SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v2.0 4 August 2008

**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.**

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| **1.0 SITE DETAILS** |  |
| Name of the applicant | Messrs. Buckle (Partnership) |
| Activity address | Broxty FarmKaberKirjkby Stephen,Cumbria CA17 4ER |
| National grid reference | NY 82661 11398 |

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| Document reference and dates for Site Condition Report at permit application and surrender |  16 January 2022 |

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| Document references for site plans (including location and boundaries) | BF 2.2 (i) Site Plan showing PPC BoundaryBF 2.2 (ii) Site Plan No. 2BF 2.2 (iii) Drainage Arrangements existing houses (1a & 1b) |

**Note:**

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.

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| **2.0 Condition of the land at permit issue** |
| Environmental setting including:* geology
* hydrogeology
* surface waters
 | The installation extends to approx.. 600m east to west and 200m (average) north to south(12 Ha.)All the surrounding land is predominantly used for grass production. (Grazing, silage and hay)The whole site, both existing and proposed lies in a small basin within its own watershed, draining westwards. There are only land drains and dry ditches (ephemeral watercourses) on site and the recipient watercourse, Backen Gill only issues off the permitted site to the west. The site falls approx. 10m from east to west and is situated in athe foothills of the Pennines. To the SE the land becomes ‘open moorland’. To the direct east the R. Belah which winds round the site is within a gorge / dell and is predominantly wooded. This wood is classified as a SSSI.Bracken Gill is not classified by the Environment Agency. The nearest classified stretch is the Upper R. Belah which is of "good ecological status”. Issues with Hg and PBDE are not attributed to the site and recorded as background. All other criteria recorded as “good”.The site falls within BGS Sheet 31 (50,000 scale- solid & drift editionThe map shows the main (solid) geology underlying the site is mudstone, sandstone and limestone, laid down during the Carboniferous period. More detail in Appendix BF 10 Borehole.Superficial deposits are described as till Devensian – Diamicton.(see Appendices BF 9- geology and 10- Borehole) There are a series of impervious strata protecting the rapid downward movement of surface drainage an ddirecting it to surface run off. The site borehole has been use for a number of years and analysis is provided in BF Appendix 10.According to the groundwater vulnerability map,(Magic) there is no indication ofit being source protection zone or NVZ.It is assumed vulnerability is low. |
| 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
 | Pollution Incidents:-No incidents or ‘events’ have occurred or been reported whilst the owner has operated the site. (First building erected 2013). Site with houses 1a and 1b (32,000 birds plus associated range been in operation since 2013.as a free range egg site.No buried incinerator ash or carcases have occurred for its entire duration. All taken off site by registered contractor.**Previous use and activity.**Historic land use maps confirm all previous land use as grazing with some occasional arable usage in the area. No visible evidence of other land usage.**Drainage**All drainage from existing site (roofs and scratch area) and proposed extension passes through ‘swales’ for treatment of lightly contaminated water.Swales and their outlets are part of routine monitoringan dmaintenance schedule.  |
| Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available) | Investigated but none known about or recorded  |
| Baseline soil and groundwater reference data | No formal assessments have been made of site but recorded on BGS data base as being ‘slow permeability’, seasonally wet, slightly acid base rich loam and clayey soil. Texture is loam / clay with impeded drainage. Moderately fertile Landcare:- grass, arable, some wood, Main potential issue is overland flow. |
| **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
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| **3.0 Permitted activities** |
| Permitted activities  | 4 No. poultry houses for free range egg production with a total of 64,000 places.Access roads are of compacted hardcore / sub base with small concrete pads in the vicinity of the two central service areas. Limited concrete pads exist at each gable end for plant access and gable end fan deposition collection prior to treatment in swales. Accumulations of dust is unlikely given the frequency of rainfall.**Feed**Feed is delivered in tankers and stored on site in galvenised bins protected from potential impact and fitted with cyclones with filters to prevent dust release associated with air displacement.**Depletion:-**Once the houses have been de-populated, litter from the floor is removed fro the site in covered vehicles. Demand by local farmers who no lomnger have dairy herds outstrips availability and all off-sets former application of traditional NPK inorganic fertilisers. Priority availability of both litter and routine removed manure from belts under perches, nestboxes, drinking & feeding stations is used on the owners’ farm but off the permitted site. (Land primarily used for sheep rearing.)The houses are washed down,and disinfected before the next flock is introduced. All wash – water drains to a sealed tank and contents removed as produced and spread off the permitted site with low aerosol equipment. Tanks remain empty throughout normal flock duration.**Dead Birds**Stored in freezer, (one at each site) and then transferred to collection bin at site entrance on day arranged for collection by registered contractor. No incineration on site.Numbers recorded.**Diesel**Is stored in a double skinned , bespoke storage tank and used only for fuelling the standby generator.**Chemicals**Close proximity of supplier means a ‘just in time’ policy can be adopted and only small quantities are stored in protected bunded areas and refrigerators within the Central Services Areas. Details supplied in BF 1.5 Efficient use of raw materials and Section 8 of main application form. |
| Non-permitted activities undertaken | Not applicable |
| Document references for:* plan showing activity layout; and
* environmental risk assessment.
 | BF 2.2 (i) Site Plan showing PPC BoundaryBF 2.2 (ii) Site Plan No. 2BF 2.2 (iii) Drainage Arrangements existing houses (1a & 1b)For site risk assessment see:-Accient Management Plan for odour, noise, fugitive emissions |

