|  |  |
| --- | --- |
| **1.0 SITE DETAILS** |  |
| Name of the applicant | L J Fairburn and Son Ltd |
| Activity address | Whittons Farm, Farlesthorpe Road, Bilsby, Alford, Lincolnshire, LN13 9PL |
| National grid reference | TF 47193 75037 |

|  |  |
| --- | --- |
| Document reference and dates for Site Condition Report at permit application and surrender | Whittons Farm Site Condition ReportMarch 2025 |

|  |  |
| --- | --- |
| Document references for site plans (including location and boundaries) | Appendix 5 |

**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:* Geology
* Hydrogeology
* Surface waters
 | The installation is located near Alford and Bilsby in Lincolnshire at Grid Reference TF 47193 75037. The installation covers approximately 64ha.The village of Bilsby is located 1 kilometres to the north of the unit and the village of Alford is located 1.4 kilometres to the west of the site.The proposed site and wider surrounding landscape exhibits a relatively flat landform devoid of significant variations in gradient.All land immediately surrounding Whittons Site is in agricultural use; arable, grassland and with hedge planting and isolated tree planting. The proposed site includes plans for tree planting as shown on Ivy Farm Site Plan.The most proximate land in residential use comprises an operator owned dwelling approximately17m from the installation boundary. There are two other residential properties within 100m of the installation boundary.The Environment Agency flood hazard map shows the site is in Flood Zones 2 and 3 and accordingly a flooding and drainage assessment has been completed. Nevertheless, the application site has not been subject to localised flooding or drainage problems attributed to surface water discharge.The site is within Source Protection Zone (SPV) III total catchment.The site is shown relatively flat. Levels on the site vary from 8.5m in the south west to 2.0m in the north east cornerThe site comprises of existing open farmland bounded by Ancroft Fen Drain to the north, the Boy Grift Drain to the east and Farlesthorpe Road to the south.The Boy Grift Drain and Ancroft Fen Drain are Lindsey Marsh IDB maintained drains.There are a number of private ditches present within the site area which drain to either of the two.The north east corner of the site and a strip of the site adjacent to the Boy Grift Drain site are located within Flood Zones 3.The site is located approximately 7.5km inland from the coastal defences Anderby Creek and 8.2km upstream of the outfall of the Boy Grift Drain. which could potentially provide a route for floodwaters to reach the site if there was a failure of the sluice doors.Boy Grift Drain is part of the Steeping and Eaus catchment area.The proposed development will have a floor level above the predicted flood depths from a breach or overtoppingThe attenuated surface water run-off is discharged to soakaway/attenuation pond – discharge to drain will on be on high level events.The access track from the public road will not be positively drained. It shall be constructed in permeable material and have a crossfall to the low side so that any excess run off will flow to the side of the track and discharge via infiltration.Areas of the concrete hardstanding area in front of the maintenance doors at the ends of the two units will be drained to a perimeter channel drain and piped to the roof drainage pipework. As these areas may become contaminated when the units are cleaned out, the pipework will also have a branch to a dirty water tank, controlled by a locked valve. During cleaning operations, the valve will be locked to prevent contaminated water being discharged to surface water drainage system. Internally, the units will have a 300mm fall to one end, and an internal channel drain that will also be drained to the dirty water tank for each unit. The dirty water will be tankered off site for treatment elsewhere.**The Flood Risk & Drainage Assessment Report**, prepared by George Shuttleworth Ltd (consulting engineers) in July 2024 provides the information required to demonstrate a strategy for dealing with surface water run–off in a sustainable way such that the on and off site impacts are minimal. Within Section 5.0 of this report it is demonstrated that the site is in Flood Zones 2 and 3 but the floor levels can be set above the estimated flood level from a breach or overtopping on a 1 in 200 year plus climate change event. Higher peak rainfall intensities may increase the risk of surface water flooding from the surface water drainage systems in the vicinity of the site. Although the frequency of the flooding may increase provided exceedance flow paths are provided then there will be minimal effect on surface water flooding. It is proposed in the report that the surface water collection and attenuation system for the development site is designed to take into account the potential effects of climate change.The site is at risk of flooding from the following sourcesa) Flooding from a breach or overtopping of the coastal defencesb) Flooding from a high levels in the Boy Grift Drainc) Flooding from high water levels in the private ditches running through the sited) Surface Water Flooding.e) Flooding from infrastructure failuref) Flooding from groundwaterg) Flooding from failure of the site surface water drainage system.Based on the Flood Risk and Drainage Assessment Report, the site design and the accident management plan, the risk of contamination of local watercourses in the event of a flood appears to be negligible. This risk will be routinely reevaluated as part of ongoing reviews of Climate Change risk and adaptation.Information taken from the Geology of Britain Viewer:**1:50 000 scale bedrock geology description:**Ferriby Chalk Formation - Chalk. Sedimentary bedrock formed between 100.5 and 93.9 million years ago during the Cretaceous period.Grey, soft, marly, flint-free chalk, typically weathering buff in exposures; locally includes pinkish bands; some harder, gritty, shell-debris-rich beds, and thin discrete marl seams.**1:50 000 scale superficial deposits description:**Till, Devensian - Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.North East corner on site Tidal Flat Deposits - Clay and silt. Sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.The LandIS Soilscapes Viewer says the soils on the installation and in the surrounding land are slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with slightly impeded drainage.The site surfacing is mainly vegetation, except shed flooring and areas likely to be contaminated. These concrete areas drain to sealed below ground tanks.The site includes a comprehensive surface water drainage scheme designed to avoid adverse impacts upon surface water flow. This will be achieved through the discharge of roof and surface water into a substantial drainage attenuation pond .This surface water body is called Boygrift Drain. Boygrift Drain takes in water from an area around 23.761 km2 in size and is part of the Steeping and Eaus catchment area.Boygrift Drain is 8.786 km long and is artificial and not a natural waterway.The site is within a Zone 3 (Total Catchment) Source Protection Zone. Groundwater vulnerability is classified as medium to high.The installation is not currently situated within a Nitrate Vulnerable Zone or Drinking Water Safeguard Zone.There are four Sites of Special Scientific Interest located within 5k of the installation, all to the SSW of the site. These are:* Willoughby Meadow SSSI
* Willoughby Wood SSSI
* Skendleby Psalter Banks SSSI
* Claxby Chalk Pit SSSI
* Hoplands Wood SSSI

