

Appendix 2: Site condition report

SITE CONDITION REPORT

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.

This report is unchanged

1.0 SITE DETAILS	
Name of the applicant	Red Hall Farm Ltd.
Activity address	Red Hall Farm, Leighton, Crewe, Cheshire. CW1 5QU
National grid reference	367134,358183
Document reference and dates for Site Condition Report at permit application and surrender	September 2018
Document references for site plans (including location and boundaries)	Appendix 1 Location Plan and Site Plan

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.

2.0 Condition of the land at permit issue	
Environmental setting including: geology hydrogeology surface waters	<p>Website Sources: - Environment Agency (What's in your backyard – Groundwater). Environment Agency (What's in your backyard – NVZ). Environment Agency (What's in your backyard – Risk of Flooding from Rivers and Sea) National Soils Resources Institute – Cranfield University Natural Environment Research Council – British Geological Survey</p> <p>The installation covers approximately 1.75 hectares.</p> <p>The dominant surrounding land use is described as “Arable and Horticulture. (NERC)</p> <p>The site has a relatively flat aspect, within the mature river valley of the River Weaver in east Cheshire. The river runs due north 800m due west of the site. About 1200m to the north-west, the Middlewich branch of the Shropshire Union Canal bridges the River Weaver, taking the canal south-west to north-east over the river.</p> <p>The ground upon which the site is built rises slightly to the north and east, about 10m (from 40m to 50m above sea level) over 500m distance, before levelling out further eastwards for 2k in all directions from north, through east to south.</p> <p>A dry depression about 30m wide, graduating downwards and gradually widening in a</p>

direction just north of east towards the River Weaver is immediately south of the site. Within this depression 135m west of the south-western corner of the site is an area of deciduous woodland largely encompassed within the dry depression. The woodland is about 500m in length and about 100m wide on a roughly east-west plane.

An overhead pylon line runs roughly north - south immediately to the west of the site, its line being very close to the south-west corner of the site.

A track, being the line of an ancient Roman Road runs south-west to north-east 300m to the east of the site.

Access to the site is by a driveway from the A530, which runs north – south past the site 750m to the east. The driveway first passes the main farmhouse and ancillary buildings, which are immediately to the north – east of the site.

Crewe's Leighton hospital is situated 1k to the east between the site and urban Crewe, which has its urban border a further 1k further away to the east.

The nearest area potentially subject to flooding is the immediate area of the River Weaver itself, maximal flooding height being 750m to the west of the site.

There are no groundwater source-protection warnings in the vicinity. The only nearby Groundwater vulnerability zone is a "Minor Aquifer High" matching the higher flood warning area of the River Weaver mentioned above, 750m to the west.

There are no aquifer maps for the nearby surrounding area.

The current groundwater quantitative quality is 'good' and predicted to stay 'good' in 2015. Current groundwater chemical quality is classified 'poor' and predicted to stay that way to 2015.

The nearby surrounding area is not a surface water-safeguard zone and is classified as "Probably Not at Risk" under the Groundwater Drinking Water Protected areas system.

(EA)

The whole of the site and area within several kilometres lies within an identified surface water nitrate vulnerable zone.

The River Weaver is subject to a river basin management plan for currently moderate ecological quality and retains a predicted moderate classification for 2015. A previous groundwater-monitoring site is situated 800 due east of the site, close to the Leighton Hospital. The River Weaver in this area fails on the current chemical quality standard and is predicted for a fail classification for 2015. (EA)

The superficial surface geology is classified, "Till, Devensian, Diamicton". Bedrock is classified, "Sidmouth Mudstone Formation – Mudstone". (BGS)

The area surrounding the site is designated a groundwater vulnerability zone (minor aquifer low). - (EA). Aquifer maps denote the "Superficial Deposits" and "Bedrock" designation of the site and surrounding area between the railway and the main stream to the southwest, "Secondary A"

Soils in the area were:

pH 7.29 in 2007 having risen in alkalinity from pH 6.66 in 1978

Bulk density 1.16 in 2007.

Total nitrogen concentration 0.22 in 2007 from 0.24 in 1998

C:N ratio is in 2007 11.51 from 11.85 in 1998

Olsen-Phosphorus (mg/kg) is 43.05 in 2007 from 47.44 in 1998

Carbon concentration (g kg⁻¹) is 35.19 in 2007 from 38.52 in 1978

Recorded 'DEEP'

Grain Size: Mixed (argillic-rudaceous)

Soil Group: medium to light(silty) to heavy

Soil Texture: loam to clayey loam

No top soil recorded in this area nor for depth, profile or texture.

<p>Pollution history including:</p> <ul style="list-style-type: none"> • 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 	<p>The land has been used for general agricultural use, mainly grazing stock</p> <p>There have been no known pollution incidents, and there are no visual signs of any.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>Not applicable</p>
<p>Baseline soil and groundwater reference data</p>	<p>No formal assessments have been made of the soils on the site.</p>
<p>Supporting information</p>	<ul style="list-style-type: none"> • 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

<p>3.0 Permitted activities</p>	
<p>Permitted activities</p>	<p>Rearing of Broiler Chicken and associated activities</p>
<p>Non-permitted activities undertaken</p>	<p>Not applicable</p>

Document references for:	
<ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment 	<p>Appendix 1 Location Plan and site Appendix 11 H1 Assessment</p>

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?	Yes See Appendix 1
Have there been any changes to the permitted activities?	No only associated activities
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No
Checklist of supporting information	A plan showing the boundary extension is shown in Appendix 1. 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)

5.0 Measures taken to protect land	
A full environmental management system is in place and has been inspected by the local Environment Officer	
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

6.0 Pollution incidents that may have had an impact on land, and their remediation	
There are no known pollution incidents	
Checklist of supporting information	Records of pollution incidents that may have impacted on land Records of their investigation and remediation

7.0 Soil gas and water quality monitoring (where undertaken)	
No monitoring has taken place	
Checklist of supporting information	Description of soil gas and/or water monitoring undertaken Monitoring results (including graphs)

8.0 Decommissioning and removal of pollution risk	
A site closure plan is in place see Appendix 13	
Checklist of supporting information	Site closure plan List of potential sources of pollution risk Investigation and remediation reports (where relevant)

9.0 Reference data and remediation (where relevant)	
N/A.	
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)

10.0 Statement of site condition	
N/A	

The site has been regularly inspected by the local Environment Office.