

SITE CONDITION REPORT

For full details, see H5 *SCR guide for applicants* v2.0 4 August 2008

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	Cranswick Country Foods plc
Activity address	Cranswick Gourmet Bacon Co 1 Seafox Court Sherburn in Elmet Leeds LS25 6PL
National grid reference	Site centred on NGR SE 51380 33091

Document reference and dates for Site Condition Report at permit application and surrender	1. Site Condition Report prepared in December 2020 using a desk top study to identify and examine in broad terms readily available information, without any intrusive investigation.
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Document references for site plans (including location and boundaries)	2. Ordnance Survey site location plan for area covered by this SCR and boundary for Cranswick Gourmet Bacon Co at the 1:10000 scale. Groundsure 09/12/2020; Cranswick Gourmet Bacon Co site layout plan at the 1:1250 scale, showing extent of the activities for treatment and processing of food and the directly associated activities. Trundley; Trade Effluent and Site Drainage Plan as of June 2020; (Drawing No. 20-L31-P001B) at the 1:200 scale, including activities for treatment and disposal of waste water provided for the permit application.
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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	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> • geology • hydrogeology • surface waters <p>References used for the Report:</p>	<p><u>Location</u></p> <p>1. Site is located approx. 0.9km east of the A162 and the town of Sherburn in Elmet in North Yorkshire in the Sherburn Enterprise Area.</p> <p><u>Existing Site Layout & Topography</u></p> <p>2. Site comprises two properties and buildings either side of Seafox Court (total 2.033ha). West side Unit 1 is larger, commissioned in 2007 for treating and processing a mixture of animal and vegetable raw materials and for waste water treatment. East side Unit 4 was purchased in 2010, and smaller - was being used for ambient warehousing for dry goods, packaging, etc and offices at the time of reporting, but maybe developed for treating and processing foodstuffs in the future.</p> <p>3. Site is mostly developed with buildings and concrete hardstanding. There are engineered falls for surface water drainage across the site, otherwise the site is generally level. Surrounding land also largely developed with industrial and commercial premises, access roads, etc and some landscaped areas with vegetation including small trees and shrubs.</p> <p><u>Geology</u></p> <p>4. The Geology of Britain Viewer available on the British Geological Survey (BGS) website identified the Hemingbrough Glaciolacustrine Formation Superficial Deposits – clay, silty, peaty, sandy underlying the site and the Sedimentary Roxby Formation Bedrock – Calcareous Mudstone located at depth. Superficial deposits are the youngest geological deposits formed during the most recent period of geological time, the</p>

