



<b>Title:</b>	<b>Site Condition Report</b>	
<b>Report Reference:</b>	<b>MWG-R05-F2</b>	
<b>Client:</b>	<b>Saunders House Farm LTD</b>	
<b>Submitted To:</b>	<b>Environment Agency</b>	
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	<b>MWG-R05-D1</b>	Draft for internal review
	<b>MWG-R05-D2</b>	Draft for client review
	<b>MWG-R05-F1</b>	30-01-24 – Finalised for EA Issue
	<b>MWG-R05-F2</b>	18-04-24 – Updated file references

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# 1 Introduction

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## 1.1 Background

The following Site Condition Report (SCR) has been developed for the proposed Saunders House Farm Hen Unit. The farm is located at Saunders House Farm, Norbeck Bank, Rokeby, Barningham, County Durham, England, DL11 7EB. The is farm approximately 1 km North of the Village of Barningham, Richmond, North Yorkshire.

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

Further details of the Environmental Permit application can be found within the report reference MWG-R01-F2, Site Information.

## 1.2 SCR Scope

The application form requires Section 1-3 of the H5 Site Condition Report to be completed and submitted with the application. This report provides these completed Sections and covers only the area of land to be Permitted, as shown by the 'Permit Boundary Plan' within the report referenced MWG-R06-F1 Site Drawings.

## 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	Saunders House Farm LTD
Activity Address	Saunders House Farm, Norbeck Bank, Rokeby, Barningham, County Durham, England, DL11 7EB.  Located approximately 1 km North of the Village of Barningham, Richmond, North Yorkshire.
National Grid Reference	NZ 08821 11661.
Document reference and dates for Site Condition Report at permit application and surrender	Report Referenced = MWG-R05-F2. Date = As dated on title page of this Report.
Document references for site plans (including location and boundaries)	The Site Location and Installation Boundary Plan are provided within the document reference MWG-R06-F1

### 3 Condition of Land at Permit Issue

#### 3.1 Introduction

The requested detail to outline the Condition of the Land at Permit Issue in 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: <ul style="list-style-type: none"> <li>• Geology</li> <li>• Hydrogeology</li> <li>• Surface waters</li> </ul>	See Section 3.3 below.
Pollution history including: <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land.</li> <li>• Historical land-uses and associated contaminants.</li> <li>• Any visual/olfactory evidence of existing contamination.</li> <li>• Evidence of damage to pollution prevention measures</li> </ul>	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 Site Condition Report has been listed in Section 1.3 above. Information relating to Relevant Hazardous Substances (RHS) stored on site has been detailed within the document referenced MWG-R01-F2 Site Information.

#### 3.3 Environmental Setting

##### 3.3.1 Current Use

The farm is currently a laying hen farm, with the number of bird places below Environmental Permit thresholds.

##### 3.3.2 Topography and Surface Water

The areas of site where the units are located and ranging areas near the units is generally flat. Moving away from the sheds there is variance in the topography.

A small farm pond is located c.75 metres to the East of the Eastern most farm shed. Land drains and ponds within the Northeastern boundary area are at the limits where the Hens may range. The Environmental Risk Assessment supporting the application assesses the risk for operations to impact on these receptors as insignificant.

### 3.3.3 Site Drainage Description

The proposed drainage systems can be described as follows –

- Roof run off / surface water – discharged to surface water.
- Wash waters - collected in a dedicated storage tanks prior to recovery to land off site.

Further details of the drainage systems have been included as part of the Environmental Permit application. This can be found within the reports referenced MWG-R01-F2, Site Information and the Drainage Plan within MWG-R06-F1.

### 3.3.4 Operational Areas and Bunds

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

- The floors within the hen sheds will be fitted with an impermeable surface.
- The generator fuel tank is banded.

### 3.3.5 Vegetation

Given this is a free-range hen unit, there are significantly large areas of the proposed site covered in grass, shrubbery and other vegetation for the hens. 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 / pig unit.
- South – Agricultural land.
- West – Public highway / Agricultural land.

### 3.3.7 Geology

Table 3.2 details the geological sequence beneath the site.

Table 3.2 – Site Geology				
Stratigraphy	Thickness	Aquifer Status	Assumed Hydraulic Gradient	Abstractions Within 1km
Made Ground	Unknown	-	-	-
Superficial Geology - Till, Devensian – Diamicton / Alluvium - Clay, silt, sand and gravel.	Unknown	Secondary (undifferentiated)	Varying directions, towards the closest watercourse.	-
Bed Rock Geology - Alston Formation – Sandstone and Alston Formation -	Unknown	Secondary A		1

Table 3.2 – Site Geology				
Stratigraphy	Thickness	Aquifer Status	Assumed Hydraulic Gradient	Abstractions Within 1km
Limestone, sandstone, siltstone and mudstone.				
Notes –				
<ul style="list-style-type: none"> <li>It is assumed that the ground beneath the new site area will have varying permeability rates.</li> <li>The site is not located within a Source Protection Zone.</li> </ul>				

### 3.3.8 Hydrology

The following watercourses are within 1 km of the 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. 0.29 km North.
- Land Drain c. 0.76 km West.
- Land Drain c. 0.5 km South.

Further detail is provided within reports MWG-R02-F2 and MWG-R05-F2 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

Multi Agency Geographic Information for the Countryside (MAGIC) was utilised to identify the following receptors-

- Ramsar Sites- None identified within 5 km.
- Sites of Special Scientific Interest - Brignall Banks SSSI c. 0.85 km Northwest.
- Special Areas of Conservation - None identified within 5 km.
- 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 - c. 0.85 km Northwest.

### 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 much of the Permitted site area including where the hen units are located, details that some parts of the area, are in bands of elevated radon potential. The maximum radon potential is 10-30 % in these areas. Some of the Northern ranging areas are in bands of elevated radon potential, where the maximum radon potential is greater than 30%.
- 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 of the site area to be included within the Permit Boundary and the directly adjacent land.

December 1945 (first available aerial image) - Potentially a farm stead in the central area of where the hen units are to be located. The track that currently leads into the farm from Norbreck Bank is evident. The proposed ranging area for the Hens is shown as farmland and given the shading present on the grey-scale image, it is assumed to be a mix of grass and arable land. The adjacent land is all farmland with the exception of Norbreck Bank Road running adjacent to the Proposed Western Permit Boundary,

The next aerial image available that is of sufficient quality to be evaluated is dated December 2001. The farm stead has now been developed, with multiple farm building structures, including large agriculture structures to the North and Northeast, a farmhouse centrally located and what are assumed to be storage clamps to the South. The proposed ranging area for the Hens remains as mixed farmland. Within this area, a large manure heap is visible in one of the fields that is located to the Southeast of the farm buildings. The land adjacent to the Permit Boundary remains undeveloped.

The aerial image dated September 2007 shows further development of the farm buildings. The shed to the Northeast has been extended and a further shed developed to the South, replacing the clamps. In addition, other smaller buildings have been developed centrally on the farm. The manure heap visible in the previous image is still present, however has been moved slightly to the South of the same field. Shrubbery has been planted in other parts of the proposed ranging area.

Further significant developments at the farm are detailed on the image dated May 2016. This shows the Southern shed to have been extended. Various areas of the proposed ranging area have also been planted with shrubbery. There has also been the development of agricultural sheds on land just outside of the proposed Installation Boundary to the East. The most recent image dated March 2020 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 / litter.
- 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 which may have led to significant ground contamination issues.