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>

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| **1.0 Site details** |  |
| Name of the applicant | Ford Farms Ltd |
| Activity address | Red House Farm, South Green, Suffolk, IP23 7NW |
| National grid reference | TM 17363 74950 |

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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 2023 (replacement permit)  Surrender – N/A |

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| Document references for site plans (including location and boundaries) | Appendix 4 including:   * Site Location * Site Layout * Site Drainage * Emissions Points |

**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.

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| **2.0 Condition of the land at permit issue** | |
| Environmental setting including:   * Geology * Hydrogeology * Surface waters | The installation is located in Eye in Suffolk at Grid Reference TM 17363 74950. The installation covers approximately 0.64ha  The site is shown as having an elevation of approximately 48mAOD and is generally flat (slope <1%).  The installation is located within a landscape which is flat to gently undulating and the farm is surrounded predominantly with arable fields with woodland to the North East. There are well established hedgerows and tree planting bordering the site.  Information taken from the Geology of Britain Viewer:  **1:50 000 scale bedrock geology description**:  Crag Group - Sand. Sedimentary bedrock formed between 5.333 million and 11.8 thousand years ago during the Neogene and Quaternary periods.  Sands, gravels, silts and clays. The sands are characteristically dark green from glauconite but weather bright orange with haematite 'iron pans'. The gravels in the lower part of the group are almost entirely composed of flint. Those higher in the group include up to 10% of quartzite from the Midlands, igneous rocks from Wales, and chert from the Upper Greensand of south-eastern England.  **1:50 000 scale superficial deposits description**:  Lowestoft Formation - Diamicton. Sedimentary superficial deposit formed between 480 and 423 thousand years ago during the Quaternary period. The Lowestoft Formation forms an extensive sheet of chalky till, together with outwash sands and gravels, silts and clays. The till is characterised by its chalk and flint content. The carbonate content of the till matrix is about 30%, and tills within the underlying Happisburgh Formation have less than 20%.  The Lowestoft till is generally of low permeability with the potential localised occurrence of sand and gravel lenses.  Based on the reviewed borehole logs (BGS log: TM17NE58 – Gissing Farm (Depth 25m) 450m from site; and TM17SE28 – Low Barn (Depth 26m) 800m from site), the Lowestoft till extends to a depth of approximately 5 metres below ground surface. The boulder clay is underlain by approximately 2 metres of Kesgrave Sands and Gravels and further by Red Crag. Both the Kesgrave Sands and Gravels and Red Crag are permeable and productive aquifers.  The LandIS Soilscapes Viewer says the soils on the installation and in the surrounding land are slightly acid loamy and clayey with slightly impeded drainage.  The site surfacing is mainly stone. Four of the five pig buildings are slurry based, with the one solid-floored building linked and draining directly to an impermeable and bunded muck pad and associated lagoon.  There is a soakaway at the northern end of Shed 1 taking uncontaminated water from roof and yard areas associated with Shed 1. Uncontaminated water from roof areas (via gutters and downpipes) from sheds 2, 3, 4 & 5 and yard areas (via drain inlets and pipework) ultimately drains into the nearby drainage ditch located on the western boundary of the installation.  The site is not within a groundwater Source Protection Zone. Groundwater vulnerability is classified as Minor Aquifer of Intermediate vulnerability.  The site is mostly considered to be at “very low risk” of flooding, though the areas closer to the adjacent ponds may be considered “low risk”.  The installation is within the River Waveney NVZ for surface water, and a Drinking Water Safeguard Zone for surface water (SWSGZ1020) and Source Protection Zone (Zone III Total Catchment).  There is one Site of Special Scientific Interest located within 5k of the installation. This is Hoxne Brick Pit located 1600m away to the North. Last assessed in 2009, the main habitat is listed as Earth Heritage i.e, it is the geological features for which the site is protected.  Pennings Eye Local Nature Reserve (LNR) is 2.4km to the South West of the installation and is situated along the River Dove. Much of this site is managed as hay meadow.  There are other SSSI designated sites, and another two LNRs (Melling Common and Royden Fen), over 5km and within 10km in the North West quarter of the buffer zone from the installation; and one further SSSI within the same distance range to the South West of the site.  There are no RAMSAR, SPA or SAC designations within 10km.  There are no known pollution incidents at the site and within a 1 km radius. Historic maps indicate that the site has had no known prior site uses other than agriculture. No prior site investigations have been conducted.  There have been no notifiable pollution incidents at the site during the operation of the permit (issued in 2007).  Search results have been collated using the Defra Flood Map for Planning, the Defra website “Magic” and the “Geology of Britain Viewer” website, as well as LandIS Soilscapes Viewer, “rowmaps.com” and the Wildlife Trust website. |
| Pollution history including:   * 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 | None known  None known  None known  None known  There are no known pollution incidents at the site and within a 1 km radius. Historic maps indicate that the site has had no known prior site uses other than agriculture. No prior site investigations have been conducted.  There have been no notifiable pollution incidents at the site during the operation of the permit (issued in 2007). |
| 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 |