**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.

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| 4.0 Changes to the activity |
| Have there been any changes to the activity boundary? | If yes, provide a plan showing the changes to the activity boundary. |
| Have there been any changes to the permitted activities? | If yes, provide a description of the 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? | If yes, list of them |
| Checklist of supporting information | * Plan showing any changes to the boundary (where relevant)
* Description of the changes to the permitted activities (where relevant)
* List of ‘dangerous substances’ used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)
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| 5.0 Measures taken to protect land |
| Use records that you collected during the life of the permit to summarise whether pollution prevention measures worked. If you can’t, you need to collect land and/or groundwater data to assess whether the land has deteriorated. |
| Checklist of supporting information | * Inspection records and summary of findings of inspections for all pollution prevention measures
* Records of maintenance, repair and replacement of pollution prevention measures
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| 6.0 Pollution incidents that may have had an impact on land, and their remediation |
| Summarise any pollution incidents that may have damaged the land. Describe how you investigated and remedied each one. If you can’t, you need to collect land and /or groundwater reference data to assess whether the land has deteriorated while you’ve been there. |
| Checklist of supporting information | * Records of pollution incidents that may have impacted on land
* Records of their investigation and remediation
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| 7.0 Soil gas and water quality monitoring (where undertaken) |
| Provide details of any soil gas and/or water monitoring you did. Include a summary of the findings. Say whether it shows that the land deteriorated as a result of the permitted activities. If it did, outline how you investigated and remedied this. |
| Checklist of supporting information | * Description of soil gas and/or water monitoring undertaken
* Monitoring results (including graphs)
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| 8.0 Decommissioning and removal of pollution risk |
| Describe how the site was decommissioned. Demonstrate that all sources of pollution risk have been removed. Describe whether the decommissioning had any impact on the land. Outline how you investigated and remedied this. |
| Checklist of supporting information | * Site closure plan
* List of potential sources of pollution risk
* Investigation and remediation reports (where relevant)
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| 9.0 Reference data and remediation (where relevant) |
| Say whether you had to collect land and/or groundwater data. Or say that you didn’t need to because the information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows that the land has not deteriorated.If you did collect land and/or groundwater reference data, summarise what this entailed, and what your data found. Say whether the data shows that the condition of the land has deteriorated, or whether the land at the site is in a “satisfactory state”. If it isn’t, summarise what you did to remedy this. Confirm that the land is now in a “satisfactory state” at surrender. |
| Checklist of supporting information | * Land and/or groundwater data collected at application (if collected)
* Land and/or groundwater data collected at surrender (where needed)
* Assessment of satisfactory state
* Remediation and verification reports (where undertaken)
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| 10.0 Statement of site condition |
| Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:* the permitted activities have stopped
* decommissioning is complete, and the pollution risk has been removed
* the land is in a satisfactory condition.
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