

From: [Elaine Marshall](#)
To: [Kate Way](#)
Subject: Re: EPR/3628MM/A002 - Thorps Farm - We Need More Information About Your Application
Date: 01 September 2026 07:28:30
Attachments: [Thorps Farm Building Register on 1.pdf](#)

Hi Kate,

There you go - thank you

Elaine

On 01/09/2026 15:26, Kate Way wrote:

> Thanks Elaine. Can you just amend the building register to state the max tonnage of manure stored on the installation please (5).

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>>>> documents
>>>>
>>>> Scale to right hand side bottom of plan
>>>>
>>>> On slurry there is adequate capacity for 6-months storage even at
>>>> the lowest figures as 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 >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 0.0m2, as per your request form. If
>>>> total slurry storage capacity exceeds this, the ammonia assessment
>>>> will need to be amended accordingly to reflect this/
>>>> if
>>>>
>>>> * Add a scale to the revised site plan.
>>>>
>>>> * Update the BAT conclusions document to confirm a maximum of 9% 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
>>>> 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 4m or greater than 3.5 metres high and fan effect
>>>> velocity at or greater than 2 m/s (classified 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 numbers
>>>>
>>>> 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 / 07723 117199
>>>>
>>>>-----Original Message-----
>>>> From: Elaine Marshall <elmar@Yorkshirefarmers.co.uk>
>>>> Sent: 01 September 2026 10:47
>>>> To: Kate Wray <kate.wray@environment-agency.gov.uk>
>>>> Cc: Iain (GSM) <iain@yorkshirefarmers.co.uk>
>>>> Subject: Re: EPR/PA3/DAM/AM02 - Theops 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
>>>>
>>>> 115m3 slurry and 675m3 rainwater
>>>>
>>>> Capacity of storage 7000m3 in lagoon plus 499m3 in intermediate
>>>> storage
>>>>
>>>> 0m3 handstanding final plus 60m3 clean
>>>>
>>>> slurry is removed weekly by pumping for both finisher and weaner
>>>> houses
>>>>
>>>> only 1 standby generator 27kWTh input tested approximately
>>>> 6hours per annum, only used in case of main 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
>>>> am
>>>> supporting
>>>>
>>>> documents and require some additional information please to
>>>> enable this
>>>>
>>>> application to be duly made, as follows
>>>>
>>>> >
>>>>
>>>> > 1. Site plan
>>>>
>>>> >
>>>> > 1. Revise the plan to include the deadstock area within the
>>>> installation boundary.
>>>>
>>>> > 2. Add a scale to the plan.
>>>>
>>>> >
>>>> > 2. Site drainage plan
>>>>
>>>> >
>>>> > 1. Revise the plan to include the deadstock area within the
>>>> installation boundary.
>>>>
>>>> > 2. Add the location of any fuel storage. - No fuel storage. 3.
>>>> Show
>>>> the location of the horsebox, 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/
>>>>
>>>> >
>>>> > if
>>>>
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>>>>
>>>> > 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
slurry will not
> 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 (classified 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 man
> 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 fills
> 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?/
>
>
> *Operations may deduct from the 6 months storage capacity
equipment
> 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 frosted 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./
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> 4. 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
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>
> 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 classified as shallow pit the depth must be
<80mm./
>
>
> 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 2.1 kg NH3/animal place/yr, you cannot meet
the
> standard BAT-AEL of 2.6 NH3/animal place/yr. Provide evidence (e.g.
each
> diet sheets, feed dockets) of the actual CPs 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 CPs.
>
>
> 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

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]