

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 v3.0, May 2013

<https://www.gov.uk/government/publications/environmental-permitting-h5-site-condition-report>

1.0 Site details	
Name of the applicant	M E Furniss & Sons (Farms)
Activity address	New House Farm Chester Road Chetwynd NEWPORT Shropshire TF10 8BN
National grid reference	SJ 7280 2145

Document reference and dates for Site Condition Report at permit application and surrender	Ref. Appendix 7: Site Condition Report Permit application – New Nov 2007 Variation May 2023 Surrender – N/A
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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
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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 undulating landscape which is characterised by large arable fields, enclosed by field boundary hedgerows, with isolated tree planting.

The installation site surfacing is concrete and hardstanding and to the north and west there is a track which follows the boundary.

Uncontaminated road and yard rainwater is directed to an unnamed drainage ditch located to the north of the installation.

The installation covers approximately 2.2 hectares.

Information taken from the Geology of Britain Viewer:

1:50 000 scale bedrock geology description:

Chester Formation - Sandstone and conglomerate, interbedded. Sedimentary bedrock formed between 250 and 247.1 million years ago during the Triassic period.

The conglomerates have a reddish brown sandy matrix and consist mainly of pebbles of brown or purple quartzite, with quartz conglomerate and vein quartz. In these areas the formation generally fines upwards, from dominantly conglomerates at the base, to interbedded conglomerates and sandstones, with sandstone and pebbly sandstone predominant in the upper part, and rare mudstones.

Setting: Chester Pebble Bed Formation reflects an extreme Early Triassic greenhouse climate characterised by high temperatures, aridification, de-vegetation, heavy floods and high erosion rates. The smoothness and roundness of the pebbles within the Chester Pebble Bed indicates that

	<p>they were transported by a large and powerful braided-river system, probably on the margin of an arid, desert mountain range.</p> <p>1:50 000 scale superficial deposits description: Glaciofluvial deposits, Devensian. Superficial Deposits formed between 116 and 12 thousand years ago in the Quaternary Period. Local environment previously dominated by ice age conditions (U).</p> <p>Setting: ice age conditions (U). These sedimentary deposits are glacial in origin. They are detrital, created by the action of ice and meltwater, they can form a wide range of deposits and geomorphologies associated with glacial and inter-glacial periods during the Quaternary. During the last glacial advance some 20,000 years ago, ice invaded from the Irish Sea area and deposited till, sands and gravels over much of this area.</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"> • 2017 Surface water and Groundwater NVZ • Zone 3 Groundwater protection zone – ie within the total area needed to support the abstraction from the protected groundwater source. • Not in a flood risk area – recorded as very low risk from rivers and surface water. • No pollution incidents on the installation
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	There are no other landbased designations within 5km excepting the following: The nearest SSSI locations are Aqualate Mere 2.9km from the installation (a complex of open water, fen, grassland and woodland) and Newport Canal 2.2km from the installation (2km of disused canal and one of the best localities for aquatic plants in Shropshire).
<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>None known</p> <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"> • 450 sows • 3,000 >finishing places • Solid floor, straw bedded system for the sows • Fully slatted and part slatted floors • Natural ventilation • Pig feed storage and feeding • Manure and dirty water storage • Fuel, oil and biocide storage • Deadstock storage pending incineration <p>Manure is stored on site on an impermeable concrete-surfaced area. This is transferred to temporary field heaps, or/and applied to land, as weather and land conditions allow. Effluent, contaminated water and used footbaths directed to a below ground slurry</p>
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	<p>reception pit and then pumped into an above ground tank.</p> <p>Uncontaminated road and yard rainwater is directed to the north of the installation into the drainage installed adjacent to the main road.</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 the both are managed to meet Codes of Good Agricultural Practice and NVZ Guidelines. Stock counts are kept and the tonnage/litres exported/applied (including dates of export/application).</p> <p>Dead animal carcasses are stored within covered containers before incineration.</p> <p>Bought-in pelleted diets are fed. 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 borehole with reference SJ72SW9.</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 is 2-3 weeks downtime between batches.</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"> • Plan showing activity layout • Environmental risk assessment 	Appendix 4: Site Location Plan and Site Layout Plans Appendix 6: H1 Environmental Risk Assessment

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/uksi/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?	Yes, as shown at Appendix 4.
Have there been any changes to the permitted activities?	Yes, see details in non-technical summary including details for change in carcass disposal, ie collection by a licenced deadstock collector. There is no incinerator on site. Also, clean roof water is now diverted to an earth lined attenuation pond, and any overflow piped to the river using existing pipework.
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	See non-technical summary as submitted 25 May '22.

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

	<ul style="list-style-type: none"> Records of their investigation and remediation.
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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 3-7, 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.

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