

## Waller, Nicola

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**From:** Kevin Brook <kevin@kbenvconsult.co.uk>  
**Sent:** 17 March 2022 15:13  
**To:** Wray, Kate  
**Subject:** RE: Re: EPR/BP3506LE/A001 - Jesmond Farm - not duly made request for information  
**Attachments:** Jesmond Farm plan v1.pdf

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Hi Kate

Thank you for your patience with this application. I've been getting mixed messages from the estate manager and planning consultant but they are now in agreement with the following:

1&2. I now understand that there will be provision for a dirty water tank as indicated on the attached revised plan so the original documents were correct in this respect. I can confirm that the tank will meet requirements for BAT and the SSAFO regulations.

3. The tank will be emptied with an agricultural vacuum tanker and landspread in accordance with the manure management plan.

4. See attached.

5. Reference has been made to the 'new shed' and 'converted sheds.' The new shed is shed 4 and converted sheds are sheds 1-3 and I have referenced this on the plan for clarity with the text.

6. Done

7. Done

8. Please could you provide guidance on the fate of any clean roof water? Are there circumstances when clean roof water is considered lightly contaminated in naturally ventilated sheds? It is expected that any generation of lightly contaminated yard water will be minimised. When animal movements are undertaken for example, leading to light contamination of yard runoff for instance, this lightly contaminated water will be collected as dirty water.

I hope this is all that you require for now but please get in touch if you require anything further.

regards

Kevin

On 17/03/2022 12:14 Wray, Kate <kate.wray@environment-agency.gov.uk> wrote:

Hi Kevin

Thanks for the updated documents. There are still a number of issues which need addressing before I can duly make the application.

1. The attached documents still refer to wash water tanks/wash water from buildings being directed to dirty water tanks etc. I have had a quick look through and highlighted those areas I have spotted which will need amending, but please check all documents which have been submitted carefully and amend appropriately to reflect site operations.
2. In terms of the tank/lagoon which will be used to store dirty yard run-off, any dirty water storage facility will need to meet the requirements of BAT and SSAFO regulations. Please

provide brief details of the tank/lagoon design and confirm whether it meets these requirements.

3. Please confirm how the tank/lagoon will be emptied.
4. Please clearly show the dirty water drainage routes to the tank/lagoon on the site drainage plan.
5. Please make sure all documents previously submitted are amended to make reference to the additional pig shed, number 4, as necessary.
6. Please clearly show the roof and yard water drainage route from the additional pig house, number 4.
7. The boundaries of the site boundary plan and the site drainage plan differ. There is an additional area of land included in the site plan. Please amend the plans to show the same boundary.
8. The proposal for the disposal of yard and roof water has now changed to a discharge to ditch. Roof water from naturally ventilated houses and yard water will be lightly contaminated and will need some form of interception and treatment prior to a discharge to ditch, for example French drains, attenuation pond. Please confirm the revised proposals.

As I explained earlier, I am not able to extend the deadline for the not duly made response so I would appreciate it if you could submit this information by the close of play today.

Please contact me if you have any queries.

Kind regards

Kate

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**From:** Kevin Brook <kevin@kbenvconsult.co.uk>

**Sent:** 17 March 2022 11:00

**To:** Wray, Kate <kate.wray@environment-agency.gov.uk>

**Subject:** Fwd: Re: EPR/BP3506LE/A001 - Jesmond Farm - not duly made request for information

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Hi Kate

Further to our earlier phone call regarding a number of outstanding points.

I have now put a scale and north arrow on the attached location plan.

I have been informed by the estate manager that, as we discussed, although dirty water tanks/lagoons are referenced in the documents, it is unlikely that there will be any generation of dirty water. Any disinfection carried out following destocking will be done by licenced contractors who will contain any fluid production within the building and remove from site in their own tanks. In the unlikely event of any dirty yard runoff being generated, then this will be contained within the tank/lagoon to the north of the site now marked on the plan.

I have hopefully removed any reference to use of a soakaway in the documents (Non-technical summary, technical standards, site condition report) as any existing clean water drains to a dyke to the north east of the farm.

Apologies for the confusion regarding provision of dirty water. You'll also notice an additional pig shed number 4 is to now be included.

I hope this is all that you require for now but please get in touch if you require anything further.

regards

Kevin

----- Original Message -----

From: Kevin Brook <[kevin@kbenvconsult.co.uk](mailto:kevin@kbenvconsult.co.uk)>

To: "Wray, Kate" <[kate.wray@environment-agency.gov.uk](mailto:kate.wray@environment-agency.gov.uk)>, Jackie Truelove <[jackie.truelove@trueloveproperty.co.uk](mailto:jackie.truelove@trueloveproperty.co.uk)>

CC: "[ramsdendan@yorkshirefarmers.co.uk](mailto:ramsdendan@yorkshirefarmers.co.uk)" <[ramsdendan@yorkshirefarmers.co.uk](mailto:ramsdendan@yorkshirefarmers.co.uk)>

Date: 16/03/2022 16:32

Subject: Re: EPR/BP3506LE/A001 - Jesmond Farm - not duly made request for information

Hi Kate

Please find attached a location plan and another buildings plan now detailing a site boundary, the numbered pig sheds, carcass store, feed silos and clean water drainage. As straw bedding will be used, there will be no dirty water generated. The sheds are naturally ventilated.

I hope this is all that you require for now but please get in touch if you require anything further.

regards

Kevin Brook

Yorkshire Farmers

07932 364078

On 02/03/2022 15:08, Wray, Kate wrote:

Hi Lizzie

Further to my earlier voicemail, I have now carried out initial checks on the above application and require the following information before it can be duly made, as follows:

2. Please submit a site plan showing the installation boundary and the location of the pig sheds, in accordance with section 5a of application form Part B3.5. The plan should include a scale and north arrow, and should be geographically correct (i.e. include fences, hedgerows or other recognisable features on site).
3. Please submit a site drainage plan, in accordance with section 5a of application form Part B3.5, including the following details:
  - Pig sheds (appropriately numbered)
  - Sources of emissions/releases (e.g. ventilation fans, generator, feed silos, carcass storage)
  - Fuel and chemical storage (e.g. diesel, pesticides)
  - Site drainage (e.g. clean and dirty water drainage routes, soakaways, discharge points and site surfacing)

*The application documents do refer to Appendix 4: Site Location, Site layout, drainage and emission points, however I do not appear to have received these plans as part of the supporting documents.*

Please submit the information by 16 March 2022. If we do not receive the information by this date, we will return your application.

If we do receive the requested information we'll 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 letter 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 application charge to cover our costs in reviewing your application and requesting information. This maximum amount we'll retain is capped at £1,500. Further information on charging can be found at: <https://www.gov.uk/government/publications/environmental-permitting-ep-charges-scheme>

Please let me know if you have any queries.

Kind regards

Kate

**Kate Wray**

Senior Permitting Officer – Installations, National Permitting Service

**Environment Agency:** Trentside, Scarrington Road, West Bridgford, Nottingham, NG2 5FA

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also be accessed by someone other than the sender or recipient, for business purposes.

many thanks

regards

Kevin

KB Environmental Consulting

07932 364078

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many thanks

regards

Kevin

KB Environmental Consulting  
07932 364078