	<p>Quaternary which extends back about 2.6 million years from the present. Bedrock geology is a term used for the main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits.</p> <ol style="list-style-type: none"><li data-bbox="807 472 1402 891">5. Hemingbrough Glaciolacustrine Formation Superficial Deposits were formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by ice age conditions. These sedimentary deposits are glaciogenic in origin. They are detrital, created by the action of ice and melt water, and can form a wide range of deposits and geomorphologies associated with glacial and inter-glacial periods during the Quaternary including clays with low to very, low permeability.<li data-bbox="807 925 1402 1344">6. Roxby Formation Bedrock is older, formed approximately 247 to 272 million years ago in the Triassic and Permian Periods. Local environment previously dominated by lakes and lagoons. These sedimentary rocks are lacustrine or shallow-marine in origin. They are detrital, generally fine-grained (but can include layers of coarser material) and form beds of carbonate-rich deposits sometimes including precipitated beds of evaporites. Likely to have fractured flow type with low to very, high permeability.<li data-bbox="807 1377 1402 1659">7. Obtained and reviewed three borehole records from BGS website relating to National Coal Board drilling three 600 feet (183m) structural boreholes in 1972 in close proximity to site. Provided details on same superficial deposits and bedrock formations to establish geology beneath site. Logs of the borehole records have been reviewed below.<li data-bbox="807 1693 1402 1899">8. Borehole SE53SW36 is located 40m north of site boundary. Grey and brown clay superficial deposit to 21m below ground level (bgl) then red marl with gypsum bedrock (Roxby Formation) to 46mbgl, then limestone.
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	<p>9. Borehole SE53SW37 located 400m east of boundary. Superficial drift deposit to 19mbgl then marl with gypsum bedrock (Roxby Formation) to 51mbgl, then limestone.</p> <p>10. Borehole SE53SW41 located 30m south of boundary. Grey and brown clay and brown sand superficial deposits to 18bgl then red and grey marl with gypsum bedrock (Roxby Formation) to 45mbgl, then limestone.</p> <p>11. No indication for the presence of any Artificial Ground - made ground, worked, infilled, disturbed, or landscaped ground beneath the site according to Groundsure (13/12/19) Geo Insight created for the desk-top study. Artificial ground can be associated with potentially contaminated material.</p> <p>12. Non-coal historic mining on site. Likelihood includes small scale underground mining may have occurred for gypsum: mine adits, shafts and tunnels may be present. Potential for localised difficult ground conditions at a level where they should be considered.</p> <p style="text-align: center;"><u>Soil Vulnerability Classification – Leaching Potential</u></p> <p>13. Soilscape Viewer available on the Cranfield Soil and Agrifood Institution’s website identifies the original soil onsite and in the surrounding area as being characterised as No.18 - slowly permeable seasonally wet slightly acid but base rich loamy and clayey soils with impeded drainage. Main risks are associated with overland flow from compacted or poached fields. Organic slurry, dirty water, fertiliser, pathogens, and fine sediment can all move in suspension or solution with overland flow or drain water. Potentially soil onsite may have been largely removed or modified as result of development and in the surrounding land.</p> <p style="text-align: center;"><u>Hydrogeology</u></p> <p>14. The underlying superficial deposits are not productive – rock layers or drift deposits with low permeability with negligible significance for water supply or river base flow according</p>
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to the Aquifer Designation maps available on DEFRA MAGIC website.

15. Underlying solid strata (Roxby Formation bedrock) is classified as a secondary B aquifer – predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons, and weathering. These are generally the water-bearing parts of the former non-aquifers.
16. Groundwater vulnerability to a pollutant discharged at ground level onsite is low according to the MAGIC website. Where assessment is based on hydrological, geological, hydrogeological and soil properties, and groundwater vulnerability is described as High, Medium-High, Medium, Medium-Low, or Low.
17. There are no groundwater, surface water, or potable water abstractions onsite. Site is not located in any groundwater Source Protection Zone (SPZ) according to the MAGIC. Environment Agency has defined SPZ around large and public potable groundwater abstraction sites to provide additional protection to safeguard drinking water quality. The zones show the risk of contamination from any activities that might cause pollution in the zone. Where zone 1 is an inner protection zone, zone 2 is an outer protection zone and zone 3 is the total catchment. Closer the activity, the greater the risk. The nearest large or public potable groundwater abstraction inside a SPZ is actually approx. 1.8km to the south near South Milford.

Hydrology & Catchment

18. No surface water features or networks onsite.
19. Site located in the waterbody catchment of the River Ouse, designated a statutory main river according to Catchment Data Explorer available on the Environment Agency website. Depending on direction of the local public drainage system flow is presumed to

be via either Bishop Dike north of the site then flows 8.5km into the Ouse at Cawood village, or alternatively via the Upper Fox Drain downstream of Sherburn STW to the east, then flows 11.5km via Selby Drain into the Ouse at Selby. Green Dike is the nearest watercourse containing water all year round (in normal conditions) approx. 75m north of the site boundary and is connected to Bishop Dike, and maybe even providing an outfall from the public drainage system. There are no discharges from site into any watercourse, land, or groundwater.

