

**From:** [Wray, Kate](#)  
**To:** [anna](#)  
**Subject:** RE: EPR/VP3036CR/V003 We Need More Information About Your Application CRM:0278174  
**Date:** 03 October 2024 13:59:00  
**Attachments:** [image001.png](#)  
[image002.jpg](#)

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Hi Anna,

Thanks for the confirmation regarding the grain store. We will add a note to the introductory note of the variation, explaining that the grain store and grain drying activity are not technically connected to the pig farm.

You do need to be aware however, that if the permit is ever surrendered in the future, because the grain store and grain drying activity are located within the permitted installation boundary, the operator of the installation (Boarcross Ltd) would be responsible for cleaning up any contamination associated with this area of land, so you may want to consider a partial surrender at some point in the future, to remove this area of land from the permit boundary.

One last question with regards to the grain drying activity, can you double check the maximum capacity of the drier is 800 tonnes/hour, as detailed in your email dated 02/10/24. This seems very high, and we are just wondering whether this should have read 800 tonnes/day?

Kind regards  
Kate

**Kate Wray**  
Senior Permitting Officer – Installations, National Permitting Service

**Environment Agency:** Trentside, Scarrington Road, West Bridgford, Nottingham, NG2 5FA  
Email: [kate.wray@environment-agency.gov.uk](mailto:kate.wray@environment-agency.gov.uk)  
Mobile: 07721 117199  
External: 02030253297  
Internal: 33297

Working days: Tuesday to Friday



**Do you operate a medium combustion plant or specified generator?**  
[Click here to find out if you need to meet the regulations](#)

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**From:** anna <[anna@boarcross.co.uk](mailto:anna@boarcross.co.uk)>  
**Sent:** 02 October 2024 21:32  
**To:** Wray, Kate <[kate.wray@environment-agency.gov.uk](mailto:kate.wray@environment-agency.gov.uk)>  
**Cc:** Emily Field <[Emily@boarcross.co.uk](mailto:Emily@boarcross.co.uk)>  
**Subject:** RE: EPR/VP3036CR/V003 We Need More Information About Your Application CRM:0278174

Hi

The grain store and arable land operate under M Field Ltd. As like Crooked Dale Ltd, all aspects of M Field Ltd are separate to the pigs - staff, management and equipment.

Thanks

Sent from my Galaxy

----- Original message -----

From: "Wray, Kate" <[kate.wray@environment-agency.gov.uk](mailto:kate.wray@environment-agency.gov.uk)>  
Date: 02/10/2024 2:56 pm (GMT+00:00)  
To: wardle anna <[anna@boarcross.co.uk](mailto:anna@boarcross.co.uk)>  
Subject: RE: EPR/VP3036CR/V003 We Need More Information About Your Application CRM:0278174

Hi Anna,

Thanks for the information.

Can you confirm whether there is a technical connection between the pig unit and the grain store and grain drying activity, i.e. operated by same operator, staff, shared EMS etc.

Please confirm by 03/10/24.

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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**From:** wardle anna <[anna@boarcross.co.uk](mailto:anna@boarcross.co.uk)>  
**Sent:** 02 October 2024 13:10  
**To:** Wray, Kate <[kate.wray@environment-agency.gov.uk](mailto:kate.wray@environment-agency.gov.uk)>  
**Cc:** Field Emily <[emily@boarcross.co.uk](mailto:emily@boarcross.co.uk)>  
**Subject:** RE: EPR/VP3036CR/V003 We Need More Information About Your Application CRM:0278174

On 02/10/2024 12:07 BST Wray, Kate <[kate.wray@environment-agency.gov.uk](mailto:kate.wray@environment-agency.gov.uk)> wrote:  
Hi Anna,

I have worked out the thermal input for the standby generator to be 0.5MWth and for the grain dryer 0.4MWth.

