

Appendix 7

Site Condition Report

- Complete sections 1-3 and submit with application
- During the life of the permit maintain sections 4-7
- At surrender, add new document reference in 1.0, complete sections 8-10 and submit with your surrender application.

Full details available from: H5 SCR Guide for Applicants v2.0, 4 August 2008

http://www.environment-agency.gov.uk/static/documents/Business/h5_scr_guidance_2099540.pdf

1.0 Site details	
Name of the applicant	Ridley Pigs LLP
Activity address	The Piggery Little Wood Lane Thorpe Salvin WORKSOP Nottinghamshire S80 3LB
National grid reference	451982 380222

Document reference and dates for Site Condition Report at permit application and surrender	Ref. Appendix 7: Site Condition Report Permit application – NEW 2021 Surrender – N/A
--	--

Document references for site plans (including location and boundaries)	Appendix 4 including: <ul style="list-style-type: none"> • Site Location • Site Layout • Site Drainage • Emissions Points
--	---

Note: In question 5a of the application form, you must provide details of the site's location and provide 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 in question 5a 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:

- Geology
- Hydrogeology
- Surface waters

The installation is located within a gently rolling landscape which is characterised by large arable fields, enclosed by field boundary hedgerows, with isolated tree planting.

The installation site surfacing is primarily concrete in nature with a stone track running from the entrance around the two houses.

In the surrounding areas around Thorpe Salvin, soil profiles are usually loamy and often shallow and stoney lying over limestone substrata and free-draining. In this relatively porous limestone rolling landscape, even with events of relatively heavy rainfall, there is little accumulation of uncontaminated road and rainwater seeps naturally into the ground.

The installation covers approximately 1.44 hectares.

Information taken from the Geology of Britain Viewer:

1:50 000 scale bedrock geology description: Cadeby (Magnesian Limestone) Formation - Dolostone. Sedimentary Bedrock formed approximately 250 to 270 million years ago in the Permian Period. Local environment previously dominated by shallow carbonate seas.

Setting: These sedimentary rocks are shallow-marine in origin. They are biogenic and detrital, generally comprising carbonate material (coral, shell fragments), forming beds and locally reefs.

1:50 000 scale superficial deposits description: Glacial superficial deposits are generally absent. Much of the Magnesian limestone is dolomite, ie calcium magnesium carbonate, used for road

	<p>building, other construction and agricultural lime.</p> <p>Setting: shallow carbonate sea conditions (U). These sedimentary deposits are detrital in origin created by deposition of carbonate material. They can form a wide range of deposits and geomorphologies such as cross-stratified oolite bedforms interpreted as sandwaves from their size, type of sediment and internal features such as biogenic structures showing they were inhabited by marine organisms.</p> <p>Search results have been collated using the Environment Agency website “What’s in Your Backyard” (linking to the Defra Flood Map for Planning), the Defra website “Magic” and the “Geology of Britain Viewer” website.</p> <p>What's in My Backyard and MAGIC (Defra) search – within 5 km buffer zone:</p> <ul style="list-style-type: none"> • Surface water NVZ • No Groundwater Protection Zone • Not in a flood risk area • No pollution incidents on the installation <p>There are no other landbased designations within 5km excepting the following: The nearest SSSI locations are Ginny Spring Whitwell Wood 1.1km (0.71 miles) from the installation (lowland marsh), Lindrick Golf Course 6.9 km (4.3 miles), broadleaved, mixed and yew woodland and calcareous grassland, Anstone Stones Wood 2.94km (1.84 miles) broadleaved, mixed and yew woodland, Crabtree Wood 3.19km (2 miles) lowland marsh and Hollinhill and Markland Grips 4.83km (3.02 miles) broadleaved, mixed and yew woodland, from the installation.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> • Pollution incidents that may have affected land 	<p>None known</p>

<ul style="list-style-type: none"> • Historical land uses and associated contaminants • Any visual/olfactory evidence of existing contamination • Evidence of damage to pollution prevention measures 	<p>None known</p> <p>None known</p> <p>None known</p>
Evidence of historic contamination, eg 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

