

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	J.R. , J. & A. J. Bulmer
Activity address	Coultas Farm
National grid reference	SE 75228 76790

Document reference and dates for Site Condition Report at permit application and surrender	Ref. Appendix 4: Site Condition Report Permit - EPR/ New Surrender – N/A
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Document references for site plans (including location and boundaries)	Appendix 3 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

Coultas Farm is situated approximately 0.75km North East of the village of Great Habton, North Yorkshire. The installation is approximately centred on National Grid Reference SE 75228 76790.

The farmland around the site is a mixture of arable and grassland.

No pollution incidents known.

The site is within a drinking water safeguard zone for surface water.

There are no RAMSAR, SAC or SPA sites with 5km of the site.

There is a SSSI 1.4km to the South of the site in the form of The Ings, Amotherby.

Information taken from the British Geological Survey – Geology of Britain Viewer:

1:50 000 scale bedrock geology description: Amphill Clay Formation And Kimmeridge Clay Formation (undifferentiated) - Mudstone. Sedimentary Bedrock formed approximately 152 to 164 million years ago in the Jurassic Period. Local environment previously dominated by shallow seas.

Setting: shallow seas. These sedimentary rocks are shallow-marine in origin. They are detrital, ranging from coarse- to fine-grained (locally with some carbonate content) forming interbedded sequences.

1:50 000 scale superficial deposits description: Lacustrine Deposits - Clay, Silt And Sand. Superficial Deposits formed up to 3 million years ago in the Quaternary Period. Local environment previously dominated by lakes (U).

Setting: lakes (U). These sedimentary deposits are lacustrine in origin. They are detrital, generally fine-grained (but can

	<p>include layers of coarser material) and typically form thinly-laminated beds.</p> <p>The installation site surfacing and drainage routes are shown on the plans in Appendix 4. The areas at risk of contamination have an impermeable concrete surface, draining to dirty water tanks. Roof water is collected via gutters and down pipes and is directed off site via a culvert and into a ditch. Piping is underground; both plastic and pot pipes. There are two outlets to ditch.</p> <p>Wash water, lightly contaminated yard water and spent disinfectant is collected in the dirty water stores. The contents are tested regularly and the DM content is shown to be under 1%.</p> <p>All FYM is directly exported following removal from the buildings. There is no manure storage on installation.</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>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	<p>The installation is operated by J.R. , J. & A. J. Bulmer.</p> <p>Coultas Farm is a finisher unit, having places for 4000 finishing pigs.</p>
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	<p>The existing and proposed buildings are solid floored, straw bedded and regularly scraped out. Muck is removed directly by trailer and taken off site by a third party. There is no onsite storage for manure.</p> <p>Wash water and the contents of footbaths is captured in dirty water tank(s). All dirty water is exported to third party.</p> <p>We have written assurance from the third party receiving FYM and dirty water that management is in accordance with a Manure Management Plan and in line with best practice and NVZ regulations.</p> <p>Roof water is collected via gutters and down pipes and is directed off site via a culvert and into a ditch. Piping is underground; both plastic and pot pipes. There are two outlets to ditch.</p> <p>The buildings are naturally ventilated (yorkshire boarded). There are no fans.</p> <p>Water is from borehole (with Mains supply available as backup) and is supplied in river drinkers. Water consumption is monitored at the borehole.</p> <p>All feed rations are bought in with diets formulated to match the growth stage of the pigs. Feed is pelleted and fed ad lib. Feed storage is in sealed silos with feed delivered to troughs via sealed and automated system.</p> <p>Deadstock is stored in sealed container and removed promptly by licenced contractor. There is no incinerator. The location of this container is shown on the site plan. It is moved to the installation entrance at collection for biosecurity.</p> <p>Pens are fully washed out, dried, disinfected and left to stand in between each batch. There is a downtime of 1 week between each batch. At 4 batches per year, that is equivalent to 4 weeks downtime/annum.</p>
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	<p>Diesel is stored in two bunded tanks, outside of installation boundary and not primarily related to pig enterprise. There is no back-up generator. There are no agrochemicals stored on farm.</p> <p>Disinfectant and medicines are stored in a container outside the installation boundary, near the house, which is the general farm office and is not primarily related to pigs.</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 3: Site Location Plan and Site Layout Plans 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/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?	N/A
Have there been any changes to the permitted activities?	N/A
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	

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

- 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

- 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

- 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).

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).

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.

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