1. The grain drying process is currently not captured in the permit and so I would appreciate it if you could answer the following questions associated with this activity:
  - Maximum capacity of drier in tonnes/hour (note you have already confirmed at worst case scenario this would be operated for 24 hours per day). **800 tonnes / hour - again, this is all dependant on the brought in corn from the combine and the weather.**
  - Maximum number of days operational per year. **21 days (for 20 hours, to allow for oil checks and fuel) in August, then after that is ALL weather dependant. It is serviced every 300 hours.**
  - Whether the dryer is only used for drying grain produced on the farm. **Yes - we only bring in our own grain from our land.**
  - What is the end use of the grain, i.e. is it solely used on the permitted installation or is all/some sold for use off-site. **All sold off site.**
2. Please confirm which of the figures from the two documents submitted yesterday (Tranmere diets & Tranmere diets 2) we should be using for the crude protein levels for pigs >30kg, and provide some explanation of these figures. **Sorry, please see attached revised diets. We only now use, D13FP and D15FP. We would bring the pigs in on D13, then depending on the growth rate, then change down to D15. They will be finished on ration D15.**

In addition, I have noticed that there are 2 poultry sheds located to the north of 'Big yard', adjacent to the installation boundary. Can you please confirm, as discussed, that the only technical connection between the

pig farm and the poultry unit is the standby generator, which would be used on both units in an emergency, and that the operator, management, staff etc. are all separate. [The laying farms operate under Crooked Dale Ltd.](#) [The hens are completely separate to the pigs \(no shared staff, management, or equipment\).](#) The only thing they do share with the pigs (Boarcross Ltd) is the standby generator.

Please submit this information by Friday 03/10/24 and again give me a call if you have any questions.

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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**From:** wardle anna <[anna@boarcross.co.uk](mailto:anna@boarcross.co.uk)>  
**Sent:** 02 October 2024 10:27  
**To:** Wray, Kate <[kate.wray@environment-agency.gov.uk](mailto:kate.wray@environment-agency.gov.uk)>  
**Cc:** Field Emily <[emily@boarcross.co.uk](mailto:emily@boarcross.co.uk)>  
**Subject:** RE: EPR/VP3036CR/V003 We Need More Information About Your Application CRM:0278174

Hi

Thank you so much for your time on the phone.

Please find attached bits and notes below.

Thanks

On 01/10/2024 18:01 BST Wray, Kate <[kate.wray@environment-agency.gov.uk](mailto:kate.wray@environment-agency.gov.uk)> wrote:

Hi Anna,

Thank you for your email and additional information. I am still in the process of assessing your crude protein figures and BAT compliance, but in the meantime can you address the following outstanding points please:

1. Site drainage - make it clear in Table 1 of question 7 of application form C3.5 what happens to lightly contaminated roof and yard water. Looking at the site drainage plan, it appears that there is a clean water drainage route discharging off-site, however the technical standards document refers to discharge to soakaways. Provide clarification and update the site drainage plan and all other relevant documents so that it is clear.
2. Update Table 1 in question 7 of application form C3.5 to include the two standby generators and vents from any fuel tanks.
3. Confirm the thermal input capacity for the standby generator in MWth.  
*Note: you have currently provided the KVA output rather than the thermal input in MWth.*

4. Confirm the following for the standby generator associated with the grain store:
  - a. Confirm the thermal input capacity of the standby generator in MWth. **160KVA and 140KW**
  - b. Confirm how many hours per annum the standby generator is operated for testing purposes. **n/a**
  - c. Confirm the standby generator is only used for emergency power supply use, where mains power has gone down, for less than 500 hours per annum. **As per telephone conversation, this is a generator used for drying corn. The way we run this is weather dependant and also, how wet the corn is when bringing it in off the combine. We run this (harvest dependant) late August - November. We do not run the drier on wet days, as this brings moisture back into the grain store, and in November we tend to run the drier on frosty clear nights to keep the grain at a constant 6 degrees. We ran for 750 hours last year. Worse case, we would need to run for 24 hours per day.**
5. Confirm the additional fee has been paid for assessment of the dust management plan and provide the payment date and payment details so we can locate it on our system. **We made the payment yesterday - ref VP3036CR**
6. Provide an email address for the company secretary.