20. Catchment Data Explorer identifies Bishop Dike and Fox Drain Catchment downstream of Sherburn STW as both having overall Poor and Moderate water body classifications respectively as recently as 2019, and Poor and Moderate ecological and chemical quality. Reasons for not achieving good status are attributed to agricultural land drainage and sewage discharge.

Flooding

21. Ground level is approx. 8m Above Ordnance Datum Newlyn (AODN) on OS map.
22. Site located in Flood Zone 1 - very, low risk, less than 1 in 1000 (0.1%) chance of flooding each year according to Environment Agency Flood Maps for Planning (from rivers and the sea) available on the government website. Site is not located in either zone 2 or 3 floodplains associated with the Bishop Dike to the north. Data used in the rating considers probability of flood defences will overtop or breach by considering their location, type, condition, and standard of protection.
23. Low risk of surface water (flash) flooding between 0.1% (1 in 1,000) and 1% (1 in 100) according to Environment Agency Ambient Risk Analytics surface water (pluvial) FloodMap available on the government website. Risk appears limited to car parking area north side of site, highway in Seafox Court, main yard, and waste storage area, but flood risk advice is provided with a caveat - very unlikely to be reliable for a local area

	<p>and extremely unlikely to be reliable for identifying individual properties at risk.</p> <p>24. No risk of groundwater flooding by unusually high groundwater levels when the water table rises above the ground according to Groundsure (13/12/19) Enviro Insight Report. Groundwater flooding may be either associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding). The area is not considered to be prone to groundwater flooding based on rock type.</p> <p><u>Environmental designations</u></p> <p>25. No statutory designated sites for nature conservation have been identified onsite using the MAGIC land-based designations map available on the government website. No internationally designated Ramsar, Special Areas of Conservation (SAC), Special Protection Areas (SPA) or Sites of Special Scientific Interest (SSSI) within the 5km screening distance for environmental permit applications. There are no National Nature Reserves (NNR), Local Nature Reserves (LNR) or Ancient Woodlands (AW) within the 2km screening distance.</p> <p>26. Three Local Wildlife Sites (LWS) have been identified within 2km in the Environment Agency Nature and Heritage Conservation Screening Report dated 20/12/2019 obtained ahead of the permit application. SHB/1 is closest 0.9km to the east, and Ash Tree Dike and Pasture alongside Fenton Lane, and opposite the Gypsum works both 1.5km southwest and north of site, respectively.</p>
<p>Pollution history including:</p> <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 	<p><u>Pollution incidents that may have affected land</u></p> <p>27. Not found any readily available evidence for any pollution incidents that may have affected the land onsite. Groundsure (13/12/19) Enviro Insight report did not find records for any environmental permits, incidents, or registers onsite. Identified within 500m of the</p>

<ul style="list-style-type: none"> evidence of damage to pollution prevention measures 	<p>boundary there are licensed discharge consents into the Green Dike, and Part B Authorised Processes – including respraying vehicles, oil burning, printing flexible packaging, organic chemicals and timber manufacturing, and a site registered in accordance with the Control of Major Accident Hazards (COMAH).</p> <p>28. Site operators will be reporting annually in accordance with conditions in a bespoke installation permit for operating Part A(1) activities including providing a pollution inventory on releases to air from combustion and smoking activities, offsite transfers in waste water to sewer, waste transfers, and any accidental releases.</p> <p>29. BGS have estimated background soil chemistry within 250m of the site boundary including likely background concentration of potentially harmful Arsenic, Cadmium, Chromium, Lead and Nickel in rural soil, according to the Groundsure (13/12/19) Geo Insight report.</p> <p><u>Historical land-uses and associated contaminants</u></p> <p>30. Groundsure Enviro Insight did not find any records of onsite historical petrol or fuel sites, garage or motor vehicle repairs, historical military sites, or potentially infilled land or records of any storage or enforcements relating to any previous releases of any substances to the environment that might have caused soil or groundwater pollution onsite. Site has not been determined as contaminated land under Part 2A EPA 1990.</p> <p>31. Previous land-use established with historical Ordnance Survey historical maps at the 1:10560 and 1:2500 scales obtained from the groundsure.com website. Earliest map for 1850 shows the site was undeveloped and continued to be unchanged in 1892, 1908, and 1950, although an airfield is marked south of the site in 1950 but no evidence for any development. Part of an airfield (disused) in 1957 with a runway feature onsite until 1994. Runway was equivalent to approx. one</p>
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eighth of Unit 1 mostly in the same place as the yard. Feature appears to have been largely removed by the next survey in 1967 and not shown in 1986. Otherwise rest of site continues to be shown as undeveloped until as recently as 2010 with the existing buildings onsite. Presence of a runway, especially in absence of other features for example onsite buildings is not considered to be significant as being indicative for the potential for historical land contamination. According to the Wikipedia website the Sherburn in Elmet airfield was in use during the Second World War as a Royal Air Force Station. From 1940 Blackburn Aircraft used a production factory here to build the Fairey Swordfish naval torpedo aircraft. Use as an airfield may date back to the First World War.

