

## Noise Management Plan for Old Hall Farm

The H1 environmental risk assessment submitted with Application Variation V002 for more houses and places for pigs identified sources of noise with the potential to cause annoyance. Created and updated this noise management plan (NMP) to support the overall environmental management system in place. The overriding principle is to ensure day-to-day activities are carried out in accordance with the plan so there is no reasonable cause for annoyance to people outside of the installation boundary. Significant pollution outside the boundary is not expected, operator has no record or recollection of noise concerns or complaints and will continue to foster good relations with neighbours.

Actions and contingency actions in this NMP are best available techniques (BAT) in accordance with Best Available Techniques (BAT) Reference Document 2017, Environment Agency (2005) Technical Guidance Note IPPC SRG 6.02 (Farming); Noise Management at Intensive Livestock Installations, and Environment Agency (2021) Guidance - Noise & vibration management: environmental permits.

Identified sensitive receptors within 400m of the installation boundary (excluding the three nearest residential dwellings for persons with interests in Old Hall Farm) from a desk top study shown in Table 1 and Figure 1: -

*Table 1. Old Hall Farm sensitive receptors within 400m*

| Nº. | Receptor  | NGR          | Direction | Distance from boundary |
|-----|---|--------------|-----------|------------------------|
| 1   | Agricultural – Long Lane, Burston, Diss, IP22 5WA               | TM 1307 8475 | N         | 75m                    |
| 2   | Residential – Long Lane, Burston, Diss, IP22 5WA                | TM 1319 8475 | N         | 160m                   |
| 3   | Residential – Mill Green, Burston, Diss, IP22 5TG               | TM 1340 8418 | SE        | 370m                   |
| 4   | Residential – Mill Green, Burston, Diss, IP22 5TG               | TM 1343 8420 | SE        | 385m                   |
| 5   | Residential – Hall Road, Burston, Diss, IP22 5TF                | TM 1338 8418 | SE        | 360m                   |
| 6   | Agricultural – Old Hall Farm, Hall Road, Burston Diss, IP22 5TF | TM 1314 8442 | SE        | 25m                    |
| 7   | Residential – Back Heywood Road, Diss, IP22 5TE                 | TM 1269 8348 | W         | 300m                   |
| 8   | Residential – Back Heywood Road, Diss, IP22 5TT                 | TM 1267 8444 | W         | 320m                   |

*Distances measured on government website at [magic.defra.gov.uk](http://magic.defra.gov.uk)*

Fig 1. Old Hall Farm sensitive receptor locations within 400m



Residential dwellings have high sensitivity – people would reasonably expect enjoyment of a high level of amenity, and where people would reasonably be expected to be present continuously, or at least regularly for extended periods. Most residential dwellings within 400m will not be exposed to odour on most occasions. Agricultural premises, like commercial premises, have medium sensitivity – where people would expect to enjoy a reasonable level of amenity but wouldn't reasonably expect to enjoy the same level of amenity as in their home or, people wouldn't reasonably be expected to be present here continuously or regularly for extended periods as part the normal pattern of use. Agricultural premises within 400m will potentially be exposed to odour on most occasions.

The following table sets out: -

- Sources of noise from a typical intensive pig unit
- Actions taken at Old Hall Farm to prevent or minimise noise levels
- Contingency actions to limit exposure to elevated noise emissions beyond the installation boundary.

*Table 2. Routine actions and contingency actions to minimise noise and noise risks at Old Hall Farm*

