Pre-application Report

To: Steve Raasch (on behalf of Harlands Farming Limited)

Pre-application number: EPR/GP3120UF/P001

Togdale Farm
Accommodation Road
Langtoft
Driffield
East Yorkshire
YO25 3TY

Date Completed – 22/09/2026

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 operate a farm which is permitted to stock 112,000 free range layer places.

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 do not need to submit detailed modelling with your application. Further information about the screening results is provided in detail in Annex 1.
Please include this report in your H1 Environmental Risk Assessment and submit 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 the Environment Agency Website:
http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environment-agency.gov.uk/business/sectors/40057.aspx

Applying for your permit

You will need to complete application form part B3.5:
https://www.gov.uk/government/publications/application-for-an-environmental-permit-part-b35

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: 502800, 468598 (with an 825m 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.

Category of livestock	Housing system	Number of animal places	Ammonia emission factor (kg NH3/animal place/year)
Layers	Free range system, multi tier with once weekly belt removal Roof ventilation only (vents greater than 5.5 metres high, fan efflux velocity at or greater than 11 m/s)*	112,000	0.073

* this can include gable end fans that are used for heat extraction only during the summer months

Manure and slurry storage

No manure or slurry is stored within the installation boundary.

If you decide 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 will need to request a new screening assessment.

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 impacts from the proposal screened out and therefore detailed modelling is not required.