

SITE CONDITION REPORT TEMPLATE

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	Stonegate Agriculture Ltd
Activity address	West Lodge Poultry Unit, Roxholm, Nr Sleaford, Lincolnshire, NG34 8NB
National grid reference	504490, 350220

Document reference and dates for Site Condition Report at permit application and surrender	Site Condition Report – Application Part Only
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Document references for site plans (including location and boundaries)	Site Location and Hydrology Plan, Drawing 171/04/4/01 Indicative Surface Water Drainage Arrangements, Drawing 171/04/4/02
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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	
Environmental setting including: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>Likely geo-environmental and geotechnical issues associated with soil and groundwater conditions have been established through a desk-top review of freely available historical mapping, British Geological Society (BGS) and Environment Agency records relating to the Site and its environmental setting.</p> <p>The superficial deposits underlying the majority of the Site are Head deposits of clay, silt, sand and gravel, whilst none are recorded in its north-western corner. The underlying bedrock across the majority of the Site is mudstone of the Blisworth Clay Formation, with an area of the Cornbrash Formation, comprising limestone, in the north-west. No BGS boreholes were identified on the Site, although a BGS trial pit located approximately 20 m to the north of the Site encountered 0.8 m of topsoil overlying sand with limestone gravel (fill). This was underlain by at least 1.4 m of soft to firm clay.</p> <p>The Site is located within a designated groundwater Source Protection Zone 3 (Total</p>

	<p>Catchment). The superficial deposits across the majority of the Site are classified as Unproductive Strata (non-aquifer), with small areas of Secondary (Undifferentiated) and the bedrock is classified as Unproductive Strata (non-aquifer). Environment Agency data indicates that the groundwater underlying the majority of the Site is of a low to moderate sensitivity, whilst the north-west of the Site is of high sensitivity.</p> <p>The Site is not within an area at elevated risk of flooding from the rivers or sea.</p> <p>The Site is not within close proximity to a Natura 2000 site with the closest being approximately 30km to the south-east (The Wash). High Dyke SSSI is present approximately 3.9km to the west of the Site.</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 • evidence of damage to pollution prevention measures 	<p>There is no evidence of any pollution incident which may have affected the ground or controlled waters environment. A pre-demolition asbestos survey and removal of identified materials will be undertaken prior to redevelopment thus removing the risks of contamination associated with asbestos fibres.</p> <p>No pollution incidents are recorded on site according to the environmental database data included as Appendix A.</p> <p>A review of online historical mapping indicates that the Site has been in agricultural use, with a lodge in the south-western corner (outside the application site boundary), from the earliest reviewed mapping (from 1888) until the present day. Reference to available aerial photography and historical maps indicates that the current poultry units were developed on the Site at some point between 1956 and 1980.</p> <p>It is understood that the process associated with the current use do not, and have not, necessitated the storage of fuel, heating oils or other chemicals likely to cause notable harm to the environment.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>No prior intrusive investigation has been undertaken as no contamination has been suspected.</p>
<p>Baseline soil and groundwater reference data</p>	<p>In the absence of potential notable current or historical sources of contamination, no baseline investigation has been undertaken.</p>
<p>Supporting information</p>	<ul style="list-style-type: none"> • Environmental data set – Appendix A.

	<ul style="list-style-type: none"> Environmental Statement – Volume 2, West Lodge Farm, Roxholm, Nr Sleaford, Lincolnshire, prepared by Delta-Simons, ref: 18-0995 dated Nov 2019
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3.0 Permitted activities	
Permitted activities	<p>Rearing of chickens for meat production. Increase of existing capacity to 111,000 birds via demolition of existing units and construction of 5 new units.</p> <p>Only rearing activities will take place on site with egg production occurring at off-site facilities.</p> <p>Associated activities include:</p> <ul style="list-style-type: none"> storage of LPG, in 6 above ground tanks, for heating storage of feed in 5 above ground silos 2 underground slurry tanks 1 backup generator with integrally bunded day tank. The generator will be sited on an impermeable concrete slab or within a generator house (to be confirmed). No additional fuel tank or on-site diesel storage will be required. <p>There will be no emissions to land or water as part of the operations. All solid wastes (e.g. animal bedding) will be collected on a regular basis and immediately removed from site via lorry.</p> <p>Subsequent cleaning of the concrete slab will be collected by foul gully drain into below ground slurry tanks which will be removed from site via tanker.</p> <p>Dead birds are removed from the houses and stored in freezers awaiting collection from a licensed renderer.</p> <p>The working area where vehicles operate is laid to concrete which drains to slurry tanks.</p>
Non-permitted activities undertaken	None
Document references for:	See included Drawings.
<ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	Environmental Risk Assessment included at the end of this document.