| Noise related issue  | Potential risks and problems  | Routine actions to minimise noise and noise risks  | Contingency actions to minimise noise and noise risks |
|--|---|--|---|
| Noise from routine work activity                             | <ul style="list-style-type: none"> <li>• Revving tractor engines</li> <li>• Reversing signals</li> <li>• Scraping on concrete</li> <li>• Moderate-loud noise</li> </ul> | <ul style="list-style-type: none"> <li>• Restricted to normal working times 07.00-23.00 hours, Monday to Friday and Saturday morning in accordance with How to comply. Outside these times in event of extraordinary circumstances.</li> <li>• Farm tractors used to pushout and load manure and take in straw, engine revs kept low and idling between jobs avoided to minimise noise, engines switched off when vehicle not in use. Tractors enclosed inside pig houses most of the time.</li> <li>• Vehicles fitted with white noise reversing signals.</li> <li>• Vehicle access restricted to qualified operators.</li> <li>• Operators carry out pre-start-up safety checks, working properly, exhaust systems and silencers, etc repair faults or use professional contractors.</li> <li>• Planned preventive maintenance for farm vehicles by operators or professional contractors in accordance with any manufacturer's instructions, and keeping records of the work.</li> <li>• Buildings within the wider holding provide a screening effect or barrier to noise for some sensitive receptors.</li> </ul> |   |
| People noise   | <ul style="list-style-type: none"> <li>• Faint-moderate noise</li> </ul>  | <ul style="list-style-type: none"> <li>• Operators, contractors, visitors instructed to avoid raised voices or playing radios unnecessarily loud.</li> </ul>   |   |
| Noise from large delivery vehicles travelling to & from farm | <ul style="list-style-type: none"> <li>• HGVs, tractors &amp; trailers</li> <li>• Release of air brakes</li> <li>• Revving engines</li> </ul>                           | <ul style="list-style-type: none"> <li>• Deliveries restricted to normal working times 07.00-23.00 hours in working week Monday to Friday and Saturday morning but exclusive of public and bank holidays in accordance with How to comply. Outside these times in event of extraordinary circumstances.</li> <li>• Speed restriction onsite 5mph.</li> </ul>   |   |

*Table 2. Routine actions and contingency actions to minimise noise and noise risks at Old Hall Farm*

| Noise related issue                                 | Potential risks and problems   | Routine actions to minimise noise and noise risks   | Contingency actions to minimise noise and noise risks |
|---|--|---|---|
| Mobile source                                       | <ul style="list-style-type: none"> <li>• Rattling empty trailers</li> <li>• Reversing signals</li> <li>• Loud-very loud &amp; intrusive</li> </ul> | <ul style="list-style-type: none"> <li>• Drivers made aware of driving slowly on and offsite in forward gear to minimise noise and engines to be switched off when vehicle not in use.</li> <li>• Vehicles fitted with white noise reversing signals.</li> <li>• Well maintained vehicles &amp; trailers for livestock and feed expected of contractors to minimise noise.</li> <li>• Planned preventive maintenance for buildings and equipment by operators or professional contractors and keeping records of the work.</li> <li>• PPM includes the concrete apron &amp; roadway for any defects, cracking or potholes to minimise trailer noise.</li> </ul> |   |
| Noise from small vehicles travelling to & from farm |  |   |   |
| Mobile source                                       | <ul style="list-style-type: none"> <li>• Farmworkers, visitor's cars, courier van deliveries all considered to be low risk</li> </ul>              | <ul style="list-style-type: none"> <li>• Restricted to normal working times 07.00-23.00 hours in working week Monday to Friday and Saturday morning but exclusive of public and bank holidays in accordance with How to comply.</li> <li>• Everyone instructed to drive cars, vans into parking area without excessive noise.</li> <li>• Speed restriction onsite 5mph.</li> </ul>  |   |
| Noise from feed transfer into bulk silos            |  |   |   |
| Fixed source  | <ul style="list-style-type: none"> <li>• Engine noise from vehicle &amp; blower</li> <li>• Loud-very loud &amp; intrusive</li> </ul>               | <ul style="list-style-type: none"> <li>• Restricted to normal working times 07.00-23.00 hours in working week Monday to Friday and Saturday morning but exclusive of public and bank holidays in accordance with How to comply. Outside these times in event of extraordinary circumstances</li> <li>• Well maintained units and bulk trailers are expected of haulage contractors to minimise noise.</li> <li>• Large capacity trailers minimise number of deliveries.</li> </ul>  |   |

