

Appendix 11: Site Condition Report, Willow View Farm

10/02/25

Notes:

Refer to H5 Guide for Applicants

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.

1.0 SITE DETAILS	
Name of the applicant	MR TOM KIRKWOOD
Activity address	WILLOW VIEW FARM, RIMSWELL, HU19 2BZ
National grid reference	TA 30178 29128 (centre of installation)
Document reference and dates for Site Condition Report at permit application and surrender	Appendix 11 – Site Condition Report Sec 1 to 3
Document references for site plans (including location and boundaries)	Appendix 1a – Site Layout Plan Appendix 1b – Site Drainage Plan Appendix 1c – Site Ventilation Plan

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.

2.0 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none">• geology• hydrogeology• surface waters	The surrounding land is used for arable farming. The site itself is flat as is the surrounding area. The North Sea is situated approximately 3000m in an Easterly direction from the farm. Topsoil over the site consists of Holderness boulder clay overlaying chalk at a depth of approximately 70 metres. Approximately 2 kilometres to the North West of the site there is a Site of Special Scientific Interest (SSSI), known as Roos Bog. There is a test borehole on site. According to the groundwater vulnerability map obtained from the Environment Agency, the site is a non-aquifer and the vulnerability classification is low. The site is not within a Groundwater Catchment Zone. However, the site is within a Nitrate Vulnerable Zone. Confirmation of this is detailed on the DEFRA website.
Pollution history including: <ul style="list-style-type: none">• pollution incidents that may have affected land	There have been no pollution incidents at the site.

<ul style="list-style-type: none"> historical land-uses and associated contaminants any visual/olfactory evidence of existing contamination evidence of damage to pollution prevention measures 	
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	There is no evidence of historic contamination at the site.
Baseline soil and groundwater reference data	No formal assessments have been made of the soils on the site.
Supporting information	<ul style="list-style-type: none"> 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 <p>Ordnance Survey Map 292 Withernsea and Spurn Head DEFRA www.defra.gov.uk East Yorkshire RIGS Group www.yhgeodiversity.org.uk</p>

3.0 Permitted activities	
Permitted activities	No permit held currently. Proposal for 64,000 places – free range laying unit.
Non-permitted activities undertaken	None
Document references for: <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	Appendix 1a – Site Layout Plan Appendix 3 – Environmental Risk Assessment

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.