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	<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	<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

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"> • 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	<ul style="list-style-type: none">• 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	<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.

Environmental Risk Assessment – Operational Phase

Potential Hazard	Initial Risk Rating	Justification & Mitigation (if required)	Risk Rating following Mitigation
<p>Impact to soil, surface water and groundwater from solid and liquid poultry waste</p>	<p>Moderate Risk</p>	<p>Expansion of existing operations by increasing bird numbers to 111,000 birds housed in five poultry units, would lead to an increase in the volume of waste materials (poultry manure) to be removed from the Site on a periodic basis. As each of the proposed new units would be located on superficial deposits with high vulnerability to groundwater contamination, within the outer zone of a groundwater SPZ, it would be necessary to make sure that water resource contamination risk is adequately managed and that waste products are prevented from entering the surface water or groundwater systems.</p> <p>Each new poultry unit would be equipped with an area of impermeable concrete hardstanding for poultry waste management. Poultry manure would be periodically cleared from each unit and stored on an area of concrete hardstanding until removed from the Site. Hardstanding areas would be graded to drain away from the building and equipped with a drainage channel to collect any liquid waste or runoff. Drains would discharge directly to a series of underground slurry tanks that would be emptied on an as-required basis with waste slurry removed from Site</p> <p>The proposed solid and liquid waste management systems would be closed-circuit systems, isolated from the clean surface water drainage systems, removing the majority of contamination risk to surface water resources. Any residual risk is likely to be associated with management practices or extreme climatic conditions which may result in surface run-off.</p> <p>Mitigation measures to include</p> <ul style="list-style-type: none"> • Design of separate clean and foul drainage systems to minimise risk of contamination of surface water runoff; • Locating waste management areas away from the surface water drain to minimise risk of surface water contamination; • Installation of underground storage tanks in accordance with The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Oil) (England) Regulation 2010, as amended. • The timing of poultry unit clearance is managed in relation to climatic conditions; • Procedures provided in a site management plan to make sure solid waste is restricted to areas of hardstanding; • Measures provided in a site management plan to make sure that drainage systems and slurry tanks have adequate capacity for each waste cycle prior to commencement of unit clearance; and • Definition of measures provided in a site management plan to be implemented in the event of an unplanned leakage of contaminated runoff from areas of hardstanding, to comply with the Nitrates Pollution Prevention Regulations 	<p>Low Risk</p>

Environmental Risk Assessment – Operational Phase

Potential Hazard	Initial Risk Rating	Justification & Mitigation (if required)	Risk Rating following Mitigation
Emissions of Ammonia	Moderate Risk	<p>Atmospheric emissions of ammonia (NH₃) from the poultry sheds have the potential to impact on receptors of ecological sensitivity within the vicinity of the Site.</p> <p>Modelling undertaken as part of the Environmental Statement (ES) identified that the potential NH₃ emissions and the corresponding likely effects on the ammonia critical level, the nutrient nitrogen critical load and the acidity critical load are considered not significant and thereby not a constraint to the Proposed Development</p>	Low Risk
Emissions of Dust	Moderate Risk	<p>During the operational phase of the Proposed Development, due to the nature of the activities on-Site, there would be potential for fugitive dust emissions that could result in loss of amenity at nearby sensitive receptor locations.</p> <p>In accordance with the risk-based assessment approach prescribed by the IAQM guidance, it was considered with the ES submitted for the Site that, while there would be an increase in the overall bird numbers, the proposed operation would result in a negligible increase of localised dust emitted from the units across the Site due to the improved building design and the position/orientation of the proposed poultry units</p>	Low Risk
Odour	Moderate Risk	<p>The assessment methodology undertaken to support the ES assumes the proposed poultry units would contain mechanical roof-based ventilation system (to promote better dispersion of potential odour emissions).</p> <p>Based on this assessment the predicted 5-year average odour concentrations would be below the relevant benchmark at all sensitive off-site receptor locations within the vicinity of the Site and would not be considered to result in significant loss of amenity or nuisance at the most affected sensitive receptor locations. As such, in accordance with the assessment criteria, the resulting impacts would be negligible, with the potential effects being not significant.</p>	Low Risk