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| **3.0 Permitted activities** | |
| Permitted activities | * 3,100 >30kg pigs * 1 building solid floor, straw bedded * 4 buildings FSF, shallow pit with frequent vacuum removal of slurry * Mixture of natural ventilation, side fan and roof fan ventilation * Pig feed storage and feeding * Manure storage * Slurry storage * Fuel and biocide storage * Deadstock storage pending incineration * Approved incinerator and U15 exemption for disposal of ash   Manure is stored on site on an impermeable concrete-surfaced and bunded area at the southern end of Shed 2. This is transferred to temporary field heaps, or/and applied to land, as weather and land conditions allow. Effluent, contaminated water and used footbaths are directed to the slurry lagoon directly associated with this muck pad. The lagoon has a floating cover.  All other pig buildings are slurry based, with fully slatted flooring and shallow pits. Slurry is removed at least every 10 weeks, by vacuum removal, and slurry depths are within the 800mm criteria for shallow pit.  Slurry is tankered from the underslat pits to an above ground circular slurry store, with rigid cover, on the installation. There is no direct pipework from buildings to store.  All slurry storage is in compliance with SSAFO regulations.  There is a soakaway at the northern end of Shed 1 taking uncontaminated water from roof and yard areas associated with Shed 1. Uncontaminated water from roof areas (via gutters and downpipes) from sheds 2, 3, 4 & 5 and yard areas (via drain inlets and pipework) ultimately drains into the nearby drainage ditch located on the western boundary of the installation.  FYM and slurry are spread on 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 applied (including dates of application and locations).  Dead animal carcasses are stored within covered containers before being incinerated in an APHA approved facility on site. Incinerator ash is incorporated with FYM before being applied to land, under a U15 waste exemption.  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.  Water will be from borehole (with Mains supply available as backup) and will be supplied in nipple drinkers. Location of borehole is shown on the site layout plan in Appendix 4. It lies outside of the installation boundary and is housed.  The fuel tank, outside of the installation boundary and not primarily related to the pig enterprise, serves vehicles used on site. This store conforms with SSAFO regulations and has a bund with capacity of 110%.  Chemicals and medicines are stored in a store compliant with current regulations.  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. |
| Non-permitted activities undertaken | Not applicable |
| Document references for:   * Plan showing activity layout * Environmental risk assessment | Appendix 4: Site Location Plan and Site Layout Plans  Appendix 6: 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.

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| **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 | * N/A |

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| **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 | * Inspection records and summary of findings of inspections for all pollution prevention measures * Records of maintenance, repair and replacement of pollution prevention measures.   Pollution prevention infrastructure is inspected, maintained and repaired as needed as per the permit conditions.  Any spillage of feed around the bin will be immediately swept up. The condition of feed bins is checked frequently so that any damage or leaks can be identified in accordance with the site maintenance and inspection procedure.  Concrete hard-standing will be inspected, and identified damage, if any, repaired in a timely fashion as part of management procedures as per the permit requirements.  Fuel for the incinerator is stored in a dedicated, suitably bunded tank, and is subject to the indicated inspections and management as per the permit requirements |

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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 | * Records of pollution incidents that may have impacted on land * Records of their investigation and remediation. |

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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 | * 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 | * 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 | * 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. |

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