

BV DAIRY

SITE CONDITION REPORT

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	Blackmore Vale Farm Cream Limited
Activity address	BV Dairy, Wincombe Lane, Shaftesbury, Dorset. SP7 8QD
National grid reference	ST875235
Document reference and dates for Site Condition Report at permit application and surrender	C2.5a Application: June 2025
Document references for site plans (including location and boundaries)	C2.6b – Site Plan C3.3a.i Drainage Plan C2.5.i Emission points

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: • geology • hydrogeology • surface waters	A Factual Geotechnical Report was prepared in 1986, document ref C2.5a.ii According to the British Geological Survey, bedrock in the vicinity of the site is Boyne Hollow Chert Formation. This is described as: "Glaucconitic sand and sandstone with regularly developed nodular and tabular beds of Chert. Interbedded Chert beds and nodules, up to 0.4m thick." The thickness of the Formation varies throughout Dorset and is believed to be between 0 and 15m. The underlying strata is the Shaftesbury Sandstone Member. No superficial geology is recorded at the site. Geological maps of the site is shown in documents C2.5a.1 & C2.5a.2 The bedrock beneath the site forms a moderately productive, Class 1B, aquifer. The aquifer is unconfined and the site is in a nitrate sensitive zone. The closest abstraction point is approximately 800m WSW of site at Stalbridge Linen Services Ltd. The site is located within a Zone III Total

		Catchment Source Protection Zone. The nearest Zone II Outer Source Protection Zone is approximately 780m W of the site. The nearest Zone I Inner Source Protection Zone is approximately 960m W of the site. Additional information is available in documents C2.5a.3 & C2.5a.4. The site is located within a localised depression approximately 3-4m below the immediate surrounding land. An unnamed pond is located within Wincombe Park, 700m North East of the site. This is believed to feed to the River Nadder. A several manmade small ponds are located up to 100m to the East of the site. Those within the BV Dairy curtilage are part of a Bio-diversity mitigation project. Due the location near the summit of a hill, the site is classified as having limited potential for groundwater flooding to occur with negligible risk. Additional information is available in documents C2.5a.3 through to C2.5a.8.
Pollution history including: • 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		Prior to development, the site was arable grassland, having been originally purchased from the MOD. Historical maps are presented in documents C2.5a.9 & C2.5a.10 The only pollution incident recorded on the site was in June 2012 when there was a release of digestate following a rupture of the single walled digester dome. This involved digestate being contained within the engineered site bunding prior to cleaning up and the dome subsequently modified to encompass an air fed dual dome system. Additional information is available in documents C2.5a.11 through to C2.5a.14. Estimated soil chemistry is provided in document C2.5a.15
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)		See above.
Baseline soil and groundwater reference data		A factual geotechnical report was prepared in 1986, document ref C2.5a.ii Estimated soil chemistry is provided in document C2.5a.15
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	

3.0 Permitted activities	
Permitted activities	Schedule1 5.4 Part A (1) b (i), R1, R3, R13, D10
Non-permitted activities undertaken	None
Document references for: - plan showing activity layout; and - environmental risk assessment.	C3.3a.ii AD HACCP flowchart Oct 2022 C3.3a.ix BVD 8111 - M012 Rev H As Built C2.4 Environmental Risk Assessment

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?	No
Have there been any changes to the permitted activities?	No
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	• 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	
Ongoing	
Checklist of supporting information	• 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	
None	
Checklist of supporting information	• 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)		
None		
Checklist supporting information	of	• 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	• 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	• 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.