3.0 Permitted activities

Permitted activities	<ul style="list-style-type: none"> • 3,900 >30kg pigs • Solid floor, straw bedded systems • Natural ventilation • Pig feed storage and feeding • Manure and dirty water storage • Fuel, oil and biocide storage • Deadstock storage pending collection by licenced deadstock collector <p>Manure is stored on site on an impermeable concrete-surfaced area at the western end of pig housing building 2. This is transferred to temporary field heaps, or/and applied to land, as weather and land conditions allow. Effluent, contaminated water (including wash water) and used footbaths directed to dirty water tank which is underground and covered.</p> <p>Uncontaminated road and yard rainwater generally soaks to groundwater. Clean roof water is directed to the onsite soakaway.</p> <p>FYM and dirty water are spread on arable farmland in the locality, in accordance with the requirements of a manure management plan ensuring both are managed to meet Codes of Good Agricultural Practice and NVZ Guidelines. Stock counts are kept and the</p>
----------------------	--

	<p>tonnage/litres exported/applied (including dates of export/application).</p> <p>Dead animal carcasses are stored within covered containers for collection by a licenced deadstock collector. There is no incinerator on site.</p> <p>Bought-in diets are fed (i.e. no mill and mix on site). All diets are formulated to match the growth stage of the pigs. Feed delivery is via sealed system in to sealed feed bins. Feed is then piped in to covered adlib feeders.</p> <p>Water is sourced from mains supply.</p> <p>The fuel tanks serve vehicles used on site.</p> <p>Chemicals and medicines are stored in a store compliant with current regulations. Pens are cleaned and disinfected between batches of pigs. There are 7-10 days downtime between batches (approx. 3.5 batches per year).</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
<p>Document references for:</p> <ul style="list-style-type: none"> • Plan showing activity layout • Environmental risk assessment 	<p>Appendix 4: Site Location Plan and Site Layout Plans</p> <p>Appendix 6: H1 Environmental Risk Assessment</p>

Note: Question 5 of the application form asks for information about the activities that you will undertake at the site. You must also provide an environmental risk assessment. This risk assessment must be based on the Environment Agency 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 Hazard regulations 1999 (COMAH) and also raw materials, fuels, intermediates, products, wastes and effluents.

COMAH came into force on 1 April 1999 and implement the EC Directive 96/82/EC (known as the Seveso II Directive). COMAH applies to around 1,200 sites that have the potential to cause major accidents because they use or store significant quantities of dangerous substances, such as oil products, natural gas, chemicals or explosives. A major accident could be an uncontrolled release of a substance, a fire or explosion, which results in serious danger to human health or the environment, causing severe and/or long-term damage.

The COMAH regulations aim to ensure that businesses:

- Take all necessary measures to prevent major accidents involving dangerous substances
- Limit the consequences of any major accidents which do occur.

The COMAH Regulations apply mainly to the chemical and petrochemical industries, fuel storage and distribution businesses, which manufacture, store or use any dangerous substances in amounts that exceed a certain quantity.

Named dangerous substances in the COMAH regulations include:

- Ammonium nitrate
- Oxygen
- Hydrogen
- Formaldehyde
- Halogens
- Petroleum products.

Under the COMAH Regulations businesses are categorised as either lower or top tier sites. The table in Schedule 1 of the COMAH regulations has a full list of dangerous substances and information to identify which category a site falls into.

Schedule 1 is available from:

<http://www.legislation.gov.uk/ukxi/2005/1088/schedule/1/made>

Given the quantities and types of substances generally found on farm, it is unlikely that these regulations will apply to an intensive farming site.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater, further information may be requested from you or your permit application may even be refused.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	New application.
Have there been any changes to the permitted activities?	New application.

Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	N/A
Checklist of supporting information	<ul style="list-style-type: none"> N/A

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).
-------------------------------------	--

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
-------------------------------------	---

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

10.0 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:

- The permitted activities have stopped
- Decommissioning is complete and the pollution risk has been removed
- The land is in a satisfactory condition.

This document has been prepared by the applicant using the BPEX template.

While the Agriculture and Horticulture Development Board, operating through its BPEX division, seeks to ensure that the information contained within this document is accurate at the time of printing, no warranty is given in respect thereof and, to the maximum extent permitted by law, the Agriculture and Horticulture Development Board accepts no liability for loss, damage or injury howsoever caused (including that caused by negligence) or suffered directly or indirectly in relation to information and opinions contained in or omitted from this document.