

# Permitting and Planning Considerations

April 2017

## Poultry Farm Applications

Please see below a table outlining what is considered during the application process for an Environment Permit by Environment Agency and the Planning Application by the local planning authority

	Permitting considerations (Environment Agency)	Planning considerations for the local planning authority
<b>1. Proximity and impacts to local residents</b>	Considered via environmental risk assessments and mitigated by actions within noise/odour/dust management plans which need to be agreed with the Environment Agency, and are a requirement of the permit.	Assessment is required to determine whether the location is an appropriate use of the land.
<b>2. Odour</b>	Considered via an environmental risk assessment and controlled by mitigation actions within an odour management plan which need to be agreed with the Environment Agency, and are a requirement of the permit. (for sensitive receptors within 400 metres, or substantiated complaints received). The national Agency policy is that odour modelling is not required. For cases where an odour model is submitted in the application, it may be assessed by Air Quality Modelling & Assessment Unit (AQMAU) depending on the proximity of sensitive receptors (N.B. the farm house and properties owned by the farm are not considered to be sensitive receptors for amenity issues).	Yes considered. Odour models may be submitted as part of the Environmental Impact Assessment (EIA), particularly if requested by the local authority (for example Environmental Health Department).  Includes statutory nuisance.
<b>3. Noise</b>	Considered via an environmental risk assessment and controlled by mitigation actions within a noise management plan which need to be agreed with the Environment Agency, and are a requirement of the permit. (for sensitive receptors within 400 metres, or substantiated complaints received). The national Agency policy is that noise modelling is not required. For cases where a noise model is submitted in the application, it may be assessed by AQMAU depending on the proximity of sensitive receptors (N.B. the farm house and properties owned by the farm are not	Yes considered. Noise models may be submitted as part of the EIA, particularly if requested by the local authority (for example Environmental Health Department).  Includes statutory nuisance.

customer service line  
03708 506 506

incident hotline  
0800 80 70 60

floodline  
03459 88 11 88

	considered to be sensitive receptors for amenity issues).	
<b>4. Dust and bio-aerosols</b>	<p>For all applications considered as part of a basic environmental risk assessment. Where sensitive receptors occur within 100 metres a more detailed dust and bio aerosol risk assessment &amp; management plan are required. Because the issue is one of public health, the definition of a sensitive receptor includes all residential properties and the farmhouse.</p> <p>The national policy is that dust or bio aerosol monitoring is not required.</p>	Yes considered. Includes statutory nuisance.
<b>5. Land spreading of manure and wash water</b>	<p>In cases where the plan is to spread some or all of the by-product on the same farm (and by the same operator), a manure management plan is required. In cases where the by-product is to be transferred to another legal entity (e.g. removed from the farm), the permit holder is required to keep records of dates and quantities removed. They also require a contingency plan listing names &amp; addresses of other farms which may accept the by-product in an emergency. N.B. If the manure/wash water is to be sent for treatment e.g. to an Anaerobic Digester site, or incinerator then it is considered to be a waste and waste transfer notes are required.</p> <p>We do not regulate nuisances from manure storage or spreading e.g. odour, noise, pests etc.</p> <p>If the land is in the Nutrient Vulnerable Zone then the Nitrates Regulations will apply and will be the main form of regulation.</p> <p>The Code Of Good Agricultural Practice (COGAP) may apply but it is a statutory guidance document which makes reference to statutory requirements.</p>	<p>Should be considered in the EIA e.g. brief details as to how manure and wash water will be dealt with. If the plan is to spread some or all of it on the farm then the EIA should show that there is sufficient land bank available. The numbers of vehicle movements should be considered.</p> <p>Not regulated under a planning permission though.</p>
<b>6. Manure storage (field heaps)</b>	Some control will be possible via the actions set out in the manure management plan (see above notes). Some control will also be	Very little control as they would be outside the planning boundary of the farm.

	possible via Nitrates Regulations if the farm is in a Nitrate Vulnerable Zone.	
<b>7. Traffic, access and vehicle movements</b>	This is not considered directly. The mitigating actions in the noise management plan may control hours of operation for certain night time activities, e.g. to reduce noise when vehicles are inside the permitted boundary.	This is a planning issue.
<b>8. Visual impacts</b>	These are not considered in the permitting process.	This is a planning issue.
<b>9. Animal or bird place numbers</b>	Considered for example when assessing the potential for pollution to the environment (e.g. noise, odour, dust and ammonia emissions). Less than 40,000 birds would not be subjected to an environmental permit.	Considered but regulated via the permit and animal welfare regulations.
<b>10. Flies and vermin</b>	Considered by the environmental risk assessment. A vermin management plan may be required.	Considered.
<b>11. Biomass boilers and their air emission points</b>	Regulated. The predicted emissions are screened for public health protection.	Considered.
<b>12. Flood via risk assessment</b>	Should be considered to mitigate pollution from flooding e.g. a flood risk assessment and flood management plan may be required.	Planning consideration. Flood Risk Assessment-to avoid flooding, or mitigate against flooding, or to manage the flood risk in that order of preference.
<b>13. Animal welfare</b>	Not considered directly. However, the permit may require a high degree of good site management, for example management of fallen stock, and bio security measures.	Covered by other legislation.
<b>14. Alternative locations and the wider demand for the produce</b>	Not considered.	Considered.
<b>15. Operational hours</b>	Not directly considered. The noise management plan may restrict certain noisy activities to times during the day.	Considered.
<b>16. Ammonia emissions</b>	Considered to ensure that ammonia emissions do not impact on statutory and certain non-statutory designated habitats.	Considered.

<b>17. Protection of statutory and certain non-statutory designated habitats</b>	Considered through consultation with Natural England and both internal ecologists and the Local Authority Ecology section.	Considered.
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