

Site Condition Report

Project Name	Langrick Manor Farm
EPR	EPR/CP3428MY/P001
Type (New Permit/Variation)	New

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. Site Details	
Name of Applicant	Rattlerow Farms Ltd
Site Name	Manor Farm
Site Address	Langrick, Boston
Site Postcode	PE22 7AA
Document reference and	Site Condition Report
Dates for Site Condition Report at permit application and surrender	
Document reference for site plans	
Site Location	Manor Farm Site Location
Site Layout	Manor Farm Site Plan
Site Drainage	Manor Farm Site Plan- drainage
Emission Points	Technical Standards

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

Site Condition Report

2. Condition of the land at permit issue	
Search results have been collated using sources including the Defra website "Magic Maps", the "Geology of Britain Viewer", LandIS Soilscales viewer and the Defra Flood Map.	
Supporting information Source information identifying environmental setting and pollution incidents Historical Ordnance Survey plans Site reconnaissance Historical investigation / assessment / remediation / verification reports Baseline soil and groundwater reference data	
Size of installation	31,000m ²
Surrounding Environs	The area surrounding the farm is primarily arable farming with some woodland areas. The land is generally flat. There is a wooded area bordering the southern edge of the site and drains to the eastern and western sides of the site
Nearest settlements	Langrick 450m to the north
Grid Reference	TF 27119 48254
General site description	Manor Farm is operated by Rattlerow Farms Ltd. The site currently operates as a Nucleus farm consisting of 360 sows, 1800 finisher pigs >30kg and 1750 associated weaners <30kg and currently does not come under permitting requirements.
Topography	The land is generally flat
Geology	Bedrock -Amptill Clay Formation - Mudstone. Sedimentary bedrock formed between 163.5 and 157.3 million years ago during the Jurassic period. Superficial deposits Tidal Flat Deposits, 1 - Clay and silt. Sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period.
Water systems, drainage and surface waters	
Flood risk	The site is located within Flood zone risk 2/3
NVZ	The site is within a nitrate vulnerable zone
GW vulnerability	The site is not within a groundwater protection zone
SPZ	The site is not within a source protection zone
Designated sites	None within 5 km
Baseline soil and groundwater reference data	Loamy and clayey soils of coastal flats with naturally high groundwater
Contamination from past activities	None
Previous Pollution incidents	None
Previous complaints received	There have been no previous issues relating to odour, dust, noise or flies in relation to the farm.

Site Condition Report

Any other relevant information	None

3. Permitted Activities	
Current	360 sows, 1800 pigs >30kg and a directly associated activity of 1750 pigs <30kg
Proposed	4800 pigs >30kg 3500 pigs <30kg
Utilities	Mains power, water provision from borehole with mains water back-up
Systems in place	Buildings are a mixture of solid , part slatted and slatted floors, ventilation is mechanical to some buildings and natural to others. Water is provided by nipple drinkers to minimise wastage. All feed supplied dry
Water systems, drainage and surface waters	Clean water is segregated from dirty water in separate pipework and flows into an unnamed private ditch Water for the site is sourced from a borehole that contains elevated levels of iron and manganese. The raw water is first passed through an aeration (air contact) vessel, where air is introduced into the water stream. This process oxidises dissolved iron, converting it from a soluble form into solid particles that can subsequently be removed by filtration. Following aeration, the water passes through two parallel filtration trains, each consisting of two filter vessels: Turbidex Filter The first vessel in each train contains Turbidex media, a high-performance natural zeolite (clinoptilolite) filtration media designed to reduce turbidity and remove suspended solids down to approximately 3 to 5 microns. Pyrolox Filter The second vessel contains Pyrolox media, a naturally mined manganese dioxide ore. This media is specifically designed to remove oxidised iron and manganese particles by trapping them within the filter bed as the water passes through. The treated water is then stored within dedicated storage tanks before being distributed around the site via a booster pump system. Filter Backwash and Waste Disposal Each of the four filter vessels is fitted with an automatic control valve. At predetermined intervals, typically once per night, each vessel independently enters a backwash cycle. During this process, the accumulated iron and manganese solids are removed from the filter media and discharged as waste water. The backwash water is currently directed into the site's dirty drainage system, which ultimately discharges to the slurry lagoon. No treatment chemicals are added during the filtration process, with contaminant removal being achieved solely through aeration and physical filtration. The treatment system is a closed process and, under normal operation, presents a low risk of pollution to groundwater or surface water. The principal waste stream consists of backwash water containing naturally occurring iron and manganese solids removed from the borehole water. Borehole Abstraction There is no abstraction licence as the usage falls below 20m ³ per day. (this is determined by the physical limitation of flow rates in the equipment) A mains potable water supply is connected directly to the storage tanks and supplements the site's water demand when required. Dirty water is directed to the slurry lagoons/underslat storage
Wastes	
Solid	Currently around 400t of muck is stored on the midden, under proposals no muck will be stored on site

Site Condition Report

Liquid	Slurry underslats removed approximately every 10 weeks pumped to slurry lagoons- slurry levels will be below 800mm therefore shallow pit – the slurry lagoons will be covered with floating clay ball
Deadstock	Deadstock incinerated on site
Storage	
Fuel	2500l fuel stores banded in accordance with SAFFO Regulations
Vet meds	Locked fridge/cupboard in accordance with storage requirements
Pesticides/herbicides/other	Approx 100-200 litres of disinfectant and detergent stored within drums inside a storage building
Non-permitted Activities	None
Document reference	
Site location	Manor Farm Site Location
Site Layout	Manor Farm Plan
Environmental Risk Assessment	ERA

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. Changes to Activity

Have there been any changes to the activity boundary?	
If yes provide a plan showing changes	
Have there been any changes to the permitted activities	
Checklist	
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. Measures taken to protect land

Inspection and maintenance records collected during the life of the permit	
<i>Use records that 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.</i>	
Checklist	
Inspection records and summary of findings of inspections for all pollution prevention measures	

Records of maintenance, repair and replacement of pollution prevention measures

6. Pollution incidents that may have had an impact on land, and their remediation

Pollution incident summary

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

Records of pollution incidents that may have impacted on land

Records of their investigation and remediation

7. Soil gas and water quality monitoring (where undertaken)

Monitoring records

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

Description of soil gas and/or water monitoring undertaken

Monitoring results (including graphs)

8. Decommissioning and removal of pollution risk

Decommissioning

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

Site closure plan

List of potential sources of pollution risk

Investigation and remediation reports (where relevant)

9. Reference data and remediation (where relevant)

Data

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

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. 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

Site Condition Report

-decommissioning is complete, and the pollution risk has been removed

-the land is in a satisfactory condition.