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| Noise related issue  | Potential risks and problems   | Routine actions to minimise noise and noise risks  | Contingency actions to minimise noise and noise risks  |
|--|--|--|--|
|  |  | <ul style="list-style-type: none"> <li>Blow feed over as short a distance as possible.</li> <li>Blowers on trailers are noisy, but blowing in is short duration activity less than an hour for a full load.</li> <li>There may be multiple deliveries on a particular day,</li> <li>Delivery monitored by drivers and switch off blowers when not in use, in between each delivery point and as soon as finished.</li> </ul>   |  |
| Noise from automatic feeding equipment<br><br>Fixed source | <ul style="list-style-type: none"> <li>Location of silos</li> <li>Feed distribution</li> <li>Very faint-faint noise</li> </ul> | <ul style="list-style-type: none"> <li>Package silos, pipes, augers and feeding equipment produce only slight noise in normal operation, unlikely to be perceived offsite.</li> <li>Much screening effect of buildings provides a barrier to noise owing to most equipment inside the houses.</li> <li>Electric motors with flexible augers in tubes run only intermittently for a few seconds each time day &amp; night to transfer feed into houses, although frequency &amp; duration increase during rearing period as pigs grow.</li> <li>Operators check pig feeding equipment is working properly during walk through checks and opening every day. Repair minor faults or callout professional contractors and keeping records of the work.</li> <li>Operators regularly checking feed level in silos to avoid running out and hungry pigs. An empty auger running continuously might be noticeable offsite, especially at nighttime.</li> <li>Planned preventive maintenance for buildings and equipment by operators or professional contractors and keeping records of the work.</li> </ul> | <p><u>Trigger</u></p> <ul style="list-style-type: none"> <li>Auger running continuously.</li> <li>Empty silo.</li> </ul> <p><u>Timeframe for implementation</u></p> <ul style="list-style-type: none"> <li>Immediate, same day.</li> </ul> <p><u>Contingency action</u></p> <ul style="list-style-type: none"> <li>Farmworkers switch off auger</li> <li>Farm manager to order a feed delivery</li> </ul> <p><u>Duration of action</u></p> <ul style="list-style-type: none"> <li>Normally achievable same day.</li> </ul> <p><u>Cessation of action</u></p> <ul style="list-style-type: none"> <li>Feed delivered resume normal operation.</li> </ul> |

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| Noise related issue                              | Potential risks and problems   | Routine actions to minimise noise and noise risks   | Contingency actions to minimise noise and noise risks |
|--|--|---|---|
| Noise from pigs                                  | <ul style="list-style-type: none"> <li>Not considered probable cause for annoyance.</li> </ul>               | <ul style="list-style-type: none"> <li>Feeding pigs ad-libitum 24/7 avoids behaviours and squealing in anticipation of feeding.</li> </ul>  |   |
| Noise from pigs loading (In&out)<br>Fixed source | <ul style="list-style-type: none"> <li>Pigs squealing</li> <li>Loud-very loud &amp; intrusive</li> </ul>     | <ul style="list-style-type: none"> <li>Loading batches of pigs in &amp; out nearly every week.</li> <li>Generally restricted to normal working times 07.00-23.00 hours in working week Monday to Friday and Saturday morning but exclusive of public and bank holidays in accordance with How to comply.</li> <li>Outside these times loading out can start before 07.00 at nighttime to meet factory requirements but more exception than rule, and occasionally on public and bank holidays, but latter will rarely happen here.</li> <li>Qualified, farmworkers &amp; drivers responsible for loading &amp; unloading. Careful handling to minimise excitement, stress, pigs quickly settle down in trailers.</li> <li>Short duration of noise as pigs loaded quickly.</li> <li>Loaded trailers promptly moved offsite.</li> </ul> |   |
| Noise from washout<br>Mobile source              | <ul style="list-style-type: none"> <li>Engine noise</li> <li>Faint-moderate clearly audible noise</li> </ul> | <ul style="list-style-type: none"> <li>Washout houses end of every batch of pigs.</li> <li>Restricted to normal working times 07.00-23.00 hours in working week Monday to Friday and Saturday morning but exclusive of public and bank holidays in accordance with How to comply. Outside these times in event of extraordinary circumstances.</li> <li>Park tractors and pressure washers inside or behind buildings. Walls of buildings provide noise screening and barrier between tractors, pressure washers and sensitive receptors.</li> <li>Rinse down first before washout to reduce duration.</li> </ul>   |   |

