



SITE CONDITION REPORT TEMPLATE

COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION

DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7

*AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; &
SUBMIT WITH YOUR SURRENDER APPLICATION.*

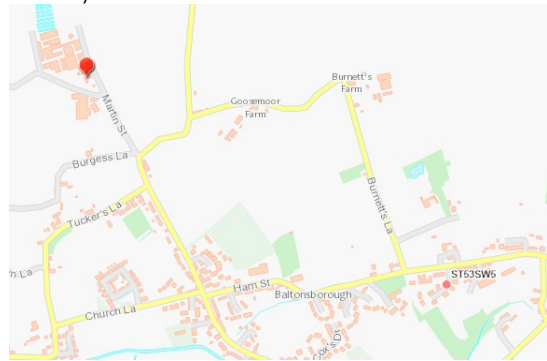
1.0 SITE DETAILS	
Name of the applicant	Graeme Moon
Activity address	Yarrow Hey, Baltonsborough, Glastonbury, Somerset, BA6 8QX
National grid reference	ST 53834 35577
Document reference and dates for Site Condition Report at permit application and surrender	H1 Site Condition Report Date as at application: 29/09/25
Document references for site plans (including location and boundaries)	A1 Site Yard Plan, A2 Site Boundary Plan, A3 Water & Electricity Plan

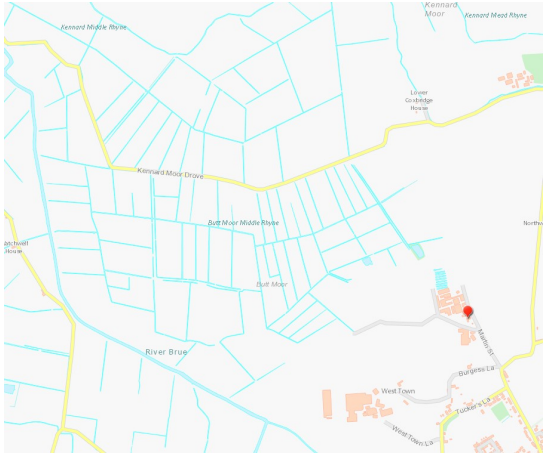
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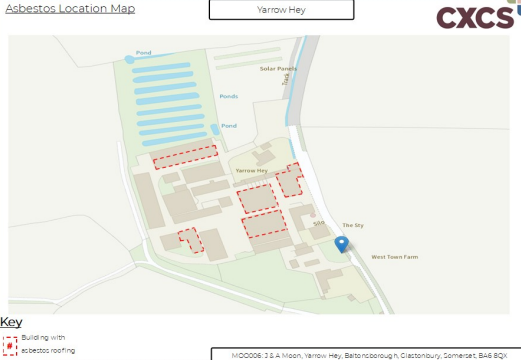
In Part A of the application form you must give us details of the site's location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.
- Locations of receptors, sources of emissions/releases, and monitoring points.
- Site drainage.
- Site surfacing.

If this information is not shown on the site plan required by Part A of the application form then you should submit the additional plan or plans with this site condition report.

2.0 Condition of the land at permit issue	
Environmental setting including: • geology • hydrogeology • surface waters	Yarrow Hey, located in Baltonsborough, Glastonbury is a family run enterprise which has been operating at this site since 1978. In recent years the enterprise has now been passed to the two sons, Graeme and Richard. The closest borehole to the site is located in the village of Baltonsborough (see location below)  The river Brue is approximately 1km from the site. Smaller surface waters can be seen

	on the attached map such as Butt Moor Middle Rhyne. The water showing on the North side of the farmyard is a now dis-used manmade wetland.  The annual average rainfall for the area is 729.53mm. The farm is within an NVZ. Please refer to the site plans for the yard's drainage.
Pollution history including: • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures	The farm has had no previous pollution incidents but has had advice given for better management to protect the environment. The manmade wetland at the rear of the farmyard could have been a potential pollution hazard but as the EA instructed this is now unused and any potential foul liquids (FYM/effluent/slurry) cannot reach this source. Yarrow Hey is the main site for the pigs, there is a second farmyard which is owned and has a cattle enterprise on and also includes some of the slurry storage for Yarrow Hey. The second yard is in the process of going through a grant application (included with this submission) for a new pig slurry lagoon to ensure they have compliant slurry storage (6 months). The grant is currently waiting on the Permit application in order to be passed. The EA have a copy of the slurry storage records following a site visit which shows they are currently insufficient (managed through exports) but with the grant application sufficient storage will be obtained.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	The site was purchased in 1978 as an existing pig farm. There are still a few original buildings on site from this time. Below shows the history of the sheds on site and labels and sheds with asbestos roofing. No known history of contamination.

	
Baseline soil and groundwater reference data	The farm sits on the edge of two national character areas, 142- Somerset Levels and Moors (yellow) and 143- Mid Somerset Hills (Blue). The geology that forms the Mid Somerset hills is of late Triassic and early Jurassic grey clay and limestone underlain by red Mercia Mudstone. The geology for the Somerset Levels and Moors is Triassic rocks and again Mercia Mudstone. The typical soils are classified as Newchurch 2 association, estuarine clay. The site is on a secondary A category aquifer. 
Supporting information	• Source information identifying environmental setting and pollution incidents • Historical Ordnance Survey plans • Site reconnaissance • Historical investigation / assessment / remediation / verification reports • Baseline soil and groundwater reference data

3.0 Permitted activities	
Permitted activities	None, not yet a permitted site. To be updated when permit is agreed.
Non-permitted activities undertaken	We are applying to have a total of 4486 pigs on rotation, consisting of: • 1600 Weaners 7-30kg • 2480 Growers/Finishers • 24 Maiden Gilts • 279 Sows + 95 farrowing sows • 8 Boars Livestock are housed all year around.

Document references for:	
• plan showing activity layout; and • environmental risk assessment.	Site plans show which sheds house which category of livestock. Dust and bioaerosols, pest, odour plans are attached with the application.

Note:

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (*Environmental Risk Assessment - EPR H1*) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as 'dangerous' under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	
Have there been any changes to the permitted activities?	
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	
Checklist of supporting information	

5.0 Measures taken to protect land	
Checklist of supporting information	

6.0 Pollution incidents that may have had an impact on land, and their remediation

Checklist of supporting information	

7.0 Soil gas and water quality monitoring (where undertaken)

Checklist of supporting information	

8.0 Decommissioning and removal of pollution risk

Checklist of supporting information	

9.0 Reference data and remediation (where relevant)

Checklist
of
supporting
informatio
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10.0 Statement of site condition

