

SITE CONDITION REPORT

Methwold Airfield Poultry Unit

Methwold Airfield
off Brandon Road
Methwold
Thetford
Norfolk
IP26 4RJ

Environmental Permit No.	EPR/ UP3209PN
Grid Reference	572069 293500

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(Section 1-3)
*Application - Appendix 2
Applicant - Nova Farming Ltd)*
2. **Site Condition Report**
(Sections 4-7)
*(Updated by Amnyalla Chicks (UK) Broiler-Breeders
Limited at time of variation application)*
3. **New Site Location Plan**
Showing Changes to Activity Boundary
(MA 001 - edited)

SITE CONDITION REPORT TEMPLATE

Appendix 2

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	Nova Farming Ltd
Activity address	Methwold airfield Off brandon road Methwold Thetford Norfolk IP26 4RJ
National grid reference	TL 72069 93500
Document reference and dates for Site Condition Report at permit application and surrender	Green Field Site
Document references for site plans (including location and boundaries)	Nova-DR-Np-01

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 	<p>The proposed development will cover an area of approximately 2hectares. The development will comprise of 6 poultry houses, each approximately 91m long x 24m wide.</p> <p>The ground conditions 343g Newmarket 2 series – chalk over chalky drift * Shallow well drained calcareous coarse loamy and sandy soils over chalk rubble associated with well drained deeper coarse loamy and sandy soils.</p>
Pollution history including: <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>There is no record of any pollution incidents. The proposed new farm development is to be built on greenfield land which did form the boundary of a world war 2 airfield since then has only ever been used as arable land. There are no visual signs or evidence of any contamination.</p>

Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No record of any contamination
Baseline soil and groundwater reference data	Only visual inspections which showed the local area to be clean with no sign of pollution.
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

3.0 Permitted activities	
Permitted activities	<u>BROILER CHICKEN 300,000</u>
Non-permitted activities undertaken	<u>NONE</u>
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<u>Nova/Np/07</u> <u>H1 DOCUMENT Nova/Np/14</u>

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.

4.0 Changes to the activity	
<p>Have there been any changes to the activity boundary?</p>	<p>If yes, provide a plan showing the changes to the activity boundary</p> <p>Yes</p> <p>There has been a small increase in the area now included within the activity boundary (approx. 0.1ha) as a result of a change in the location of the attenuation pond and the inclusion of a combined egg handling & staff facilities block in the SE corner of the site (adjacent to H6).</p> <p>A plan showing the changes to the activity boundary is attached. Document Reference MA 001 Site Location Plan shows the revised boundary and the area of additional land now included is identified on the plan.</p>
<p>Have there been any changes to the permitted activities?</p>	<p>If yes, provide a description of the changes to the permitted activities</p> <p>Yes</p> <p>An application has been made to change the type and number of livestock grown on the site. The new permitted activity will be for 80,000 broiler-breeder (layer) chickens rather than 300,000 broiler chickens. The same six poultry houses identified on the original permit (size and locations) are used for the changed activity. There are no new poultry houses included. Some changes to ancillary buildings are shown on the new Site Layout Plan (MA 001.2) that accompanied the application.</p> <p>The operation of the biomass boilers (a directly associated activity) is removed from the permitted activities. These are not being installed at the site.</p>
<p>Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?</p>	<p>If yes, list of them</p> <p>No</p>
<p>Checklist supporting information</p>	<p>of</p> <ul style="list-style-type: none"> • 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)

5.0 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 supporting information	of	<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
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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 supporting information	of	<ul style="list-style-type: none">• 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
supporting
information

of

- Description of soil gas and/or water monitoring undertaken
- Monitoring results (including graphs)

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 to 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.

