



Title:	Supplementary Site Condition Report	
Report Reference:	HWD-R05-F1	
Client:	Beck House Poultry Farm	
Submitted To:	Environment Agency	
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1 Introduction

1.1 Background

The following Supplementary Site Condition Report (SCR) has been produced for Beck House Poultry Farm, Southwaite, Carlisle, Cumbria, CA4 0PY. The installation is split into two sites. The National Grid Reference (NGR) for the centre of:

- Site 1 is NY 42388 47396;
- Site 2 is NY 42346 46919.

The farm is located approximately 3 km Northwest of Southwaite in Cumbria. The report is based on the Environment Agency's 'H5 Site condition report – guidance and templates' guidance, which can be found via the following link –

https://assets.publishing.service.gov.uk/media/5a7c788040f0b62aff6c1e60/LIT_8001_38258e.pdf

Further details of the Environmental Permit Variation application linked to this SCR can be found within the report reference HWD-R01-F1: Installation Information.

1.2 SCR Scope

Where new land is to be incorporated within the Permit Boundary, the application form requires an SCR to be completed and submitted with the variation application. This report provides completed Sections 1-3 of the EA's H5 Site Condition Report, to capture the additional parcels of land to be added to the Permit. The amended installation boundary is detailed on the Installation Boundary Plan within the report referenced HWD-R06-F1: Site Drawings. Only the new land to be incorporated within the site boundary has been assessed within the report below.

1.3 Sources of Information

The following internet based environmental data sources were utilised to assess, establish and describe the environmental setting and, in particular, to determine the potential for substances to be present in, on or under the land associated with present and past uses of the site and adjacent areas.

- Historical Aerial Imagery.
- British Geological Survey data sets.
- Environment Agency data sets.
- MAGIC.
- <https://www.ukradon.org/information/ukmaps>.

1.4 Report Format

This report has been set out as follows:

- **Site Details** = Section 1 of the H5 Template.
- **Condition of Land at Permit Issued** = Section 2 of the H5 Template.
- **Permitted Activities** = Section 3 of the H5 Template.

2 Site Details

2.1 Introduction

The Site Details requested in Section 1 of the H5 Guidance Note have been provided in Table 2.1 below.

2.2 Site Details

Table 2.1 – H5 Guidance Note – Site Details	
Name of the Applicant	Mr & Mrs H Mitchinson
Activity Address	Beck House Poultry Farm, Southwaite, Carlisle, Cumbria, CA4 0PY. Located approximately 3 km Northwest of Southwaite, Cumbria.
National Grid Reference	• Site 1 - NY 42388 47396; • Site 2 - NY 42346 46919. Only the Permit Boundary of Site 2 in being extended.
Document reference and dates for Site Condition Report at permit application and surrender	Reports Referenced = • Application SCR - See Reports Submitted to the EA 09/03/2007, 12/02/2010, and 27/02/2015 as part of the Original Permit Applications and associated variations. • Update SCR - HWD-R05-F1: Supplementary Site Condition Report as per date on the title page of this report.
Document references for site plans (including location and boundaries)	The Installation Boundary Plan provided within the document reference HWD-R06-F1: Site Drawings.

3 Condition of Land at Permit Issue

3.1 Introduction

The requested detail to outline the Condition of the Land that is to be added to the Permit at Permit Issue, as per Section 2 of the H5 Guidance Note, has been provided in Table 3.1 below.

3.2 Condition of Land at Permit Issue

Table 3.1 - Condition of the Land at Permit Issue	
Environmental setting including: • Geology • Hydrogeology • Surface waters	See Section 3.3 below.
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	See Section 3.4 below.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	See Section 3.4 below.
Baseline soil and groundwater reference data	N / A
Supporting information -	The source information used to produce the Supplementary Site Condition Report has been listed in Section 1.3 above. Information relating to any Relevant Hazardous Substances (RHS) stored on site as a result of varied operations has been detailed within the document referenced HWD-R01-F1: Installation Information.

3.3 Environmental Setting

3.3.1 Current Use

The Permitted Boundary of Site 2 is to be expanded to encompass the following areas which are currently used as follows –

- Southeastern Boundary to allow development of the two new sheds. This area is currently a grass field.

3.3.2 Topography and Surface Water

The additional areas of site to be included within the boundary are generally flat.

There are no surface water receptors inside of the newly proposed permit boundary.

3.3.3 Site Drainage Description

There are no new drainage emission points to be added to the current Permit.

- Clean water – discharge to Pow Beck via existing drainage system.
- Wash waters - collected in a dedicated storage tank prior to recovery to land off site.

Further details of the drainage systems have been included as part of the Environmental Permit Variation application. This can be found within the reports referenced HWD-R01-F1, Site Information and the Site Layout and Drainage Plan within HWD-R06-F1.

3.3.4 Operational Areas and Bunds

Details as to the surfacing of operational areas and secondary containment for new areas to be included within the Permit are below:

Details as to the surfacing of operational areas and secondary containment:

- The floors within the livestock sheds will be fitted with an impermeable surface.
- The generator is fitted with an integral fuel tank which is bunded.

3.3.5 Vegetation

Land adjacent to the extended areas of the Permit Boundary are covered in vegetation. Site Management confirm that this vegetation appears in good health.

