

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	Bank Farm, Silvertoft Lane, Frampton West, Boston, Lincolnshire, PE20 1RX
National grid reference	529500, 341560
Document reference and dates for Site Condition Report at permit application and surrender	Site Condition Report – Application Part Only
Document references for site plans (including location and boundaries)	Site Location Plan_1

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 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>According to published British Geological Society (BGS) information and the 1:50,000 scale geological map sheet 128 – Boston (1995), the Site is recorded to be underlain by superficial deposits of Quaternary Tidal Flat Deposits comprising clay and silt. The bedrock deposits are named as the Ampthill Clay Formation of mudstone. A borehole, reference TF34SW211 approximately 1.8km to the north-east, is considered to be located within a similar geological sequence to that presented above. The borehole encountered clays with interbedded silt, sand and gravel to a proven depth of 10.0m bgl.</p> <p>According to the Environment Agency, the Site is not located within a designated Groundwater Source Protection Zone. The</p>

	<p>superficial deposits and bedrock are both classified as Unproductive Strata (a non-aquifer).</p> <p>The entire Site is located within Flood Zone 3, a site at elevated risk of flooding from the rivers or sea. This is due to a number of drains associated with the land drainage network on the eastern and western boundaries of the Site and within the local surrounding area. Old Hammond Beck is located across Frampton Bank road to the north.</p> <p>The Site is not within close proximity to a Natura 2000 site. There are no records of any environmentally sensitive site (e.g. SSSI) within close proximity to 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>Based on site reconnaissance there is no evidence of any pollution incident which may have affected the ground or controlled waters environment.</p> <p>No pollution incidents are recorded on site according to a search of the environmental database data.</p> <p>A review of freely available historical mapping indicates that the Site has been in agricultural use from the earliest reviewed mapping (from 1889) until the present day. The mapping indicates that the current poultry units were developed on the Site in the period between mapping dated 2006 and 2020.</p> <p>It is understood that the process associated with the current use do not, and have not, necessitated the storage of fuel (other than integral bunded tank on generator), heating oils or other chemicals likely to cause notable harm to the environment.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No prior intrusive investigation has been undertaken as no contamination has been suspected.
Baseline soil and groundwater reference data	In the absence of potential notable current or historical sources of contamination, no baseline investigation has been undertaken.
Supporting information	<ul style="list-style-type: none"> • Landmark Information Group, Envirocheck Report, Bank Farm, PE20 1RX, dated 29th January 2021

3.0 Permitted activities	
Permitted activities	Rearing of chickens for egg production. Increase of existing capacity to 64,000 birds via greater use of available space within existing units.

	<p>Only rearing activities will take place on site with meat production occurring at off-site facilities.</p> <p>Associated activities include the storage of LPG, in 3 above ground tanks, for heating, two grain silos and one above ground dirty water tank.</p> <p>There will be no emissions to land, water or air 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 drain and pumped into one above below ground dirty water tank which will be removed from site via tanker.</p> <p>Dead birds are removed from the houses and stored in sealed containers (freezer) awaiting collection from a licensed renderer.</p> <p>The working area where vehicles operate will be laid to concrete.</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 64,000 birds housed in 2 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 or solid strata with limited groundwater vulnerability the risks of groundwater resource contamination are considered low. The site appears susceptible to potential flooding from surrounding drainage ditches and there are a number of drains associated with the land drainage network either on or close to the site. As such, industry best practice should be followed to ensure risks are adequately managed to these receptors and that wastes are prevented from entering the surface water network.</p> <p>Each poultry unit is equipped with an area of impermeable concrete hardstanding for poultry waste management. Poultry manure is periodically cleared from each unit and immediately placed in a storage container which is removed from Site. Hardstanding areas are graded to drain away from the building and equipped with a drainage channel to collect any liquid waste or runoff. Drains discharge to a collection sump where they are pumped into the above ground dirty water tank that is emptied on an as-required basis with waste washwater 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 <p>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>	<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 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 has been considered 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>It is understood that the proposed poultry units would contain mechanical roof-based ventilation system (to promote better dispersion of potential odour emissions).</p> <p>Based on this understanding it is considered that the 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, the resulting impacts would be negligible, with the potential effects being not significant.</p>	Low Risk