

Site Condition Report

Project Name	Thorps Farm
EPR	EPR/RP3028MM/P001
Type (New Permit/Variation)	New

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.

1. Site Details	
Name of Applicant	Partnership of Richard, Beverley and Howard Sadler
Site Name	Thorps Farm
Site Address	Halsham, Hull
Site Postcode	HU12 0DG
Document reference and	Site Condition Report
Dates for Site Condition Report at permit application and surrender	
Document reference for site plans	
Site Location	Thorps Farm Site Location
Site Layout	Thorps Farm Site Plan
Site Drainage	Thorps Farm Site Plan- drainage
Emission Points	Technical Standards

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. Condition of the land at permit issue	
Search results have been collated using sources including the Defra website "Magic Maps", the "Geology of Britain Viewer", LandIS Soilscales viewer and the Defra Flood Map.	
Supporting information 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	
Size of installation	2 hectares
Surrounding Environs	The site is located in Halsham, Hull . The site is located in a generally flat area with afield divided by hedgerows
Nearest settlements	Halsham 310m to the East of the installation
Grid Reference	TA 26790 27224
General site description	The site is currently operating as a finishing unit pigs >30kg less than 2000 with associated weaners <30kg. It is proposed that 2 new buildings will be constructed. Existing straw buildings are deep bedded, new proposed building will be scrape through
Topography	The site is located in Halsham, Hull . The site is located in a generally flat area with afield divided by hedgerows
Geology	Flamborough Chalk Formation-Chalk. These sedimentary rocks are shallow-marine in origin. They are biogenic and detrital, generally comprising carbonate material (coccoliths), forming distinctive beds of chalk.
	Superficial deposits-Kelsey Hill Gravels (Beds)-Sand and gravel. 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.
	Superficial deposits to SE of site -Till, Devensian-Diamicton. 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.
Water systems, drainage and surface waters	
Flood risk	The existing site is not located within a flood risk zone, the proposed installation boundary will fall with flood zone risk 2 and 3 areas.
NVZ	This site is within a Nitrate Vulnerable Zone- Sands/Keyingham/ Roos Drain from source to HumberHU12 0
GW vulnerability	The site is not within a groundwater protection zone
SPZ	The site is not within a source protection zone-
Designated sites	Roos Bog Kelsey Hill Gravel pits
Baseline soil and groundwater reference data	West part of site- Loamy and clayey soils of coastal flats with naturally high groundwater East part of site-Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils

Site Condition Report

Contamination from past activities	None reported
Previous Pollution incidents	None reported
Previous complaints received	There have been no previous issues relating to odour, dust, noise or flies in relation to the farm.

Any other relevant information	None

3. Permitted Activities	
Current	1950 pigs >30kg
	1200 pigs <30kg
Proposed	3984 pigs >30kg
	1200 pigs <30kg
Utilities	Mains
Systems in place	Buildings are a mixture of solid , part slatted and slatted floors, ventilation is mechanical to some buildings and natural to others.
	The installation is on an impermeable concrete base.
	Water is provided by nipple drinkers to minimise wastage.
	All feed rations are dry and brought in with diets formulated to match the growth stage of the pigs and fed ad hoc. Deliveries twice weekly
Water systems, drainage and surface waters	Water for the existing installation is provided by an on-site borehole. Mains water is available for back-up
	Clean water and roof water goes into unnamed dyke near the farm
	All feed rations are dry and brought in with diets formulated to match the growth stage of the pigs and fed ad hoc. Deliveries twice weekly
Wastes	
	All FYM is spread on Operators land in accordance with a manure management plan. Deep straw buildings are cleaned approximately every 7 weeks with removal to field Heaps. Scrape through may be stored in small bunded area until enough for small trailer load
Solid	
Liquid	No attenuation pond but all dirty water goes into slurry pits and is pumped into lagoon. Slurry lagoon will be covered with a floating cover . Slurry is applied to own land in accordance with manure management plan. 7000m3 lagoon
	All dirty water is directed to slurry pits and then pumped to the slurry lagoon , footbath waste is added to underslat storage and disposed via slurry disposal. There is a dirty water tank to which all yard water for existing buildings is directed to the majority of which will be rainwater.
Deadstock	Deadstock is placed in secure bins deadstock is now collected by a licenced fellmonger on at least as weekly basis. Deadstock is stored in a secure bin prior to collection by the fellmonger 1-2 times per week as required.
Storage	Storage of other materials is kept to a minimum and where possible brought onto the site immediately prior to use. Chemicals and vet meds are all stored within secure office
Fuel	None
Vet meds	None stored on site
Pesticides/herbicides/other	Small quantities of disinfectant are stored on site within a secure area in building 32 -no other storage

Site Condition Report

Non-permitted Activities	None
Document reference	
Site location	Thorps Farm Site Location
Site Layout	Thorps Farm Site Plan
Environmental Risk Assessment	Thorps Fram ERA

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. Changes to Activity

Have there been any changes to the activity boundary?	
If yes provide a plan showing changes	
Have there been any changes to the permitted activities	
Checklist	
Plan showing any changes to the boundary (where relevant)	
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. Measures taken to protect land

Inspection and maintenance records collected during the life of the permit	
<i>Use records that 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.</i>	
Checklist	
Inspection records and summary of findings of inspections for all pollution prevention measures	
Records of maintenance, repair and replacement of pollution prevention measures	

6. Pollution incidents that may have had an impact on land, and their remediation

Pollution incident summary	
<i>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.</i>	
Checklist	
Records of pollution incidents that may have impacted on land	

Records of their investigation and remediation

7. Soil gas and water quality monitoring (where undertaken)	
Monitoring records	
<i>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.</i>	
<u>Checklist</u>	
Description of soil gas and/or water monitoring undertaken	
Monitoring results (including graphs)	

8. Decommissioning and removal of pollution risk	
Decommissioning	
<i>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.</i>	
<u>Checklist</u>	
Site closure plan	
List of potential sources of pollution risk	
Investigation and remediation reports (where relevant)	

9. Reference data and remediation (where relevant)	
Data	
<i>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.</i>	
<u>Checklist</u>	
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. Statement of site Condition	
<i>Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:</i>	
<i>-the permitted activities have stopped</i>	
<i>-decommissioning is complete, and the pollution risk has been removed</i>	
<i>-the land is in a satisfactory condition.</i>	