

## 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.

1.0 Site details	
Name of the applicant	Willow Tree Farm
Activity address	Rysome Road, Weeton, HU12 0TA
National grid reference	TA 36452 21250

Document reference and dates for Site Condition Report at permit application and surrender	Ref. Appendix 7: Site Condition Report Permit application – NEW 2020 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"> <li>• Site Location</li> <li>• Site Layout</li> <li>• Site Drainage</li> <li>• Emissions Points</li> </ul>
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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: <ul style="list-style-type: none"> <li>• Geology</li> <li>• Hydrogeology</li> <li>• Surface waters</li> </ul>	The site is in a rural area approximately 1.1 km to the north-east of the small village of Weeton and 1.6 km to the east of the village of Welwick. The surrounding area is mainly

	<p>large arable fields, field boundary hedgerows and isolated tree planting. The landscape is flat to gently undulating.</p> <p>The sites are remote from any centre of population and benefit from an existing farm access road from the public highway – Rysome Road – with the access track leading only to the proposed site and a wind turbine. The combination of the low height of the buildings, remote nature of the site, and existing trees and hedgerows, is such that the buildings are not visually prominent within the landscape.</p> <p>Other than the hardstanding shown on the site plan, there would be 4m of stone around the building perimeter and the rest of the area would be grassed. There are no soakaways or swales. An Attenuation Pond will take all the uncontaminated water from roof areas (via gutters and downpipes) and yard areas (via drain inlets and pipework).</p> <p>All contaminated water, including wash water from the loading area and spent footbath water containing disinfectant, is directed to the slurry pit.</p> <p>Refer to the site plan showing the drainage routes.</p> <p>AS Modelling &amp; Data Ltd. was instructed by Ian Pick of Ian Pick Associates Ltd., on behalf of Cattle Holderness Ltd, to use computer modelling to assess the impact of ammonia emissions from the proposed pig rearing houses at this site (see Appendix 1b).</p> <p>The modelling summary (dated 21st February 2020 and updated 13<sup>th</sup> November 2020) is as follows:</p> <p><i>“The modelling predicts that the process contribution of the proposed piggery at land East of Weeton North Lane to annual mean ammonia concentrations and nitrogen deposition rates would be below the Environment Agency’s lower threshold percentage of the relevant Critical Level or</i></p>
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*Critical Load at all the wildlife sites considered and also 1% of the Critical level and critical load at the SSSIs and the SAC/SPA/Ramsar”.*

Information taken from the Geology of Britain Viewer:

**1:50 000 scale bedrock geology description:** Flamborough Chalk Formation - Chalk. Sedimentary Bedrock formed approximately 72 to 86 million years ago in the Cretaceous Period. Local environment previously dominated by warm chalk seas.

**Setting:** warm chalk seas. These sedimentary rocks are shallow-marine in origin. They are biogenic and detrital, generally comprising carbonate material (coccoliths), forming distinctive beds of chalk..

**1:50 000 scale superficial deposits description:** Till, Devensian - Diamicton. Superficial Deposits formed up to 2 million 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.

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.

There is one Local Wildlife Site (LWS), a roadside verge to the south-east of the site. There are two Sites of Special Scientific Interest (SSSIs) within 5 km of the site of the proposed piggery; Dimlington Cliffs SSSI to the east-north-east and The Humber Estuary SSSI to the south, parts of which are also

	<p>designated as a Special Area of Conservation (SAC), Special Protection Area (SPA) or a Ramsar site.</p> <p>A site check report on the 11/02/2020, using the Defra Magic Maps application, can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Ramsar site - HUMBER ESTUARY (ref UK11031), about 2.7km South from installation boundary at closest point</li> <li>• SSSI – Humber Estuary – classed as “Unfavourable No Change” to “Unfavourable Recovering”, about 2.7km South from installation boundary at closest point</li> <li>• SSSI - DIMLINGTON CLIFF – classed as FAVOURABLE, 2.4km East from installation boundary at closest point</li> <li>• SAC - HUMBER ESTUARY - about 2.7km South from installation boundary at closest point</li> <li>• SPA – HUMBER ESTUARY - about 2.7km South from installation boundary at closest point</li> <li>• Not in a flood risk area</li> <li>• Not in an NVZ</li> <li>• No Local Nature Reserves</li> <li>• Not in a Drinking Water Protected Area or Safeguard Zone for Surface Water or Groundwater</li> </ul> <p>Maps of the surrounding area showing the positions of the proposed pig houses, the SSSIs, Ramsar, SAC and SPA sites within 5km are provided in Figures 1a and 1b of the Ammonia Modelling Report (Appendix 1b).</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• Pollution incidents that may have</li> </ul>	<p>None known</p>

