From: Elaine Marshall
To: Kate Wray
Subject: Re: EPR/RP3028MM/A002 - Thorps Farm - We Need More Information About Your Application
Date: 01 September 2026 12:51:18
Attachments: Thorps Farm Site Condition Report Rev 2.pdf

Hi Kate,

No problem see attached - Just waiting on Lizzie to check areas for lagoon.

Many thanks

Elaine

On 01/09/2026 12 39, Kate Wray wrote
> Hi Elaine,
>
> Thanks for your email.
>
> Apologies I missed the scale on the previous plan you sent!
>
> Can you amend the site condition report to correct the proposed pig numbers as it should be 3984 pigs >30kg and 1200 <30kg (a total of 5184).
>
> Can you confirm the surface area of the slurry lagoon in m2 today please as I will need to amend the ammonia screening assessment if it is > 630m2 (and update any relevant documents if needed).
>
> Kind regards
> Kate
>
>
>
>
> -----Original Message-----
> From: Elaine Marshall <Elaine@Yorkshirefarmers.co.uk>
> Sent: 01 September 2026 11 55
> To: Kate Wray <kate.wray@environment-agency.gov.uk>
> Subject: Re: EPR/RP3028MM/A002 - Thorps Farm - We Need More Information About Your Application
>
> Hi Kate,
>
> Apologies I forgot to attached the SCR and Technical standards documents
>
> Scale to right hand side bottom of plan
>
> On slurry there is adequate capacity for 6-months storage even at the lower figures on the screening I will confirm with Lizzie the figures she gave me
>
> Many thanks
>
> Elaine
>
>
>
> On 01/09/2026 11 36, Kate Wray wrote
>> Hi Elaine,
>>
>> Thanks for the quick response. Can you address the following
>> outstanding points please
>>
>> * Clarify the maximum slurry storage capacity at the installation; the
>> non-tech summary states 'a 2500m3 lagoon' yet your email response
>> today states 'Capacity of storage 7000m3 in lagoon plus 499m3 in
>> intermediate storage'. Update any documents as needed.
>>
>> Note the ammonia screening assessment was based on a slurry lagoon
>> with surface area of 630m2, as per your reqest form. If total slurry
>> storage capacity exceeds this, the ammonia assessment will need to be
>> amended accordingly to reflect this./
>>
>> //
>>
>> * Add a scale to the revised site plan.
>>
>> * Update the BAT conclusions document to confirm a maximum of 5t of
>> manure is stored on site at any one time.
>>
>> * Attach the revised technical standards document addressing the
>> following points
>>
>> 4. Technical standards document
>>
>> a) Update the document to confirm manure is stored at the
>> installation.
>>
>> b) Reference the second discharge to surface water (D2).
>>
>> c) Include the two standby generators as emission points to
>> air in the Emissions point table.
>>
>> d) The document states that 'The mechanically ventilated
>> sheds will use high speed roof fans for improved dispersal and
>> dilution of emissions'. The ammonia screening assessment was based on
>> roof fans at or greater than 3.5 metres high and fan efflux velocity
>> at or greater than 2 m/s (classed as medium velocity roof fans), in
>> line with the ammonia screening request form for house 1. Confirm the
>> efflux velocity and height of the roof fans on house 1 and update the document as needed.
>>
>> * Attach the revised site condition report addressing the points below
>>
>> 6. Site condition report
>>
>> a) Parts of the proposed site to the north and west fall
>> within flood risk zones 2 and 3. Update the SCR to reflect this.
>>
>> b) Amend the existing pig numbers stated in the document as
>> they do not reflect the correct nimbers
>>
>> Please submit the outstanding information today and let me know if you
>> have any questions.
>>
>> Kind regards
>>
>> Kate
>>
>> Kate Wray
>>
>> Senior Permitting Officer
>>
>> Installations Permitting - Intensive Farming
>>
>> Growth, Permitting and Monitoring
>>
>> Kate.Wray@environment-agency.gov.uk
>>
>> 020 302 53297 / 07721 117199
>>
>> -----Original Message-----
>> From: Elaine Marshall <Elaine@Yorkshirefarmers.co.uk>
>> Sent: 01 September 2026 10 47
>> To: Kate Wray <kate.wray@environment-agency.gov.uk>
>> Cc: lizzie (Guest) <lizzie@yorkshirefarmers.co.uk>
>> Subject: Re: EPR/RP3028MM/A002 - Thorps Farm - We Need More
>> Information About Your Application
>>
>> Hi Kate,
>>
>> See attached and below hopefully I have covered everything
>>
>> -There is no fuel storage on site
>>
>> - only one back-up generator apologies this is a typo
>>
>> - yes there is an excess of 6months storage Lizzie has got the
>> calculations for this
>>
>> 1153m3 slurry and 675m3 rainwater
>>
>> Capacity of storage 7000m3 in lagoon plus 499m3 in intermediate
>> storage
>>
>> 80m3 hardstanding foul plus 60m3 clean
>>
>> -slurry is removed weekly by pumping for both finisher and weaner
>> houses
>>
>> - only 1 standby generator 25kwTh input tested approximately <6hours
>> per annum, only used in case of mains power failure for less than 500
>> hours per annum.
>>
>> Please let me know if you need anything else at all and we will get
>> back to you asap.
>>
>> Many thanks
>>
>> Elaine
>>
>> On 18/08/2026 16 23, Kate Wray wrote
>>
>> >Hi Elaine,
>>
>> >
>>
>> >I have finished an initial review of your application and
>> supporting
>>
>> >documents and require some additional information please to enable
>> the
>>
>> >application to be duly made, as follows
>>
>> >
>>
>> >1. _Site plan_
>>
>> >
>>
>> >1. Revise the plan to include the deadstock store within the
>>
>> > installation boundary.
>>
>> >2. Add a scale to the plan.
>>
>> >
>>
>> >2. _Site drainage plan_
>>
>> >
>>
>> >1. Revise the plan to include the deadstock store within the
>>
>> > installation boundary.
>>
>> >2. Add the location of any fuel storage. - No fuel storage 3.
>> Show
>>
>> >the location of the borehole, if it is located within the
>>
>> > installation boundary.
>>
>> >
>>
>> >3. _Non-technical summary_
>>
>> >
>>
>> >* Confirm the maximum quantity of manure stored within the
>>
>> > installation boundary in tonnes and update the document accordingly.
>>
>> >