Visual/olfactory evidence of existing contamination

32. Site visit and walkover on Thursday 1st October in the morning with dry and generally sunny weather conditions. Confirmed site included two very much developed areas either side of Seafox Court with buildings, and concrete and tarmac hardstanding areas, otherwise very, small areas of unmade ground next to Aviation Road and Hurricane Way. No evidence discovered for any alternative industrial use, other than for food processing and warehousing. No visual evidence for any substances associated with food processing having been released into the soil, for example no evidence for vegetation onsite stressed by substances in the soil.

Evidence of damage to pollution control measures

33. Pollution control measures will be detailed in the H1 Environmental Impact Assessment prepared in conjunction with the Permit application. No evidence in the site walkover for any damage to any pollution control measures.

Evidence of historic contamination, for example, historical site investigation, assessment, remediation, and verification reports (where available)	<p>34. Not found any evidence in the desk top study for any previous historical site investigation, assessment, or remediation and verification.</p> <p>35. Concluded this site has been in continuous use for food processing and warehousing since 2007 and probably never been used for any other industrial activities. Not discovered evidence for any incidents that might have resulted in significant release of any substance into soil or groundwater and causing pollution, from either readily available documents or any visual/olfactory evidence in the site walkover.</p>
Baseline soil and groundwater reference data	36. Concluded intrusive investigation to establish baseline soil and groundwater reference data was not warranted.
Supporting information	<p>Geology of Britain Viewer available on the British Geological Survey website. Groundsure Enviro & Geo Insight and Historical Maps for Cranswick Gourmet Bacon Co. Unit 1-7, Seafox Court, Sherburn in Elmet, LS25 6PL, dated 13th December 2019. Soilscape Viewer available on the Cranfield Soil and Agrifood Institution website. MAGIC Land Based Designation Map, Aquifer Designation Map, Groundwater Vulnerability Map, Source Protection Zones map available on the government website. Data Catchment Explorer available on the Environment Agency website. Environment Agency Flood Maps for Planning (from rivers and the sea) available on the government website. Environment Agency Ambient Risk Analytics surface water (pluvial) FloodMap available on the government website. Environment Agency Nature and Heritage Conservation Screening Report dated 20th December 2019. Ordnance Survey Maps 1850-2010. Sherburn in Elmet Airfield available on the Wikipedia website.</p>

3.0 Permitted activities	
Permitted activities	<p>37. Existing installation in scope of The Environmental Permitting (England and Wales) Regulations 2016 - Regulation 2(1); Schedule 1; Part 2; Section 6.8; Part A(1)(d)(iii) Treatment and processing animal and vegetable raw materials with a finished production capacity greater than 75 tonnes per day mostly for bacon products for example by curing and smoking.</p> <p>38. Existing waste water treatment facility is also in scope - Regulation 2(1); Schedule 1; Part 2; Section 5.4; Part A(1)(a)(ii) Disposal of</p>

non-hazardous waste with a capacity exceeding 50 tonnes per day involving physico-chemical treatment – dosing and removing fats, oil, and grease in a dissolved air flotation (DAF) treatment system.

