

Odour Management Plan

Knoll Farm, Norton Ferris, Warminster, Wiltshire, BA12 7FG

Prepared for: WestCorn Enviro Waste Ltd

Planning Application: Proposed Collection, Handling, Sorting, Storage and Transfer of Animal By-Products (ABPs)

Date: 09 July 2026

1. Introduction

This Odour Management Plan (OMP) has been prepared in support of the planning application for the proposed collection, Handling, sorting, storage and transfer of Animal By-Products (ABPs) at Knoll Farm.

The purpose of this document is to demonstrate that the proposed operation has been designed to minimise the potential for odour emissions and that suitable operational controls will be implemented to protect residential amenity and the surrounding environment.

The facility will operate in accordance with all relevant Animal By-Products Regulations and will obtain the necessary approval from the Animal and Plant Health Agency (APHA) before becoming operational. The site already has 2 cold stores which will become operational for storage as well as refrigerated vehicles for storage and distribution.

The site will be used solely as a handling, transfer and storage facility. No rendering, processing, composting or treatment of ABPs will take place.

2. Site Description

The development comprises Units 1 and 2 within the existing agricultural building at Knoll Farm.

The operation will include:

1. Receipt of collected Animal By-Products.
2. Internal unloading.
3. Internal handling & sorting.
4. Temporary refrigerated or frozen storage.
5. Loading onto larger vehicles for transport to approved processing facilities.
6. Washing and disinfection of collection bins, containers and vehicles.

All handling of ABPs will occur within the enclosed building.

Category 1 and Category 2 materials can be physically separated from Category 3 materials by a permanent internal dividing wall.

Each area has its own drainage system and effluent collection arrangements.

3. Process Description

The operational process is as follows:

1. Collection vehicles collect ABPs from approved customers.
2. Vehicles return directly to Knoll Farm.
3. Vehicles enter the building.
4. Roller shutter doors are closed once vehicles are inside wherever practicable.
5. ABPs are unloaded inside the building.
6. Materials are sorted into their respective categories.
7. Category 1 and 2 materials are kept separate from Category 3 materials at all times.
8. Sorted materials are transferred into refrigerated or frozen storage.
9. Once sufficient quantities have accumulated, materials are loaded onto transport vehicles and removed to approved processing facilities.
10. Vehicles, bins and work areas are cleaned and disinfected before leaving the site.

The duration that ABPs remain outside refrigerated storage is minimised. However if ABP material is delivered to Knoll Farm, if on-going transport to processing plant is imminent, this material may not be refrigerated but go directly to transport vehicle.

4. Types and Quantities of Animal By-Products

The site will receive:

1. Category 1 Animal By-Products.
2. Category 2 Animal By-Products.
3. Category 3 Animal By-Products.

Materials are collected from approved commercial premises in sealed wheelie bins and approved containers.

The facility is intended as a handling, Storage & transfer station only.

No processing, rendering or disposal activities will be undertaken.

Maximum storage quantities will remain within APHA-approved limits.

Storage durations will be kept to the minimum operational period necessary prior to onward transport.

5. Building Specification

The reception building will be upgraded to meet APHA approval standards including:

1. Impermeable sealed concrete floors.
2. Smooth, washable wall finishes.
3. Internal washable surfaces.
4. Separate Category 1/2 and Category 3 areas can be available
5. Separate drainage systems for units 1 & 2
6. Sealed drainage channels.
7. Effluent collection tanks.
8. Refrigerated storage.
9. Frozen storage where required.
10. Pest-resistant construction.
11. Self-contained washing facilities.
12. High standards of hygiene and cleanliness.

Roller shutter doors will remain closed whenever operationally practicable to reduce any escape of odours.

The ABP categories, site approval, hygiene & disposal guidelines to be adhered to.

6. Temperature Control

Temperature control forms the primary method of odour prevention.

Control measures include:

1. Transfer of material into refrigerated or frozen storage following sorting.
2. Refrigeration maintained at appropriate operating temperatures for the material being stored.
3. Frozen storage maintained below freezing where applicable.
4. Temperature monitoring carried out daily.
5. Routine maintenance of refrigeration equipment.
6. Immediate investigation of temperature alarms.

By rapidly reducing the temperature of stored material, bacterial activity and associated odour generation are significantly reduced.

7. Odour Risk Assessment

Activity	Potential Odour Risk	Control Measures
Vehicle arrival	Low	Prompt unloading inside building
Unloading	Low	Undertaken indoors only
Sorting	Low	Immediate sorting and transfer
Temporary storage	Very Low	Refrigerated/frozen storage
Vehicle washing	Low	Internal washing area
Bin washing	Low	Internal washing area
Loading for transport	Low	Rapid loading and dispatch

Overall odour risk is considered low due to the enclosed nature of operations and temperature-controlled storage.

