

Appendix 7

Site Condition Report

- Complete sections 1-3 and submit with application
- During the life of the permit maintain sections 4-7
- At surrender, add new document reference in 1.0, complete sections 8-10 and submit with your surrender application.

Full details available from: H5 SCR Guide for Applicants v2.0, 4 August 2008

http://www.environment-agency.gov.uk/static/documents/Business/h5_scr_guidance_2099540.pdf

| 1.0 Site details | |
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| Name of the applicant | Carkin Moor Farm Eggs Ltd |
| Activity address | East Layton RICHMOND North Yorkshire DL11 7PA |
| National grid reference | NZ 16515 08477 |

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| Document reference and dates for Site Condition Report at permit application and surrender | Ref. Appendix 7: Site Condition Report Permit application – New Permit variation - N/A Surrender – N/A |
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| Document references for site plans (including location and boundaries) | Appendix 4 including: <ul style="list-style-type: none"> • Site Location • Site Layout • Site Drainage • Emissions Points |
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Note: In question 5a of the application form, you must provide details of the site's location and provide 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 in question 5a 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

The installation covers approximately 8ha.

The installation is located within a rolling landscape which is characterised by mainly large arable fields with field boundary hedgerows with a sizable woodland to the west.

The installation site surfacing is concrete and there is a track which follows the boundary.

Information taken from the Geology of Britain Viewer:

1:50 000 scale bedrock geology description: Alston Formation sandstone. Sedimentary Bedrock formed approximately 337 to 328 million years ago during the early Carboniferous Period with sandstones of the Millstone Grit giving rise to acidic soils and large areas of upland grassland and bog.

Setting: Britain lay in the equatorial region. At times of high sea-level, silt and mud accumulated within the Pennine basin whilst at times of low sea-level, major deltas prograded across the region, their legacy being the thick sandstone beds of the Millstone Grit Group.

1:50 000 scale superficial deposits description: Till, Devensian - Diamicton. Superficial Deposits formed between 116-11.8 thousand years ago in the Quaternary Period. Local environment previously dominated by ice age conditions (U).

Setting: ice age conditions (U). These sedimentary deposits are glacial in origin. They are detrital, created by the action of ice and meltwater, they can form a wide range of deposits and geomorphologies associated with glacial and inter-glacial periods during the Quaternary.

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| | <p>Search results have been collated using the Environment Agency website “What’s in Your Backyard” (linking to the Defra Flood Map for Planning), the Defra website “Magic” and the “Geology of Britain Viewer” website.</p> <p>What's in My Backyard and MAGIC (Defra) search – within 5 km buffer zone:</p> <ul style="list-style-type: none"> • Surface water NVZ situated within 1km to the north and east • Outer Groundwater Source Protection Zone (restricted in size) Level 2 situated 6km to the south west and a larger Level 3 SPZ situated 7.2km to the north-east • Not in a flood risk area • No pollution incidents on the installation <p>There are no other land-based designations within 5km.</p> <p>Refer to the site plan showing the drainage routes.</p> |
| <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>None known</p> <p>None known</p> <p>None known</p> <p>None known</p> |
| <p>Evidence of historic contamination, eg historical site investigation, assessment, remediation and verification reports (where available)</p> | <p>There have been no previous land site investigations or assessments at the site</p> |
| <p>Baseline soil and groundwater reference data</p> | <p>None</p> |
| <p>Supporting information</p> | <p>None</p> |

3.0 Permitted activities

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| <p>Permitted activities</p> | <p>There is no storage for bedding on the unit. The birds do not require heating and as such the unit does not have any heating system. The energy source for the sheds is mains electric utilising a backup diesel generator as required.</p> <p>Poultry feed storage and feeding</p> <p>Dead birds are removed from the houses on a daily basis and the numbers recorded. They are stored in a locked freezer away from the shed. They are collected by a licenced dead stock operator.</p> <p>Effluent, contaminated water and used footbaths are directed to the dirty water store.</p> <p>The contents of which is tested regularly and the DM content is shown to be under 1%. The store is clay lined.</p> <p>Roof water is collected via gutters and down pipes and is directed to a nearby ditches located to the north-west and east of the installation, along with rainwater from clean yard areas.</p> <p>At the end of the cycle, the birds are removed from the houses. The muck belts run twice a week. The muck is collected and taken off site and exported to a third party.</p> <p>Bought-in pelleted dry diets are fed. All diets are formulated to match the growth stage of the birds.</p> <p>Feed delivery is via sealed system in to sealed feed bins. Feed is then piped in to covered adlib feeders.</p> <p>Water is from borehole (with mains supply available as backup) and is supplied in nipple drinkers.</p> <p>Footbath disinfectant and veterinary medicines are stored in a store compliant with current regulations. There are no other agrochemicals and rodenticides stored on site.</p> <p>There are no planned changes to pollution prevention measures anticipated to occur within six months of submitting this Site</p> |
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| | Condition Report to comply with BAT requirements. |
| Non-permitted activities undertaken | Not applicable |
| Document references for: <ul style="list-style-type: none"> • Plan showing activity layout • Environmental risk assessment | Appendix 4: Site Location Plan and Site Layout and Drainage Plans Appendix 5: H1 Environmental Risk Assessment |

Note: Question 5 of the application form asks for information about the activities that you will undertake at the site. You must also provide an environmental risk assessment. This risk assessment must be based on the Environment Agency 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 Hazard regulations 1999 (COMAH) and also raw materials, fuels, intermediates, products, wastes and effluents.

COMAH came into force on 1 April 1999 and implement the EC Directive 96/82/EC (known as the Seveso II Directive). COMAH applies to around 1,200 sites that have the potential to cause major accidents because they use or store significant quantities of dangerous substances, such as oil products, natural gas, chemicals or explosives. A major accident could be an uncontrolled release of a substance, a fire or explosion, which results in serious danger to human health or the environment, causing severe and/or long-term damage.

The COMAH regulations aim to ensure that businesses:

- Take all necessary measures to prevent major accidents involving dangerous substances
- Limit the consequences of any major accidents which do occur.

The COMAH Regulations apply mainly to the chemical and petrochemical industries, fuel storage and distribution businesses, which manufacture, store or use any dangerous substances in amounts that exceed a certain quantity.

Named dangerous substances in the COMAH regulations include:

- Ammonium nitrate
- Oxygen
- Hydrogen
- Formaldehyde
- Halogens
- Petroleum products.

Under the COMAH Regulations businesses are categorised as either lower or top tier sites. The table in Schedule 1 of the COMAH regulations has a full list of dangerous substances and information to identify which category a site falls into.

Schedule 1 is available from:

<http://www.legislation.gov.uk/uksi/2005/1088/schedule/1/made>

Given the quantities and types of substances generally found on farm, it is unlikely that these regulations will apply to an intensive farming site.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater, further information may be requested from you or your permit application may even be refused.

| 4.0 Changes to the activity | |
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| Have there been any changes to the activity boundary? | No. |
| Have there been any changes to the permitted activities? | No. |
| Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities? | N/A |
| Checklist of supporting information | New application EPR/???????? |

| 5.0 Measures taken to protect land | |
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| 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 | <ul style="list-style-type: none"> • 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 |
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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.

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).

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).

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)

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| | <ul style="list-style-type: none"> • 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 3-7, 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.

This document has been prepared by the applicant using the BPEX template.

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