Please submit this outstanding information by Friday 04/10/24 at the latest and 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  
Email: [kate.wray@environment-agency.gov.uk](mailto:kate.wray@environment-agency.gov.uk)  
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External: 02030253297  
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**From:** wardle anna <[anna@boarcross.co.uk](mailto:anna@boarcross.co.uk)>  
**Sent:** 01 October 2024 12:18  
**To:** SM-Defra-RESP-notifications (DEFRA) <[RESP-notifications@defra.gov.uk](mailto:RESP-notifications@defra.gov.uk)>; Wray, Kate <[kate.wray@environment-agency.gov.uk](mailto:kate.wray@environment-agency.gov.uk)>  
**Cc:** Field Emily <[emily@boarcross.co.uk](mailto:emily@boarcross.co.uk)>  
**Subject:** Re: EPR/VP3036CR/V003 We Need More Information About Your Application CRM:0278174

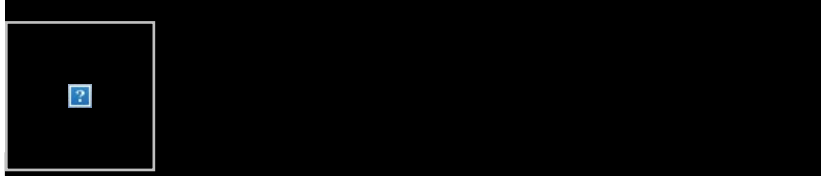
Hello

Please find documents attached and also notes added on your points below.

Hope its ok?

Thank you

On 27/09/2024 09:37 BST SM-Defra-RESP-notifications (DEFRA) <[resp-notifications@defra.gov.uk](mailto:resp-notifications@defra.gov.uk)> wrote:



Dear Anna

**Environmental Permitting (England and Wales) Regulations 2016**

**Application reference: EPR/VP3036CR/V003**

**Operator: BOARCROSS LIMITED**

**Facility: Tranmere Farm, Driffield Road, Langtoft, YO25 3TT**

Thank you for your application received on 17/09/2024.

I have completed the ammonia screening assessment, based on your revised proposal to increase production pig places (pigs >30kg) to 4,560 and extend/add the fully slatted floor houses. I can confirm that detailed modelling is not required.

I have been advised as of today to use the current standard emission factor (EF) of 3.11 for pigs >30kg with FSF with vacuum system for frequent slurry removal, rather than the lower EF of 2, where slurry depth is <800mm & removal frequency is a minimum of 12 weeks. This is because the revised emission factors will be coming in shortly. They are currently out on consultation, and it is likely they will be published over the next few months. As a result, the ammonia screening has been based on the current standard emission factors of 2.97 for pigs >30kg on solid floor, straw, and 3.11 for pigs >30kg with FSF with vacuum system for frequent slurry removal.

I have also finished an initial review of your application and supporting documents and require the following information before the application can be duly made:

1. Application form Part C3.5

Please submit a revised form addressing the following points:

- a. Provide the applicant contact details and registered officer address as this is different to answer 1a).
- b. Amend your answer for 2b) proposed changes, to include the following details:
  - Increase in production pigs to 4,560
  - Extension/replacement of house 6 with Warcup House 1 and addition of Warcup house 2.

*Note: please confirm whether house 6 is being knocked down and replaced or extended as it is not currently clear.*

- Increase to installation boundary to accommodate the two new/extended sheds.

- Removal of incinerator from the permit, as per the CAR form dated 01/05/2019.

c. Question 2c – amend your answer to substantial variation, as the increase in animal places is over 2,000 pigs >30kg.

d. In accordance with question 4, submit a summary of your updated management system.

e. In accordance with question 5a, submit a revised site plan showing the extended installation boundary in green, with numbered pig houses (numbering should be in-line with the existing numbers on the plan in permit EPR/VP3036CR, issued 13/09/2012), north-facing arrow and scale. The plan should be geographically correct (i.e. include fences, hedgerows or other features recognisable on site and should not be a schematic).

*Note: you must ensure all the land currently permitted is included in the extended boundary, otherwise you would need to part surrender these areas of land. I have included a copy of the existing site plan for your information.*

f. In accordance with question 5b, submit a revised site drainage plan.

*Note: this must include all the features outlined in question 5a and 5b, including installation boundary, ventilation fans, clean and dirty water drainage routes, generator, fuel 7 chemical storage etc. Again, the houses should be numbered in-line with the current site plan.*

g. Amend your answer to question 5c, as you will need to include extra land, and submit an updated site condition report for the extra land in accordance with guidance [Environmental permitting: H5 Site condition report - GOV.UK \(www.gov.uk\)](#).

h. Amend Table 1 in question 7 with details of all emission points to air, water or land from the installation.

a. As there are sensitive receptors within 100 metres of the installation boundary, submit a dust and bioaerosol management plan, in line with our guidance <https://www.gov.uk/guidance/intensive-farming-risk-assessment-for-your-environmental-permit#air-emissions-dust-and-bioaerosols>.