>>
>> > /Note the ammonia screening assessment was based on a maximum of 5
>>
>> > tonnes of manure in accordance with the ammonia screening request
>> form
>>
>> > but the BAT documents states 'The maximum FYM storage at any one
>> time
>>
>> > on site is 200t'. If a maximum of 200t of manure is stored on site
>> the
>>
>> > ammonia screening assessment will need to be revised to reflect
>> this
>>
>> > and relevant documents will need updating./
>>
>> >
>>
>> > //
>>
>> >
>>
>> > 4. _Technical standards document_
>>
>> >
>>
>> > 1. Update the document to confirm manure is stored at the installation.
>>
>> > 2. Reference the second discharge to surface water (D2).
>>
>> > 3. Include the two standby generators as emission points to air in
>> the
>>
>> > Emissions point table.
>>
>> > 4. The document states that 'The mechanically ventilated sheds
>> will use
>>
>> > high speed roof fans for improved dispersal and dilution of
>>
>> > emissions'. The ammonia screening assessment was based on roof
>> fans
>>
>> > at or greater than 3.5 metres high and fan efflux velocity at
>> or
>>
>> > greater than 2 m/s (classed as medium velocity roof fans), in
>> line
>>
>> > with the ammonia screening request form for house 1. Confirm
>> the
>>
>> > efflux velocity and height of the roof fans on house 1 and
>> update
>>
>> > the document as needed.
>>
>> >
>>
>> > 5. _Slurry storage_
>>
>> >
>>
>> > 1. As your farm falls within a Nitrate Vulnerable Zone (NVZ),
>> confirm
>>
>> > whether you have 6 months' slurry* storage capacity**.
>>
>> >
>>
>> > * /For the purposes of NVZ and SSAFO compliance the definition of
>>
>> > slurry includes dirty water, wash water from livestock housing and
>> run
>>
>> > off from contaminated yards./
>>
>> >
>>
>> > /** Where a farm's slurry store falls within an NVZ, the NVZ
>>
>> > Regulations require 6 months storage capacity for slurry. Where a
>>
>> > slurry store falls
>>
>> > outside* of an NVZ, and it is intended to spread the slurry stored
>> on
>>
>> > the premises, under the Silage, Slurry and Agricultural Fuel Oil
>>
>> > (SSAFO) Regulations it must be able to hold the maximum quantity of
>>
>> > slurry produced in any four-month period. A longer period of
>> storage
>>
>> > may be required to comply with NVZ (if the slurry is applied within
>> an
>>
>> > NVZ) and FRFW spreading rules./
>>
>> >
>>
>> > 2. If you do not have 6 months storage capacity, confirm whether
>> you
>>
>> > always export slurry from the slurry storage site during the
>> closed
>>
>> > period*?
>>
>> >
>>
>> > /*Operators may deduct from the 6 months storage capacity
>> requirement
>>
>> > calculation any slurry that can always be exported from site during
>>
>> > the storage period./
>>
>> >
>>
>> > 3. Confirm whether you have adequate slurry storage capacity to
>> ensure
>>
>> > that slurry will be applied to land in compliance with Farming
>> Rules
>>
>> > for Water and the NVZ Regulations*?
>>
>> >
>>
>> > */Where dirty water/lightly fouled water slurry is stored and
>> spread
>>
>> > separately to other slurry on the holding, the volume of storage
>>
>> > provided must be sufficient to comply with SSAFO and to ensure the
>>
>> > application is planned so that it does not exceed the needs of the
>>
>> > soil and crop, or give rise to a significant risk of agricultural
>>
>> > diffuse pollution (i.e. in line with rule 1 of Farming Rules for
>>
>> > Water) and to be compliant with the NVZ closed period rule for
>> organic
>>
>> > manures with a high readily available nitrogen./
>>
>> >
>>
>> > __
>>
>> >
>>
>> > 6. _Site condition report_
>>
>> >
>>
>> > 1. Parts of the proposed site to the north and west fall within
>> flood
>>
>> > risk zones 2 and 3. Update the SCR to reflect this.
>>
>> > 2. Amend the existing pig numbers stated in the document as they
>> do not
>>
>> > reflect the correct numbers
>>
>> >
>>
>> > 7. _BAT compliance_
>>
>> >
>>
>> > 1. For Pigs >30 kg on fully slatted floors, address the following
>>
>> > questions to demonstrate BAT compliance
>>
>> >
>>
>> > 1. Confirm the depth of slurry beneath the slats.
>>
>> >
>>
>> > /Note to be classed as shallow pit the depth must be <800mm./
>>
>> >
>>
>> > 2. Confirm how frequently slurry is removed from the houses.
>>
>> >
>>
>> > /Note To be considered as frequent slurry removal, slurry must be
>>
>> > removed from under the slats a minimum of once weekly and can be
>>
>> > achieved through scraping, pumping or flushing./
>>
>> >
>>
>> > 3. If you do not meet the criteria for frequent slurry removal,
>> and the
>>
>> > emission factor of 2.11kg NH3/animal place/yr, you cannot meet
>> the
>>
>> > standard BAT-AEL of 2.6 NH3/animal place/yr. Provide evidence (e.g.
>>
>> > diet sheets, feed dockets) of the actual CP% in the feed at
>> each
>>
>> > stage of the cycle for pigs >30kg, to demonstrate how you will
>> meet
>>
>> > the BAT-AEL. Include details of your workings out to show how
>> you
>>