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| Noise related issue             | Potential risks and problems   | Routine actions to minimise noise and noise risks  | Contingency actions to minimise noise and noise risks   |
|---------------------------------|--|--|---|
| Noise from loading solid manure | <ul style="list-style-type: none"> <li>• Engine noise</li> <li>• Moderate-loud noise</li> </ul>  | <ul style="list-style-type: none"> <li>• Export solid manure offsite for land spreading.</li> <li>• Restricted to normal working times 07.00-23.00 hours in working week Monday to Friday and Saturday morning but exclusive of public and bank holidays in accordance with How to comply. Outside these times in event of extraordinary circumstances.</li> <li>• Load in as short a time as possible.</li> </ul> |   |
| Noise from loading slurry       | <ul style="list-style-type: none"> <li>• Engine noise</li> <li>• Moderate-loud noise</li> </ul>  | <ul style="list-style-type: none"> <li>• Export slurry offsite for land spreading.</li> <li>• Restricted to normal working times 07.00-23.00 hours in working week Monday to Friday and Saturday morning but exclusive of public and bank holidays in accordance with How to comply. Outside these times in event of extraordinary circumstances.</li> <li>• Load in as short a time as possible.</li> </ul>       |   |
| Repairs                         | <ul style="list-style-type: none"> <li>• Ordinarily not considered probable cause for annoyance</li> <li>• Loud-very loud &amp; intrusive</li> </ul> | <ul style="list-style-type: none"> <li>• Restricted to normal working times 07.00-23.00 hours in working week Monday to Friday and Saturday morning but exclusive of public and bank holidays in accordance with How to comply. Outside these times in event of extraordinary circumstances.</li> </ul>  | <p><u>Trigger</u></p> <ul style="list-style-type: none"> <li>• Extraordinary noisy work, vehicles onsite.</li> <li>• Noisy work outside normal working times.</li> </ul> <p><u>Timeframe for implementation</u></p> <ul style="list-style-type: none"> <li>• Advance notice of works.</li> </ul> <p><u>Contingency action</u></p> <ul style="list-style-type: none"> <li>• Sensitive receptors likely to be seriously affected to be notified in event of any extraordinary noisy work, including expected start, finish time.</li> </ul> <p><u>Duration of action</u></p> <ul style="list-style-type: none"> <li>• Further notice if later finish expected.</li> </ul> <p><u>Cessation of action</u></p> <ul style="list-style-type: none"> <li>• Repairs complete, vehicles removed offsite.</li> </ul> |

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| Noise related issue | Potential risks and problems  | Routine actions to minimise noise and noise risks   | Contingency actions to minimise noise and noise risks  |
|---------------------|---|---|--|
| Monitoring noise    | <ul style="list-style-type: none"> <li>Monitoring can help identify any increase in noise levels with time so remedial action can be taken to avoid risk of causing annoyance.</li> </ul> | <ul style="list-style-type: none"> <li>Operators responsible for site tour every day including perimeter check for any abnormal elevated noise levels with potential to cause annoyance offsite.</li> </ul> | <p><u>Trigger</u></p> <ul style="list-style-type: none"> <li>Abnormal, extraordinary, elevated noise level.</li> </ul> <p><u>Timeframe for implementation</u></p> <ul style="list-style-type: none"> <li>Immediate, same day.</li> </ul> <p><u>Contingency action</u></p> <ul style="list-style-type: none"> <li>Check routine and contingency actions to minimise noise and risks are being adhered to.</li> <li>Inform people at receptor locations and anyone else likely to be seriously affected, what has been done or still needs to be done to reduce noise levels and duration with timescales.</li> <li>Continue checking at perimeter, until noise reduced and back to normal level.</li> <li>Decibel meters are inexpensive &amp; easy to use for monitoring especially if there are complaints.</li> </ul> <p><u>Duration of action</u></p> <ul style="list-style-type: none"> <li>Normally achievable same day, next day.</li> </ul> <p><u>Cessation of action</u></p> <ul style="list-style-type: none"> <li>Noise levels reduced, back to normal on and offsite.</li> <li>Record event and actions in farm diary.</li> </ul> |
| Complaint           | <ul style="list-style-type: none"> <li>Noise sensitivity likely to increase in warm weather when people want to enjoy their gardens and have</li> </ul>                                   | <ul style="list-style-type: none"> <li>Operators responsible for investigating any noise complaint reported by Agency, local authority, or sensitive receptors.</li> </ul>                                  | <p><u>Trigger</u></p> <ul style="list-style-type: none"> <li>Complaint reported on Saturday or Sunday by email from Agency, local authority, not considered likely from anywhere else.</li> </ul> <p><u>Timeframe for implementation</u></p> <ul style="list-style-type: none"> <li>As soon as possible on opening email.</li> </ul> <p><u>Contingency action</u></p>  |