39. All other activities are directly associated - storing raw materials for example chilled and frozen meats, ambient ingredients, packaging material, liquid refrigerated gases, detergents and disinfectants, water treatment chemicals, etc. Tempering, unpacking, grading, tenderising, preparing brine, maturation, immersion, coating, air drying, chilling, freezing, slicing, dicing and cutting, decoration, vacuum packing, packing with modified atmosphere gases, metal detection, x-ray inspection, check-weighing, labelling and packing into shelf ready packaging and boxes, stretch-wrapping, storing finished product, loading/unloading HGVs, operating air compressors, heating, ventilation and air-conditioning systems, gas-fired water heaters for hot water, cleaning and disinfecting and maintenance, storing waste water in bulk tanks, treating and storing waste in secure containers, etc.
40. Site mostly developed, with concrete hard standing providing an impervious permanent barrier to potential contaminants into soil and ground water. Presence of the superficial Hemingbrough Glaciolacustrine Formation (Unproductive Strata) overlying the Roxby Formation (Secondary B Aquifer) may also limit migration of potential contamination.
41. Separate dirty and surface water drainage will be sealed providing an impervious and permanent barrier against potential contaminants into any underlying soil or groundwater; or runoff on to unmade ground or localised flooding onsite or on any surrounding land.
42. Uncontaminated roof and surface water runoff from concrete hardstanding in the yard will be conveyed via grates into an enclosed, sealed, underground drainage system onsite then into the public drainage system – most probably in Hurricane Way.

	<p>43. Dirty wastewater from food processing and directly associated activities will be conveyed via grates and solid underground pipes into a dosing and treatment system using dissolved air flotation (DAF) to remove fats, oil, and grease and discharged into the public foul sewer system in accordance with a trade effluent consent. Located under the highway in Hurricane Way offsite to the east, according to the plan with the Consent. Dirty water from external areas, especially waste treatment and storage area also channelled via kerbs and catch pits into solid underground pipes and into the DAF plant and discharged into the foul sewer.</p> <p>44. Buildings, plant, equipment, hard standing, kerbing, grates, and drains, etc will be regularly inspected and checked for signs of structural damage, corrosion, leakage, security of containment and correct operation, etc, and will be serviced, maintained, or repaired in accordance with manufacturers recommendations or as required to prevent soil or groundwater pollution.</p> <p>45. Site will be operated in accordance with the H1 Environmental Impact Risk Assessment including engineered measures and operating procedures to minimise risk of potential contaminants in any underlying soil or groundwater, and supporting information provided for the permit application.</p>
<p>Non-permitted activities undertaken</p>	<p>46. All activities will be permitted for treatment and processing of animal and vegetable raw materials food and disposal of waste water and or as directly associated activities. There will not be no non-permitted activities being undertaken.</p>
<p>Document references for:</p> <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<p>Ordnance Survey site location plan for area covered by this SCR and boundary for Cranswick Gourmet Bacon Co at the 1:10000 scale. Groundsure 09/12/2020; Cranswick Gourmet Bacon Co site layout plan at the 1:1250 scale, showing extent of the activities for treatment and processing of food and the directly associated activities. Trundley; Trade Effluent and Site Drainage Plan as of June 2020; (Drawing No. 20-</p>

	L31-P001B) at the 1:200 scale, including activities for treatment and disposal of waste water provided for the permit application. Cranswick Country Foods plc; Cranswick Gourmet Bacon Co; H1 Environmental Impact Assessment for Environmental permit Application.
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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 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	<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 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.