>> > calculated the average CP%.
>>
>> >
>>
>> > 2. Pigs <30 kg on fully slatted floors
>>
>> >
>>
>> > 1. Confirm the depth of slurry beneath the slats.
>>
>> > 2. Confirm how frequently slurry is removed from the houses.
>>
>> >
>>
>> > 8. _Standby generators_
>>
>> >
>>
>> > Confirm the following details for the two standby generators
>> located
>>
>> > within the installation boundary
>>
>> >
>>
>> > 1. Thermal input capacity of each standby generator in MWth.
>>
>> > 2. How many hours per annum each standby generator is operated for
>>
>> > testing purposes.
>>
>> > 3. Whether the standby generators are only used for emergency
>> power
>>
>> > supply use, where mains power has gone down, for less than 500
>> hours
>>
>> > per annum.
>>
>> >
>>
>> > /Note In accordance with guidance,/ Emergency backup diesel
>> engines
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>> > on
>>
>> > installations best available techniques (BAT) - GOV.UK <https //
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>> > https://eur03.safelinks.protection.outlook.com/?
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>> > best-available-techniques-bat> /, you must test the standby
>> generators
>>
>> > for less than 50 hours a year. In the Intensive Farming sector,
>>
>> > operators generally test for 1 hour per week which we can accept. /
>>
>> >
>>
>> > You must send us the information by *01/09/2026*.
>>
>> >
>>
>> > 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 £1,673.78. Further
>>
>> > information on charging can be found at
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>> https://www/
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>> gov.uk%2Fgovernment%2Fpublications%2Fenvironmental-&data=05%7C02%7Cka
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>> > permits-and-abstraction-licences-tables-of-charges>_.
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>> > /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 or wish to discuss any of the above,
>> please
>>
>> > contact me.
>>
>> >
>>
>> > Kind regards
>>
>> >
>>
>> > Kate
>>
>> >
>>
>> > Kate Wray
>>
>> > Senior Permitting Officer
>>
>> > *Installations Permitting - Intensive Farming Growth, Permitting
>> and
>>
>> > Monitoring *
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>> > **

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>> > Kate.Wray@environment-agency.gov.uk <mailto Kate.Wray@environment-
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