3.3.6 Neighbouring Land Uses

The immediate neighbours to the site comprise of:

- North – Agricultural land.
- East – Agricultural land.
- South – Landfill site.
- West –Agricultural Land.

3.3.7 Geology

Table 3.2 details the geological sequence beneath the additional site areas.

Table 3.2 – Site Geology				
Stratigraphy	Thickness	Aquifer Status	Assumed Hydraulic Gradient	Abstractions Within 1km
Made Ground	Unknown	-	-	-
Superficial Geology – Till, Devensian - Diamicton.	Unknown	Secondary (undifferentiated)	West towards the closest watercourse.	-
Bedrock Geology - Stainmore Formation - Mudstone, sandstone and limestone.	Unknown	Secondary A		-

Table 3.2 – Site Geology

Stratigraphy	Thickness	Aquifer Status	Assumed Hydraulic Gradient	Abstractions Within 1km
Notes –				
- It is assumed that the ground beneath the new site area will have varying permeability rates. - The installation including newly Permitted areas are not within a Site Protection Zone.				

3.3.8 Hydrology

The following watercourses are within 1 km of the updated Installation Boundary. The closest receptor in each direction is listed below. Note, the distances given are measured using Ordnance Survey data provided by Promap.

- Land Drain c. 0.01 km, West.
- Land Drain c. 0.62 km, East.
- Land Drain c. 0.92 km, Southeast.
- Land Drain c. 0.75 km, South.

Further detail is provided within reports HWD-R02-F1: Environmental Risk Assessment and HWD-R05-F1: Site Drawings, for those receptors closest to site.

Site Management are unaware of any surface water abstractions within 1 km of the site.

3.3.9 Ecological Receptors

Table 3.3 Multi Agency Geographic Information for the Countryside (MAGIC) was utilised to identify the following receptors detailed in Table 3.3 below from the amended installation Boundary-

Table 3.3 – Ecological Receptors

Receptor	Identified Receptor Name / Distance / Direction
Ramsar Sites	None identified within 5 km.
Sites of Special Scientific Interest	River Eden SSSI – c.3.95km to the West.
Special Areas of Conservation	River Eden SAC – c.3.95km to the West.
Special Protection Areas	None identified within 5 km.
Local Nature Reserve	None identified within 2 km.
National Nature Reserve	None identified within 2 km.
Ancient Woodland	Closest receptor is c.1.29km to the Northeast
Priority Habitat Inventory	Deciduous Woodland Closest receptor is adjacent to the South.

3.3.10 Natural Impacts

- Radon Potential – Mapping data provided by <https://www.ukradon.org/information/ukmaps> has been reviewed to assess the Radon potential of the site. The map data is shown in 1km grid squares. The 1km grid squares which cover the Permitted site area, including site areas

to be added to the Permit Boundary, are in bands of elevated radon potential. Maximum radon potential is 1-3%.

- Flood Risk – The flood risk for planning service provided by <https://flood-map-for-planning.service.gov.uk/> - details that site is located within a Flood Zone 1. Locations in flood zone 1 have a low probability of flooding i.e. in any year land has a less than 0.1% chance of flooding from rivers or the sea.

3.4 Land Pollution History

3.4.1 Historical Development of the Site and Adjacent Land

Aerial imagery provided on Google Earth has been analysed in order to establish the significant historical developments on the site areas to be included within the revised Permit Boundary and the directly adjacent land.

December 2003 (the first available aerial image), details the Permitted area of Site 2 as a grass field, including the area of land to be added to the Permit. Woodland is adjacent to the South and West and a road adjacent to the East of the proposed area to be included in the Permit Boundary.

The next aerial image available that is of sufficient quality to be evaluated is dated April 2011, which shows no significant development of the land to be included within the proposed Permit Boundary.

The next aerial image dated March 2014 shows the three broiler sheds located on Site 2 which is adjacent to the Northwest of the proposed land to be included within the Permit Boundary. There has been no development of the area to be included within the Permit boundary.

The most recent image dated October 2024 shows no further significant developments on site or adjacent land.

3.4.2 Potential Contamination Sources from Historical Land Use

The historical land uses of the site and / or surrounding land which may have given rise to land contamination are:

- Agricultural uses.

Potential contaminants associated with historical land use may comprise:

- Organic materials;
- Manures / slurry;
- Fertilisers;
- Pesticide and herbicides.

Of the above list, organic materials are deemed to be the only materials that could be consistent with Relevant Hazardous Substances (RHS) associated with the proposed installation activities.

3.4.3 Site Management Discussions

Site Management confirm no knowledge of any recorded pollution incidents, nor any use of the land to be included within the Permit Boundary which may have led to significant ground contamination issues.

4 Permitted Activities

4.1 Introduction

The requested detail to outline the Activities at Permit Issue in Section 3 of the H5 Guidance Note have been provided in Table 4.1 below.

4.2 Permitted Activities

Table 4.1 – Permitted Activities		
Permitted Activities	EPR Schedule 1 Reference	Description
	Section 6.9 A(1)	Rearing poultry or pigs intensively in an installation with more than-
	(a) (i)	40,000 places for poultry.
Non-permitted activities undertaken	None	
Document references for: - plan showing activity layout; and - environmental risk assessment.	- Site Layout Plan detailed within the report referenced - HWD-R05-F1. - Environmental Risk Assessment detailed within the report referenced HWD-R02-F1.	