

# Bridge House Farm Ltd

## Site Condition Report

1. Site details	
Name of the applicant	Mr Charlie Thompson
Activity address	Bridge House Farm, Murcott, Long Buckby, Northants, NN6 7QR
National grid reference	SP61806780
Document reference and dates for site condition report (SCR) at permit application and surrender	July 2025
Document references for site plans (including location and boundaries)	<ol style="list-style-type: none"> <li>1. BHF Overall Site Location Plan 2024</li> <li>2. BHF Poultry Site Map for Surrender</li> <li>3. BHF Overall Site Location Plan 2025 post surrender</li> <li>4. BHF Site and Drainage Plan 2025</li> </ol>
2. Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> <li>• Geology</li> <li>• Hydrogeology</li> <li>• Surface waters</li> </ul>	<p>The land around the site is used for arable within the Bridge House Farm business.</p> <p>Bridge House Farm is a 700 acre agricultural holding located in Murcott, to the North West of Long Buckby. It is a family run enterprise, which has been established for over 100 years, with arable and high health pigs as the predominate outputs. Bridge House Farm's award winning pig production facility is located to the north of the main farm site, in an isolated, tree screened area. This location ensures that the strict hygiene regulations affecting the rearing process can be maintained and controlled. It consists of an office, hygienic welfare facilities for staff and various buildings and feed silos used to breed and rear livestock</p> <p>The unit and surrounding land is based on typical argillic brown earths. The lifology of which is fine loamy over clay or clay shale (middle or upper lias). The soil series is Flore (Profile number: SP66/1785)</p> <p>Placed on the top of a hill surrounded by owned farm land the unit is over 500m from the nearest property. There is a stream running down the valley below the pig site that is a tributary to the river Nene.</p> <p>Investigations using the Magic.gov.uk website and the Air Pollution Information System (APIS) have not identified any Sites of Special Scientific Interest (SSSI) within 5 kilometres of the farm, or any Natura 2000 Sites within 10 kilometres.</p>
Pollution history including: <ul style="list-style-type: none"> <li>• Pollution incidents that may have affected land</li> <li>• Historical land uses and associated contaminants</li> </ul>	<p>None</p> <p>None</p> <p>None</p>

<ul style="list-style-type: none"> <li>Any visual/olfactory evidence of existing contamination</li> <li>Evidence of damage to pollution prevention measures</li> </ul>	None
Evidence of historic contamination, e.g. 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. Permitted activities	
Permitted activities	<p>Current permit:</p> <ul style="list-style-type: none"> <li>2,760 finishing pig places (over 30kg) including 5 boars</li> <li>3160 growing pig places (under 30kg)</li> <li>658 breeding sows</li> <li>Pig feed storage, mixing and preparation</li> <li>BAT Phased feeding system for feeding of growing pigs</li> <li>Slurry and manure storage</li> <li>Fuel, oil and biocide storage</li> <li>Incineration: APHA approved carcase incinerator</li> </ul> <p>Variation applied for (ERP/QP3831MX/V006):</p> <ul style="list-style-type: none"> <li>8,128 finishing pig places (over 30kg)</li> <li>3,040 growing pig places (under 30kg)</li> <li>1602 breeding sows</li> <li>40 Breeding boars</li> <li>Pig feed storage, mixing and preparation</li> <li>BAT Phased feeding system for feeding of growing pigs</li> <li>Slurry and manure storage</li> <li>Additional off site slurry store</li> <li>Fuel, oil and biocide storage</li> <li>Incineration: APHA approved carcase incinerator</li> </ul> <p>Slurry is stored on site both within buildings in tanks beneath slatted floors and the 3 lagoons currently on site. The slurry is transferred by a combination of gravity flow and pumping to the lagoons via the reception pits. The newer earth bank lagoon is filled by contractors pumping between the lagoons using lay flat pipes.</p> <p>The service house is fully slatted with voluntary stalls to allow for easy service, feeding and scanning.</p> <p>The dry sow houses are straw-bedded. Manure is stored on site with all run off collected by a combination of gravity flow and pumping to the lagoons via the reception pit.</p> <p>Dirty water from concrete yards flows by a combination of gravity flow and pumping to the lagoons via the reception pit.</p> <p>Only dry pelleted feeds are fed on site. Feed is delivered from bins via various feed lines to every building on farm. Bulk delivery and storage of dry feeds occurs weekly and all feed is blown into appropriate storage bins.</p>

	<p>Growing pigs are fed with a BAT feed system to allow phased feeding and reduced protein usage.</p> <p>Water is supplied via the mains and pig access is via trough and nipple drinkers.</p> <p>The fuel tank on the site serves the APHA-approved incinerator. Carcasses are stored in covered containers before incineration. The ash is added to the manure or slurry and spread onto land, with a record kept. Exemption in place.</p> <p>Chemicals, including biocides, are stored in a store compliant with current regulations. Pens are cleaned and disinfected between batches of pigs.</p> <p>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.</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>	<ul style="list-style-type: none"> <li>BHF Site and Drainage Plan 2025</li> <li>BHF - Environmental Risk Assessment</li> </ul>

4. Changes to the activity	
Have there been any changes to the activity boundary?	No – activity boundary remains the same Post variation and inspection the boundary may be adapted and will be dealt with through a partial surrender
Have there been any changes to the permitted activities?	Yes we have now stopped any poultry activities on farm since 2020
Have any 'dangerous substances' not identified in the application site condition report been used or produced as a result of the permitted activities?	No
Checklist of supporting information	<ul style="list-style-type: none"> <li>BHF Poultry Permit Surrender notice letter June 2025 describes the changes in activity on the site.</li> <li>No dangerous substances are present on site.</li> </ul>

5. 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"> <li>Inspection records and summary of findings of inspections have all been successful with all buildings well maintained.</li> <li>No pollution events have occurred and all land has returned to normal use</li> <li>BHF Environmental Risk Assessment is followed routinely and any issues identified and reported.</li> </ul>

6. Pollution incidents that may have had an impact on land and their remediation
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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>• There are no records of pollution incidents that may have impacted on land</li> <li>• There are no records of investigation or remediation requirements.</li> </ul>

7. 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>• No pollution incidents have occurred during the permitted period.</li> </ul>

8. 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 has been followed and completed for both the Bridge House Farm Layer and Pullet site.</li> <li>• There are no sources of potential pollution as the site has been completely cleaned and renovated.</li> <li>• Investigation and remediation reports are not applicable</li> </ul>

9. 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"> <li>• No land has deteriorated during the period.</li> <li>• The land used for poultry production is now in a very satisfactory state to surrender.</li> </ul>

10. 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:	
<ul style="list-style-type: none"> <li>• The poultry related permitted activities have stopped</li> <li>• Decommissioning of Poultry site is considered complete and the pollution risk has been removed for all land operated under the poultry permit</li> <li>• The land is in a satisfactory condition and can now be utilised for alternative use.</li> </ul>	