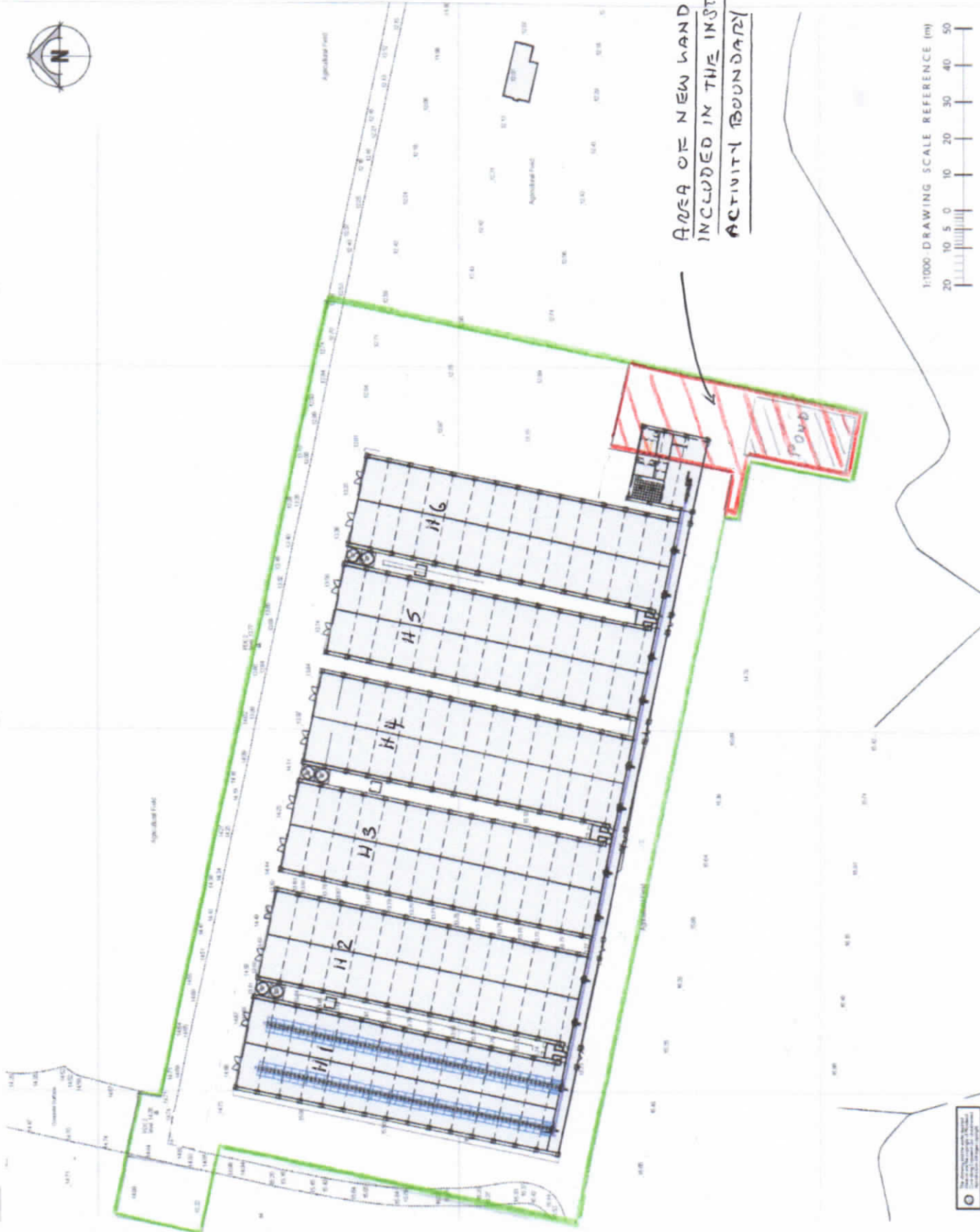
METHWOLD AIRFIELD
POLUTRY UNIT

SITE LOCATION PLAN

Mid-Point Grid Reference
TL 72069 93500

Installation
Boundary

Plan Ref. MA 001
01.07.19



**AREA OF NEW LAND
INCLUDED IN THE INSTALLATION
ACTIVITY BOUNDARY**

