

## 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](http://www.environment-agency.gov.uk/static/documents/Business/h5_scr_guidance_2099540.pdf)

1.0 Site details	
Name of the applicant	<b>Happy Days Farming Company Ltd</b>
Activity address	Jesmond Farm Kingerby Market Rasen LN8 3PU
National grid reference	TF 04592 92621

Document reference and dates for Site Condition Report at permit application and surrender	Ref. Appendix 7: Site Condition Report Permit – <b>EPR/BP3506LE/A001</b> Permit variation N/A 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 and services</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.

<b>2.0 Condition of the land at permit issue</b>	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> <li>• Geology</li> <li>• Hydrogeology</li> <li>• Surface waters</li> </ul>	<p>Jesmond Farm is within 1km west of the village of Kirkby.</p> <p>The surrounding area is mainly large arable fields, field boundary hedgerows and pockets of woodland. The landscape is flat to gently undulating.</p> <p>There are two ponds to the North of Jesmond Farm. They are decommissioned lagoons, being converted in to naturalised clean water ponds. They were used by Whites Recycle but emptied in early Summer 2021.</p> <p>No pollution incidents known.</p> <p>The sites are within a Surface Water (Ancholme from Bishopbridge to the Humber) NVZ. There are no Ramsar, SAC, SPA or LNR designated sites within 5km.</p> <p>There are two SSSI sites within 5km of the proposed installation boundary. Kingerby Beck Meadows (grid reference TF 052 935) is the closest of these sites, at approximately 640m to the nearest point. The second SSSI designated site within 5km is Normanby Meadow (grid reference TF 026 893). This is also classed as neutral lowland grassland.</p> <p><b>Information from Geology of Britain Viewer (British Geological Survey):</b></p> <p><u>South of installation</u>  1:50 000 scale bedrock geology description: West Walton Formation - Mudstone And Siltstone. Sedimentary Bedrock formed approximately 157 to 164 million years ago in the Jurassic Period. Local environment previously dominated by</p>

	<p>shallow seas.</p> <p>Setting: shallow seas. These sedimentary rocks are shallow-marine in origin. They are detrital, ranging from coarse- to fine-grained (locally with some carbonate content) forming interbedded sequences.</p> <p>1:50 000 scale superficial deposits description: Till, Mid Pleistocene - Diamicton. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by ice age conditions (U).</p> <p>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.</p> <p><u>North East of installation</u></p> <p>1:50 000 scale bedrock geology description: Ampthill Clay Formation - Mudstone. Sedimentary Bedrock formed approximately 157 to 164 million years ago in the Jurassic Period. Local environment previously dominated by shallow seas.</p> <p>Setting: shallow seas. These sedimentary rocks are shallow-marine in origin. They are detrital, ranging from coarse- to fine-grained (locally with some carbonate content) forming interbedded sequences.</p> <p>No recorded superficial deposits.</p> <p>There is no borehole on or near the installation.</p> <p>The installation site surfacing and drainage routes are shown on the plans in Appendix 4.</p>
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	<p>There is no FYM storage on any of the sites, as all muck is removed directly to temporary field heaps. Dirty areas will be removed every other day, with a complete muck out every 12 weeks. There is approximately 9 weeks of downtime per annum where the buildings are destocked, cleaned and disinfected between batches.</p> <p>Dirty water tanks capture contaminated water and wash water from the buildings and any contaminated outside concrete. They are underground and covered. FYM and dirty water management is in accordance with a Manure Management Plan in line with best practice and NVZ regulations. There is no slurry production.</p> <p>Dirty water is tested on a regular basis and is shown to have &lt;1% dry matter content. All FYM and dirty water is exported or spread on land owned and managed by the operators.</p> <p>Clean water from roof and clean yard areas is collected and directed to soakaways.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• Pollution incidents that may have affected land</li> <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> <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	<p>The installation is operated by Happy Days Farming Co. Ltd.</p> <p>At Jesmond Farm, there is a converted shed (approximately 20 years old, previously used for grain storage) which is used for pig housing for a total of 1,999 pigs places &gt;30kg. There is also a new shed. The total capacity of the two buildings would be up to 6,000 (30-120kg). They have solid concrete floors, deep bedded with straw, and are naturally ventilated.</p> <p>There is no incinerator. Deadstock is collected by licenced fellmonger.</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?	N/A
Have there been any changes to the permitted activities?	N/A
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	

<b>5.0 Measures taken to protect land</b>
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.

<p>Checklist of supporting information</p>	<ul style="list-style-type: none"> <li>• Land and/or groundwater data collected at application (if collected)</li> <li>• Land and/or groundwater data collected at surrender (where needed)</li> <li>• Assessment of satisfactory state</li> <li>• Remediation and verification reports (where undertaken).</li> </ul>
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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.

This document has been prepared by the applicant using the BPEX template.

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