

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	
Name of the applicant	White Rose Farms Ltd
Activity address	Peach Tree Farm Ottringham HULL East Yorkshire HU12 0AD
National grid reference	527830 423640

Document reference and dates for Site Condition Report at permit application and surrender	Ref. Appendix 7: Site Condition Report Permit application – NEW 2023 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 is located within a flat landscape where levels of groundwater are controlled by drains and ditches. It is characterised by large arable fields, enclosed by field boundary hedgerows, with isolated tree planting.

The installation site surfacing is primarily concrete in nature with a stone track access running from the main road in a south to north direction.

In the surrounding areas around Ottringham, soil profiles are usually clayey and slowly draining. Generally, drainage is poor in this flat landscape and events of heavy rainfall can lead to accumulation of uncontaminated road and yard rainwater and localised flooding where infiltration rates are low. However, a network of road drains, field drains and ditches controls flooding to a large degree.

The installation covers approximately 3ha.

Information taken from the Geology of Britain Viewer:

1:50 000 scale bedrock geology description:

The Holderness area east of the River Hull is underlain by the Flamborough Chalk Formation, the youngest exposed chalk of the Chalk Group in northern England. It extends to a thickness of 265m and characterised by flintless relatively marly chalk with numerous marl seams varying from thin plexi to thick seams up to 12cm thick. The upper part seen here is softer and locally thinner bedded. It is a sedimentary bedrock formed approximately 86 to 72 million years ago in the late Cretaceous Period. The local environment was previously dominated by shallow carbonate seas.

	<p>Setting: These sedimentary rocks are shallow-marine in origin. They are biogenic and detrital, generally comprising carbonate material (coral, shell fragments), forming beds and locally reefs.</p> <p>1:50 000 scale superficial deposits description:</p> <p>Superficial deposits are primarily clay and silt and derived from more recent tidal flat deposits. Sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period. They consist of unconsolidated sediment, mainly mud and/or sand. They may form the top surface of a deltaic deposit.</p> <p>Adjacent fields to the north of the site are glacial formed during the Devensian stage between 70 -10 thousand years ago, part of the Quaternary period. During this time, ice flowed along the Yorkshire coast leaving a thick mantle of till which forms much of the low-lying area of Holderness. The deposits are diamicton, a type of siliciclastic sediment and sedimentary rock which is poorly sorted with a wide range of clast sizes.</p> <p>Setting: Tidal flat deposits, including mud flat and sand flat deposits, form extensive nearly horizontal marshy land in the intertidal zone that is alternately covered and uncovered by the rise and fall of the tide.</p> <p>To the north, glaciation moved south over most of Great Britain, eroding massive quantities of chalk and other rocks and depositing till (boulder clay).</p> <p>Search results have been collated using the Environment Agency website “What’s in Your Backyard” (linking to the Defra Flood</p>
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	<p>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 5km buffer zone:</p> <ul style="list-style-type: none"> • Surface water NVZ • No Groundwater Protection Zone • Not in a flood risk area (very low risk) • No pollution incidents on the installation <p>As far as it is able to tell from the magic.gov.uk website, there are no other landbased designations within 5km.</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>
Evidence of historic contamination, eg historical site investigation, assessment, remediation and verification reports (where available)	There have been no previous land site investigations or assessments at the site
Baseline soil and groundwater reference data	None
Supporting information	None

3.0 Permitted activities

Permitted activities	<ul style="list-style-type: none"> • 6,000 >30kg pigs • Fully slatted systems • Fan-assisted • Pig feed storage and feeding • Slurry storage • Biocide storage • Deadstock storage pending collection by licenced deadstock collector
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	<p>Slurry is stored in a dedicated tank or/and applied to land, as weather and land conditions allow. Effluent, contaminated water and used footbaths are directed to the slurry store.</p> <p>Uncontaminated road and yard rainwater are directed through pipework to the attenuation pond and then outfalls at TA 27990 23650.</p> <p>Slurry is spread onto arable farmland in the locality, in accordance with the requirements of a manure management plan ensuring that both are managed to meet Codes of Good Agricultural Practice and NVZ Guidelines. Stock counts are kept and the tonnage/litres exported/applied (including dates of export/application).</p> <p>Dead animal carcasses are stored within covered containers for collection by a licenced deadstock collector. There is no incinerator on site.</p> <p>Bought-in pelleted diets are fed. All diets are formulated to match the growth stage of the pigs. Feed delivery is via sealed system in to sealed feed bins. Feed is then piped in to covered adlib feeders.</p> <p>Water is sourced from the mains.</p> <p>There is no fuel tank used on site.</p> <p>Chemicals and medicines are stored in a store compliant with current regulations. Pens are cleaned and disinfected between batches of pigs. There is five day downtime between batches.</p> <p>There are no planned changes to pollution prevention measures anticipated to occur within six months of submitting this Site Condition Report to comply with BAT requirements.</p>
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 Plans Appendix 6: H1 Environmental Risk Assessment
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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	
Have there been any changes to the activity boundary?	New application.
Have there been any changes to the permitted activities?	New application.
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	<ul style="list-style-type: none"> N/A

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