<p>affected land</p> <ul style="list-style-type: none"> <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>	<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"> <li>• 4000 &gt;30kg pigs</li> <li>• Fully-slatted, managed as shallow pit, with frequent vacuum removal</li> <li>• High speed fans (11m/sec; 6.5 m high vents)</li> <li>• Pig feed storage and feeding</li> <li>• Slurry separation and storage</li> <li>• Deadstock storage pending collection by licenced deadstock collector</li> </ul> <p><i>The system will be entirely slurry-based and slurry from pits under fully slatted floors is vacuum emptied from the pits twice per batch – approximately once every 6 weeks. It is pumped into the process tank (242m<sup>3</sup>) where it is mixed and separated. The slurry is then pumped into the 7000m<sup>3</sup> enclosed slurry bag (already installed) which is located to the East of the housing. Pits measure 1300mm but slurry levels will not exceed the 800mm threshold due to the frequency of removal.</i></p> <p>The <u>separated</u> slurry solids are stored in the slurry separation building as shown on the plan. This building will have 6 months storage. The separated material will then be removed to temporary field heaps from where it will be spread on the land.</p> <p>Both the separated liquid and solids are</p>
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	<p>spread on land belonging to the operator. Liquid is applied by dribble bar or injection to reduce creation of bioaerosols. Solids are spread at low trajectory. A Manure Management Plan is in place and is in line with best practice and regulations.</p> <p>We keep stock counts and the tonnage/litres applied (including dates of application).</p> <p>Feed rations are dry meal, delivered in, with diets formulated to match the growth stage of the pigs and fed ad lib, distributed through sealed systems.</p> <p>Water will be from borehole (with Mains supply available as backup) and will be supplied in nipple drinkers.</p> <p>All deadstock is disposed of via a licensed waste contractor and stored in a lockable container. The location of this container is shown on the site plan. It is moved to the installation entrance at collection for biosecurity.</p> <p>There is no incinerator.</p> <p>Chemicals and medicine will be kept in the locked office which is part of the building (see Site Plan). This store is compliant with current regulations. There are no other agrochemicals stored on site, but there will be approx. 10kg of rodenticide on site at any time.</p> <p>There is no fuel store. There is an alarm system in case of power cuts, with emergency release of windows and doors to compensate immediately for forced ventilation failure. A back-up generator will be available from local plant hire to run the ventilation system in case of an electrical failure issue that isn't easily and quickly resolved. There is no permanently stationed generator.</p> <p>Electricity for the pig units will be sourced from wind energy. A wind turbine is located</p>
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	<p>to the East of the installation (shown on the location plan in Appendix 4) and will feed into the farm electric with excess generation feeding back into the grid.</p> <p>Pens are cleaned and disinfected between batches of pigs. Pigs will arrive in at circa 30kg and leave at circa 110kg. The site will be run as a 2 batch system, i.e. when 2000 places are empty the other 2000 will be halfway through.</p> <p>There will be 4 batches through per year. Average occupation over the full year will be 86.92%. Each 2000 place house would be totally empty for approximately 5 days each batch, or 20 days per year (5.5% downtime).</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"> <li>• Plan showing activity layout</li> <li>• Environmental risk assessment</li> </ul>	Appendix 4: Site Location Plan and Site Layout 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/ukxi/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.

<b>4.0 Changes to the activity</b>	
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"> <li>• N/A</li> </ul>

## **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"> <li>• Inspection records and summary of findings of inspections for all pollution prevention measures</li> <li>• Records of maintenance, repair and replacement of pollution prevention measures.</li> </ul>
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### **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"> <li>• Records of pollution incidents that may have impacted on land</li> <li>• Records of their investigation and remediation.</li> </ul>
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### **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"> <li>• Description of soil gas and/or water monitoring undertaken</li> <li>• Monitoring results (including graphs).</li> </ul>
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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"> <li>• Site closure plan</li> <li>• List of potential sources of pollution risk</li> <li>• Investigation and remediation reports (where relevant).</li> </ul>
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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

- 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

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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