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|---------------------|---|---|---|
|                     | <ul style="list-style-type: none"> <li>windows open more.</li> <li>Slow response</li> <li>Elevated level of annoyance.</li> </ul> |   | <ul style="list-style-type: none"> <li>Investigate if alleged noise can be substantiated. Even if no longer apparent the investigation must still be carried out and recorded same day, next day.</li> <li>Check routine and contingency actions to minimise noise and risks are being adhered to. Establish:-</li> <li>Time noise occurred, duration, description of noise.</li> <li>Activities taking place onsite at time of complaint.</li> <li>Any noisy activities taking place offsite in the vicinity</li> <li>Record all details of investigation and action taken on noise complaint report form. Keeping records for future reference, or inspection with the Environment Agency.</li> </ul> <p><b>Duration of action</b></p> <ul style="list-style-type: none"> <li>Investigation likely achievable same day, next day.</li> </ul> <p><b>Cessation of action</b></p> <ul style="list-style-type: none"> <li>Notify the Agency, local authority, complainant, anyone else likely to be seriously affected, same day as soon as possible result of investigation and corrective action or what still needs to be done with timescales.</li> </ul> |
| Review              | <ul style="list-style-type: none"> <li>Changes to be documented</li> </ul>  | <ul style="list-style-type: none"> <li>Operators are responsible for annual review</li> <li>Updated sooner where a substantiated complaint resulted in making changes to any noise related issues, routine actions or contingency actions.</li> </ul> |   |

| Change history   | Date       | Name         |
|--|------------|--------------|
| Last updated   | 12/11/2025 | Karl Collett |
| Last review  | 12/11/2025 | Karl Collett |
| Next review  | 11/11/2026 | -            |
| 12/11/25 Updated for Application Variation V002 for more houses and places for pigs. |            |              |

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| Noise related issue | Potential risks and problems | Routine actions to minimise noise and noise risks | Contingency actions to minimise noise and noise risks |
|---------------------|------------------------------|---|---|
|---------------------|------------------------------|---|---|

### Noise Complaint Report

|  |  |
|--|--|
| Date   |  |
| Reference number   |  |
| Name and address of complainant  |  |
| Telephone number of complainant  |  |
| Time and date of complaint   |  |
| Date, time, and duration of offending noise  |  |
| Weather conditions<br>(e.g., dry, rain, fog, snow)   |  |
| Wind strength and direction<br>(e.g., light, steady, strong, gusting)                          |  |
| Callers' description of noise<br>(e.g., hiss, hum, rumble, continuous, intermittent)           |  |
| Has the caller any other comments about the offending noise?                                   |  |
| Any other previous known complaints relating to the installation (all aspects, not just noise) |  |
| Any other relevant information   |  |
| Potential noise sources that could give rise to the complaint                                  |  |
| Operating conditions at the time offending noise occurred                                      |  |
| Actions taken  |  |

|   |       |         |
|---|-------|---------|
| Final outcome   |       |         |
| Complainant visited   |       |         |
| Complainant contacted with explanation<br>Yes/No<br>Date<br>By whom |       |         |
| Form completed by   | Date: | Signed: |