j. Please note that in accordance with Table 1.19 of the [The Environment Agency \(Environmental Permitting and Abstraction Licensing\) \(England\) Charging Scheme 2022 \(publishing.service.gov.uk\)](#), there is an additional charge of £620 for assessment of the dust and bioaerosol management plan, which must be paid in full before the application can be duly made.

k. Confirm whether the residential receptor located at TA 01024 65649 is occupied by the farm owner, person in control of the installation or farm workers. If it is occupied by persons not linked to the installation, you will need to submit revised odour and noise management plans. **Our employee Anne Pudsey occupies the farm house, and works on the farm on a permeant basis.**

l. Amend the number of pig places in Table 2, question 8d to 4,560 pigs >30kg.

2. Provide a non-technical summary (NTS) that has a reasonable amount of information to enable public understanding.

3. The emission factor for pigs >30kg with FSF with vacuum system for frequent slurry removal (3.11) does not meet the BAT-AEL of 2.6 NH<sub>3</sub>/animal place/year without considering other measures. Provide details of occupancy levels and crude protein levels in the diet (if appropriate we can apply a 20% reduction to the emission factor) to demonstrate how you will meet the BAT-AEL. **Tranmere diets attached to show details.**

4. Confirm you comply with all relevant BAT conclusions within the Best Available Techniques (BAT) Reference Document (BREF) for the Intensive Rearing of Poultry or Pigs (IRPP), published on the 21st February 2017 for all animal housing and facilities linked to the installation. The BAT Conclusions document sets out the standards that permitted farms have to meet and can be found [here](#). **We comply.**

a. BAT conclusions 3 and 4 require you to adopt a nutritional strategy to reduce the levels of nitrogen (N) and phosphorus (P) excretion and demonstrate you are meeting the BAT associated excretion levels given in table 1.1 and table 1.2. Please check the relevant levels and confirm you can meet them. **Information provided in the diet sheet.**

b. BAT conclusion 24 describes two techniques for monitoring total nitrogen and phosphorus excretion. Specify which technique you will utilise. **An annual sample of slurry and muck will be taken and we will use (b) "Estimation by using manure analysis for total nitrogen and total phosphorus content."**

c. BAT conclusion 25 describes three techniques for monitoring ammonia emissions and allows for emission levels to be demonstrated through the use of emission factors. Specify which technique you will utilise. **We will use technique (c) "Estimation by using emission factors."**

d. BAT conclusion 27 describes two techniques for monitoring dust emissions and allows for emission levels to be demonstrated through the use of emission factors. Specify which technique you will utilise. **We will use technique (b) "Estimation by using emission factors."**

e. BAT conclusions 30 describes the techniques for reducing ammonia emissions from pig housing. Confirm which technique(s) you will utilise. **We will utilise the following: (ii) increase the frequency of slurry (manure) removal to external storage; (iv) keep litter clean and dry.**

#### 5. Standby generator

a. Confirm the thermal input capacity of the standby generator in MWth. **The generator is 200 KVA and 180 KWph.**

b. Confirm how many hours per annum the standby generator is operated for testing purposes. **We test the generator for 52 hours per annum.**

*Note: In accordance with guidance [Emergency backup diesel engines on installations: best available techniques \(BAT\) - GOV.UK \(www.gov.uk\)](#), you must test the standby generator for less than 50 hours a year. In the Intensive Farming sector, operators generally test for 1 hour per week which we can accept.*

c. Confirm the standby generator is only used for emergency power supply use, where mains power has gone down, for less than 500 hours per annum. **The generator is tested weekly, and only used where mains power has gone down. Currently this is less than 500 hours per annum**

6. Provide contact details for the Company Secretary. **Mr Timothy Charles Field**

*Note: This information is required for serving Schedule 5 notices and issuing decisions.*

Please reply directly to this email with your information and copy me in.

You must send us the information and payment by **11/10/2024**.

Details of how to pay are given in Part C3.5 of the application form.

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 application charge to cover our costs in reviewing your application. 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-permits-and-abstraction-licences-tables-of-charges>

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 please contact me.

Kind regards  
Kate

**Kate Wray**  
Senior Permitting Officer – Installations, National Permitting Service

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