8. Odour Control Measures

The following measures will be implemented:

1. All unloading undertaken inside the building.
2. Internal handling & sorting only.
3. No outdoor sorting.
4. Doors kept closed whenever practicable.
5. Prompt transfer into refrigerated or frozen storage.
6. Covered containers used where material is moved externally.
7. Regular removal of waste residues.
8. Daily cleaning of operational areas.
9. Daily disinfection of floors and equipment.
10. Frequent removal of collected material.
11. Good housekeeping practices.
12. Immediate clean-up of spillages.
13. Pest control programme.
14. Routine maintenance of equipment.

The operation has been specifically designed to minimise the time during which ABPs are exposed to ambient temperatures.

9. Cleaning and Disinfection

Cleaning forms a key element of odour prevention.

The following procedures will be followed:

Daily:

1. Wash floors.
2. Remove all residues.
3. Clean drainage channels.
4. Disinfect operational areas.

After each collection route:

1. Wash collection vehicles.
2. Wash wheelie bins.
3. Wash containers.
4. Disinfect equipment.

Cleaning records will be maintained.

Only approved cleaning and disinfecting products will be used.

10. Drainage and Effluent

Separate drainage systems will serve:

1. Category 1 and Category 2 area.
2. Category 3 area.

All contaminated wash water will discharge to dedicated effluent collection facilities.

No contaminated effluent will enter surface water drainage.

Effluent can be removed by authorised waste contractors in accordance with environmental legislation but will generally be pumped into cat 1/2 load containers.

11. Abnormal Operating Conditions

The following contingency measures will be implemented.

Refrigeration Failure

1. Immediate investigation.
2. Material transferred to alternative refrigeration or freezer units where available.
3. Emergency engineer contacted.
4. Priority dispatch of stored material if necessary.
5. 2x cold store units
6. 1x Refer lorry

Power Failure

1. Site management informed immediately.
2. Refrigeration monitored.
3. Emergency procedures implemented.
4. Collections suspended if required.
5. 3 phase standby generator is already on site

Vehicle Breakdown

1. Replacement vehicle deployed where available.
2. Material kept contained at all times.

Collection Delays

1. Collection schedules adjusted.
2. Additional transport arranged where necessary.

Spillages

1. Immediate containment.
 2. Cleaning and disinfection.
 3. Incident recorded.
 4. Spill kits already available around site
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12. Odour Monitoring

The site manager will undertake regular inspections.

Monitoring will include:

1. Daily visual inspections.
2. Daily odour assessment around the building.
3. Weekly inspection of drainage systems.
4. Review of cleaning records.
5. Monitoring of refrigeration temperatures.
6. Investigation of any complaints.

Where any odour is identified, corrective action will be implemented immediately.

13. Complaints Procedure

Any complaint received will be:

1. Logged.
2. Investigated immediately.
3. Site conditions inspected.
4. Cause identified.
5. Corrective action implemented.
6. Findings recorded.

Records will be retained for inspection by the Local Planning Authority if requested.

14. Staff Training

All staff will receive training covering:

1. Animal By-Products Regulations.
2. APHA operating requirements.
3. Waste segregation.
4. Cleaning and disinfection.
5. Personal hygiene.
6. Odour awareness.
7. Spill response.
8. Emergency procedures.
9. Record keeping.

Refresher training will be undertaken periodically.

15. Site Management

The Site Manager will be responsible for:

1. Compliance with this Odour Management Plan.
 2. Daily inspections.
 3. Staff supervision.
 4. Cleaning records.
 5. Refrigeration monitoring.
 6. Maintenance arrangements.
 7. Complaint investigations.
 8. Liaison with APHA and the Local Planning Authority where necessary.
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16. Conclusion

The proposed development has been designed to ensure that odour emissions are minimised through good site design, enclosed operations, rapid handling of materials, temperature-controlled storage and high standards of hygiene.

No processing of Animal By-Products will take place on site. The facility will operate solely as a transfer, handling and temporary storage facility, with all materials transported onwards to appropriately authorised processing plants.

The combination of enclosed handling, segregation of ABP categories, refrigerated storage, regular cleaning and comprehensive operational management is considered sufficient to minimise the potential for odour emissions and protect the amenity of neighbouring properties.

WestCorn Enviro Waste Ltd is committed to operating the site in accordance with APHA approval requirements and all relevant environmental legislation.