed application form to the address given below.

For an example H1 Environmental Risk Assessment refer to the example Intensive Farming EPR application available on the national archives for the Environment Agency Website:

<http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environment-agency.gov.uk/business/sectors/40057.aspx>

### **Applying for your permit**

You will need to complete application form part B3.5:

<https://www.gov.uk/government/publications/application-for-an-environmental-permit-part-b35>

Your application should be emailed to:  
[PSC@environment-agency.gov.uk](mailto:PSC@environment-agency.gov.uk)

or sent to:

Environment Agency Permitting and Support Centre  
Environmental Permitting Team  
Quadrant 2  
99 Parkway Avenue  
Parkway Business Park  
Sheffield  
S9 4WF

If you need further information about this screening assessment or applying for your permit please email us at the following address:

[preapplicationservice@environment-agency.gov.uk](mailto:preapplicationservice@environment-agency.gov.uk)

Pre-application nature conservation data are correct at the time of screening. We will consider all nature conservation sites using best available information at the time of permitting. Our GIS data are updated regularly, and we are occasionally made aware of additional nature conservation sites by other organisations which we will consider when determining a permit.

The Environment Agency takes care to ensure that the conclusions of the screening assessment are correct at the time of preparation but reserves the right to change the basis of the assessment in the light of technical developments or changes in Environment Agency procedures.

# Annex 1 Ammonia Screening Results

## Screening Input

Grid Reference used for the assessment: 353823,135590 (with a 110m buffer)

### Animal numbers and types

Animal numbers and types, housing systems, manure and slurry storage assessed are listed below. The animal numbers and emission factors are based on an interpretation of the information provided by the applicant during the pre-application process and have been used in this initial risk assessment to identify if modelling is necessary.

Category of livestock	Housing system	Number of animal places	Ammonia emission factor (kg NH <sub>3</sub> /animal place/year)
Sows (including gilts)	Solid floor – straw system Side ventilation, natural or combination ventilation (note this includes tunnel ventilation and cross ventilation)	263	3.29
Sows (including gilts)	Partially slatted floor with reduced manure pit Roof ventilation only (vents greater than 3.5 metres high, fan efflux velocity at or greater than 2m/s)*	16	2.06
Farrowers (includes piglets)	Fully slatted floor Roof ventilation only (vents greater than 3.5 metres high, fan efflux velocity at or greater than 2m/s)*	65	3.696 (Standard EF 4.62 with 20% CP reduction)
Farrowers (includes piglets)	Fully slatted floor/partially slatted floor with combination of water and manure channel Roof ventilation only (vents greater than 3.5 metres high, fan efflux velocity at or greater than 2m/s)*	30	2.584 (Standard EF 3.23 with 20% CP reduction)
Pigs 7-30kg	Fully slatted floor with frequent slurry removal (a minimum of once weekly removal achieved through scraping, pumping and flushing) Roof ventilation only (vents greater than 3.5 metres high, fan efflux velocity at or greater than 2m/s)*	1,600	0.332

Production pigs > 30kg and unserved gilts	Solid floor – straw system Roof ventilation only (vents greater than 5.5 metres high, fan efflux velocity at or greater than 15 m/s)*	760	1.888
Production pigs > 30kg and unserved gilts	Fully slatted floor with frequent slurry removal (a minimum of once weekly removal achieved through scraping, pumping and flushing) Roof ventilation only (vents greater than 3.5 metres high, fan efflux velocity at or greater than 2m/s)*	24	2.11
Production pigs > 30kg and unserved gilts	Fully slatted floor with frequent slurry removal (a minimum of once weekly removal achieved through scraping, pumping and flushing) Roof ventilation only (vents greater than 5.5 metres high, fan efflux velocity at or greater than 15 m/s)*	1,720	2.11
Boars	Solid floor – straw system Side ventilation, natural or combination ventilation (note this includes tunnel ventilation and cross ventilation)	8	4.95

\* this can include gable end fans that are used for heat extraction only during the summer months

### Manure Storage

Storage type	Maximum tonnage of fresh manure stored at any one time	Ammonia emission factor kg NH <sub>3</sub> / tonne fresh manure / year
Manure heap	100	0.85

**Slurry Storage** – none, (not included the slurry under the slatted floors or the underground covered reception tanks).

If you decide to alter your proposal by increasing the number of animal places or by changing the animal housing type or by increasing the manure or slurry storage you will need to request a new screening assessment.

### Screening Overview

This screening assessment has considered any Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites within 5km, any Sites of Special Scientific Interest (SSSIs) within 5km and also any National Nature

Reserves (NNRs), Local Nature Reserves (LNRs), ancient woodlands and Local Wildlife Sites (LWSs) within 2km of the farm.

We have used the Environment Agency's Ammonia Screening Tool (AST v4.6) to assess the impact of your proposal at those sites identified within the above distance criteria.

We have applied a two-stage screening criteria to the ammonia screening tool results:

For SACs, SPAs, Ramsar sites and SSSIs, the screening assessment has taken into account other intensive farms that could act in-combination with the proposal, where applicable.

Where the ammonia screening tool predicts that emissions of ammonia or ammonia deposition (nutrient nitrogen or acid) will be <Y% (see Table 1 below) of the relevant critical level (CLE) (ammonia) or critical load (CLO) (nutrient nitrogen or acid), the proposal screens out of the requirement for an ammonia assessment.

Further modelling is required where:

- emissions of ammonia or ammonia deposition (nutrient nitrogen or acid) are in excess of Z% of the relevant CLe or CLO at any SSSIs and/or other nature conservation sites (e.g. NNRs, LNRs, LWSs, ancient woodlands)
- emissions of ammonia or ammonia deposition (nutrient nitrogen or acid) are in excess of Y% of the relevant CLe or CLO for any SACs, SPAs or Ramsar sites
- there is the potential for an in-combination effect with existing farms at any SSSIs if emissions are > Y% of the CLe or CLO
- the proposal is within 250m of any nature conservation sites

**Table 1 Screening thresholds**

Designation	Y%	Z%
SAC, SPA, Ramsar	4	n/a
SSSI	20	50
NNR, LNR, LWS, ancient woodland	100	100

### **Screening Results**

The ammonia impacts from the proposal screened out and therefore detailed modelling is not required.