

From: Cahill,
Sent: 07 July 2026 16:44
To: Clements, Kate <Kate.Clements@wiltshire.gov.uk>

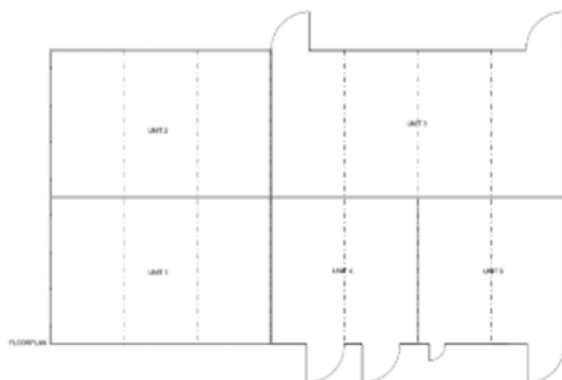
Subject: PL/2025/07191 - Knoll Farm, Norton Ferris, Warminster, BA12 7FG

Good afternoon, Kate,

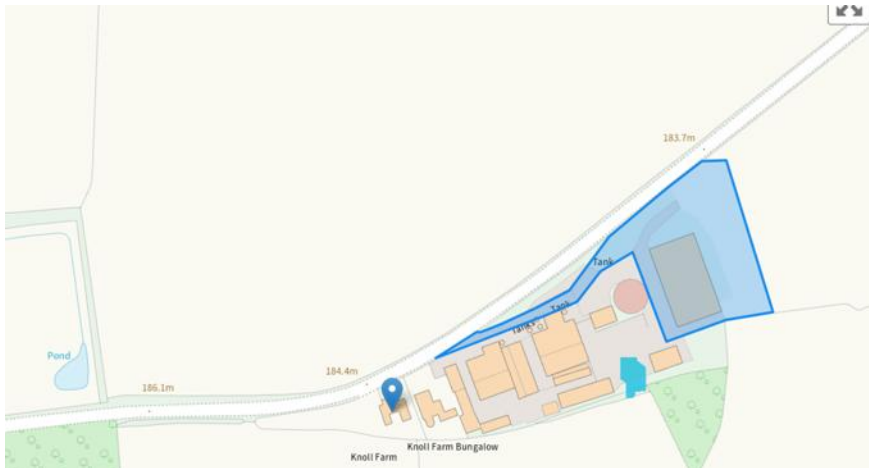
Following my visit to Knoll Farm on 01 July 2026, I wanted to update you on my findings and clarify Public Protection's current position.

During the visit, the applicant outlined the proposed operation for the collection, sorting, storage and transfer of Animal By-Products (ABPs) from the site.

The proposal is for collection vehicles to return to the site and unload ABPs within units 1 and 2 of the building. The building would be upgraded to meet APHA standards, with Category 1 and 2 materials separated from Category 3 material by an internal wall. Each section would have its own drainage channel and effluent pit. The proposal also includes the washing of wheelie bins, containers and vehicles used to collect ABPs within units 1 and 2. The units would not be fitted with mechanical extract ventilation.



ABPs would be sorted within units 1 and 2 before being transferred to refrigerated or frozen storage. The approximate location of this storage is shown below.



The applicant advised that any ABP's moved outside the building would be covered in accordance with APHA requirements. Once sufficient material has been collected, it would be loaded onto vehicles and transported off site for further processing.

Whilst the information provided during the site visit has been helpful in understanding the proposed operation, there is currently insufficient information available to fully assess the potential environmental impacts of the development, particularly in relation to odour generation and control.

To this end, I request that the applicant develops and submits an Odour Management Plan prior to this application being determined. This shall include, but is not limited to:

- A specification demonstrating how the building and associated infrastructure will be upgraded to meet the relevant APHA requirements and standards.
- A site layout plan and/or process flow diagram clearly identifying where each odourous activity associated with the operation will take place.
- Details of the categories and anticipated quantities of ABPs to be received, handled and stored at the site.
- Information on the proposed storage arrangements for all materials, including maximum storage capacities and retention periods.
- Details of temperature control measures throughout the process, from collection and receipt through to storage and onward transportation.

- Operational procedures for the handling, sorting, segregation, storage and transfer of materials.
- Cleaning and disinfection arrangements for vehicles, containers, equipment and refrigerated/frozen storage facilities.
- Details of the surface water and foul drainage systems, together with arrangements for effluent collection, treatment and disposal.
- Measures proposed to prevent, minimise and manage odour emissions arising from site operations.
- Contingency procedures for managing equipment breakdown, refrigeration/freezer failure, collection delays, power outages and other abnormal operating conditions.
- Details of any proposed odour monitoring, record-keeping, complaint investigation, and corrective action procedures.
- Information on site management arrangements, including staffing levels, roles and responsibilities, staff training and operational oversight.

This information is required to enable a full assessment of the proposed operation and its potential impacts on residential amenity.

Please let me know if you require any further information.

Kind regards,

Nadine Cahill

Environmental Health Officer