There is also an LNR, Willoughby Branch Line, within 5km, also to the SSW of the installation.In addition Well Vale Estate Site of Nature Conservation Interest is located att 1.64km from the site.There are a number of other SSSIs and LNRs within 10km of the installation, but no RAMSAR, SPA or SAC designations within that buffer zone.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.Search results have been collated using the Defra Flood Map for Planning, the Defra website “Magic” and the “Geology of Britain Viewer” website, “Free Map Tools - Elevation Finder” as well as LandIS Soilscapes Viewer, “rowmaps.com” and the Lincolnshire Wildlife Trust. |
| 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 knownNone knownNone knownNone knownThere 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. |
| Evidence of historic contamination, for example, 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** | * 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 | Intensive Farming for poultry* The site will house 128,000 Free Range Laying Hens.
* The ventilation system in the poultry house is mechanical ventilation. It is not naturally ventilated.
* Roof fans situated just below the eaves act as inlets only with fans that push air into the shed. Outlet fans are located each side of the roof ridge. High velocity ventilation fans controlled by a computer system will ensure that optimum conditions are maintained within the buildings. Side fans are used as back-up only for additional cooling when conditions require it. Climate control system ventilation will assist in the creation of a dry internal environment with a litter moisture content below 40%, thereby ensuring low odour/ ammonia emissions and conditions unsuitable for fly breeding.
* The poultry house has manure belts, and the manure will be collected from the farm every 3-4 days by tractor and trailer. No manure is stored on site.
* Wash water is captured in to sealed underground tanks.
* Dry poultry feed storage and feeding

This site will have an operational capacity for two free range poultry houses with a total of 128,000 places for laying hens. The Laying birds are housed at approximately 16 weeks old and remain for a 70 week egg producing cycle. The poultry houses are then depopulated, cleaned and disinfected ready for the next cycle. All manure is transported off site to LJ Fairburn & Son farms for use on agricultural land or sold to local farmers.The free range houses are built of steel framework sited on a concrete base, insulated and then cladded with steel sheeting.Pre-mixed feed is brought in from our own UKAS approved feed mill and stored in silos nearby the poultry sheds. Diets are formulated according to the birds age and nutritional requirements. Protein and phosphorus levels are routinely reduced as the birds get older. Nipple drinkers are situated in each poultry shed and water consumption is monitored and recorded daily. Low energy lighting is used throughout.Any mortalities are collected and recorded daily. The carcasses are then sprayed with blue stock marker spray and placed into a lockable bin. These bins are emptied weekly and the carcasses removed from the site by an approved contractor (A Hughes & Son - Skellingthorpe) who incinerate the dead stock at correctly licensed premises.At the end of the laying cycle the birds are removed from the shed and the manure is taken away in covered trailers by L J Fairburn. The shed is then blown down to remove any dry matter before being washed and then disinfected with Lion Code/ APHA approved chemicals. The dirty wash water that is generated in this process is collected in a waste water tank (built in compliance with SSAFO regulations); the contents of which are spread on separately owned land in accordance with the Defra Codes of Good Agricultural Practice.These measures are intended to reduce the production and emission of ammonia, odours, dust and to prevent liquids escaping to the environment. This in turn should reduce the environmental impact of the farming activities.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; and
* environmental risk assessment.
 | Whittons Site PlanEnvironmental 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.

|  |
| --- |
| 4.0 Changes to the activity |
| Have there been any changes to the activity boundary? | If yes, provide a plan showing the changes to the activity boundary. |
| Have there been any changes to the permitted activities? | If yes, provide a description of the changes to the permitted activities |
| Have any ‘dangerous substances’ not identified in the Application Site Condition Report been used or produced as a result of the permitted activities? | If yes, list of them |
| Checklist of supporting information | * 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 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
 |

|  |
| --- |
| 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
 |

|  |
| --- |
| 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)
 |

|  |
| --- |
| 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)
 |

|  |
| --- |
| 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 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.
 |