Pre-application Report

To: Will Calton (on behalf of Karl Calton, Stuart Geoffrey Calton, Geoffrey Hugh Richard Calton and Rosemary Calton (trading as Calton Brothers))

Pre-application number: EPR/TP3130QY/P001

Old Hall Farm
Burston
Diss
Norfolk
IP22 5TF

Date Completed – 28/05/2025

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 increase the permitted number of animal places at Old Hall Farm to 5,000 production pigs over 30 kg and 4,500 7-30kg pigs.

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 will need to submit detailed modelling with your application. Further information about the screening results is provided in detail in Annex 1.

It will generally be necessary to employ experienced consultants to undertake this work. For more information about consultants you could contact your industry body representative or refer to the ENDs Directory: http://www.endsdirectory.com/

A useful guide to choosing and using an environmental consultant can be found on the government's online resource for businesses 'Business Link': http://webarchive.nationalarchives.gov.uk/20120823131012/http://www.businesslink.gov.uk/bdotg/action/detail?itemId=1079422318&type=RESOURCES

When completed, please include the detailed modelling report and supporting modelling files with your H1 Environmental Risk Assessment and submit these 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 Environment Agency Website: http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environment-agency.gov.uk/business/sectors/40057.aspx

The Nature Conservation, Landscape and Heritage Factsheet screening lists all the sites that we currently consider when screening. The table details the supporting legislation and policies and the lead organisations for the protected area / species. Please note not all the sites listed are relevant to the Intensive Farming sector.
It is available on the Environment Agency website:
http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/geho0612burd-e-e.pdf

Applying for your permit

You will need to complete application form part C3.5:
https://www.gov.uk/government/publications/application-to-vary-an-environmental-permit-part-c35

Your application should be emailed to:
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

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: 613110,284465 (with a 190m 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.

It is strongly recommended that the numbers of animal places by category, ventilation type and housing system is reviewed, and appropriate emission factors are assigned before undertaking the detailed modelling assessment.

Category of livestock	Housing system	Number of animal places	Ammonia emission factor (kg NH3/animal place/year)
Production pigs > 30kg	Solid Floor – straw system Side ventilation, natural or combination ventilation (note this includes tunnel ventilation and cross ventilation)	5,000	1.6048 (Standard EF 1.888 with 15% crude protein reduction)
Pigs 7-30kg	Solid Floor – straw system Side ventilation, natural or combination ventilation (note this includes tunnel ventilation and cross ventilation)	4,500	0.2032 (Standard EF 0.254 with 20% crude protein reduction)

Manure Storage

Storage type	**Maximum tonnage of fresh manure stored at any one time**	**Ammonia emission factor kg NH_3 / tonne fresh manure / year**
Manure heap	2,500	0.85

Slurry Storage

Storage type	**Cover**	**Floor area of store (m^2)**	**Ammonia emission factor kg NH_3 / m^2 / year**
Slurry	Floating cover	944	0.45

If you decided 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 should include these changes in your modelling report.

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 screening tool predicts that emissions of ammonia or ammonia deposition (nutrient nitrogen or acid) will be between Y and Z% at the SSSI listed in the tables below. There are currently other farms that could act in-combination with proposal, therefore detailed modelling is required.

Table 1 Assessment of ammonia emissions

Site Name	Designation / Status	Ammonia Critical Level (µg/m^3)	Process contribution (PC) (µg/m^3)	PC as % Critical Level
Shelfanger Meadows	SSSI	1	0.268	26.8

Permitting Outcomes

For SSSIs a permit may be issued where the ammonia screening tool or detailed modelling demonstrates that either:

- the process contribution is <20% CLe and CLo; or
- the process contribution plus contributions from other relevant intensive farms is <50% CLe or CLo;
- the process contribution plus contributions from other relevant intensive farms plus background is **below** the relevant CLe or CLo.

For NNRs, LNRs, LWSs and ancient woodlands a permit may be issued where the ammonia screening tool or detailed modelling demonstrates that:

- the process contribution is <100% CLe or CLo.