EPR/HP3624MU Grove Farm Pig Unit

Morning Karl,

Further to my email yesterday, we have completed an initial review of your application, and we require additional information, as detailed below, before it can be duly made:

1. Submit a site plan (OS style or similar) in accordance with question 5a of application Part B3.5. The plan should show the installation boundary in green and the location of the pig houses (numbered 1 to 4). The site boundary plan must be geographically correct (i.e. include fences, hedgerows or other features recognisable on site and should not be a schematic). The plan should identify all the land on which your activity takes place and include a scale and north facing arrow.

   Created at the 1:2500 scale showing the installation boundary and pig houses numbered 1 to 4 and surrounding landscape including the railway and nearest sensitive receptors in Grove Road and Rectory Road.

2. Update the raw materials inventory within the technical standards document to confirm the quantities of each raw material used/stored on site.

   Updated Table 6 Raw Materials Inventory for Grove Farm Pig Unit on p29.

3. Confirm whether there is a standby generator on site, and if so, answer the following:

   There will be no back-up generator at Grove Farm Pig Unit. Houses designed with natural ventilation and no mandatory back-up system required.

- Thermal input capacity of the standby generator in MWth.
- Number of hours per annum the standby generator(s) is operated for testing purposes.
- Whether the standby generator is only used for emergency power supply use, where mains power has gone down, for less than 500 hours per annum.
  Note: In accordance with guidance, Emergency backup diesel engines on installations: best available techniques (BAT) - 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.

4. Update 'Table 2 Emissions' within the Technical standards document to include the vent(s) from the fuel tank(s), and exhaust on standby generator if there is one located on site.
5. Amend the title of 'Table 2 Emissions' as it refers to Old Hall Farm.

   Amended title to Table 2 Emissions (releases) at Grove Farm Pig Unit on p9.
   Plus, added vent from stand-alone diesel tank inside existing fuel & chemical store.

6. Confirm the quantity of manure it is proposed to store within the installation boundary (in tonnes).

   700 tonnes same as reported in:
   The revised Environment Agency Pre-application Report dated 14/04/26 on p3 Operating techniques in Part B3.5 on p17.

7. Confirm the surface area of the proposed slurry store(s) (in m2).

   Reported 174.4m2 for the existing slurry store in the revised Pre-application Report dated 14/04/26 on p3.

   Applicant recognises additional capacity will probably and definitely be required when a third and a fourth pig house respectively, is brought into operation to provide capacity for six months storage. Not yet decided to install either a second, smaller tank or a package, slurry bag. Included provision in the application for a second tank with same surface area and floating cover.

8. Submit a copy of the EIA referred to in question 9 of application Part B3.5.

   Submitted a copy of the Environment Statement dated May 2026 plus Appendices 1 to 3 for Odour, Noise and Ammonia Assessment, Transport Assessment and Drainage and Water Assessment respectively, prepared by the applicants planning agent as constitute the environmental impact assessment available on the South Norfolk and Broadland District Council website at https://www.southnorfolkandbroadland.gov.uk/planning/planning-applications/find-planning-application

9. In the revised ammonia screening assessment undertaken in April 2026 (EPR/HP3624MJ/P002), the standard emission factor of 1.888 for pigs over 30 kg housed on solid floors with a straw system was reduced by 16.5% to reflect the average crude protein level provided in your email dated 10 April 2026. Provide supporting evidence confirming the crude protein (CP) percentage of each diet used throughout the rearing cycle (e.g. feed dockets), together with the calculations used to derive the average crude protein level.

   P040PT Peddars Finisher 1 Pellets 17.00% protein declaration
   P041PT Peddars Finisher 2 Pellets 15.70% protein declaration

   Agency method to calculate bespoke emission factor due to %CP reduction:
   (17.00% +15.70%)/2= 16.35%
   18% -16.35% = 1.650%
   100% - 16.5% = 83.5%
   1.888 x 0.835 = 1.576 kgNH3/ap/yr.

Bespoke emission factor based on the standard emission factor (EF) of 1.888 (with an average 18% crude protein content of animal diet), and applying a 16.5% reduction due to a 1.65% reduction of the average crude protein in the production pigs' diet over the rearing cycle *(a 10% reduction can be applied to the standard ammonia emission factors for every 1% reduction on the standard dietary CP intake figure, up to a maximum reduction in EF of 20%)*

Submitted a screenshot of the percentage crude protein in both diets used at Grove Farm Pig unit supplied by Peddars Milling Ltd. Not declared on labels with each feed delivery, not a requirement.

Documents submitted:
Application Bespoke Site Plan for the Permit
Application Bespoke Summary_ Technical Standards_Controls
Environment Statement
Appendix 1 Odour, Noise and Ammonia Assessment
Appendix 2 Transport Assessment and Drainage and Water Assessment
Appendix 3 and Drainage and Water Assessment
Application Bespoke Peddars Milling Percentage Crude Protein in Feedstuffs.

You must send us the information by **05/11/2026**.

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 correct application charge to cover our costs in reviewing your application. This maximum amount we'll retain is capped at £1,673.78. Further information on charging can be found at: https://www.gov.uk/government/publications/environmental-permits-and-abstraction-licences-tables-of-charges.

If you have any questions or wish to discuss any of the above, please contact me.

Kind regards
Kate

Kate Wray
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