



Title:	Site Condition Report	
Report Reference:	PWG-R05-F2	
Client:	Linton Wold Farm	
Submitted To:	Environment Agency	
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Main Contributor:	Edward Bennett – AWSM Recycling Limited	
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	PWG-R05-F2	23-09-24 Updated with slurry store details.

AWSM Recycling Limited / p: 01833 600859 / e: edward@awsmfarms.co.uk

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1 Introduction

1.1 Background

The following Site Condition Report (SCR) has been developed for the proposed Linton Wold Farm Pig Unit. The farm is located at Linton Wold Farm, Wold Road, West Luton, Malton, Yorkshire, England, YO17 8DG. The is farm approximately 2.6 km Northwest of the Village of West Lutton in North Yorkshire.

The report is based on the Environment Agency's 'H5 Site condition report – guidance and templates' guidance, which can be found via the following link –

https://assets.publishing.service.gov.uk/media/5a7c788040f0b62aff6c1e60/LIT_8001_38258e.pdf

Further details of the Environmental Permit application can be found within the report reference PWG-R01-F1, Installation Information.

1.2 SCR Scope

The application form requires Section 1-3 of the H5 Site Condition Report to be completed and submitted with the application. This report provides these completed Sections and covers only the area of land to be Permitted, as shown by the installation boundary detailed on the Site Layout Plan within the report referenced PWG-R06-F2 Site Drawings.

1.3 Sources of Information

The following internet based environmental data sources were utilised to assess, establish and describe the environmental setting and, in particular, to determine the potential for substances to be present in, on or under the land associated with present and past uses of the site and adjacent areas.

- Historical Aerial Imagery.
- British Geological Survey data sets.
- Environment Agency data sets.
- MAGIC.
- <https://www.ukradon.org/information/ukmaps>.

1.4 Report Format

This report has been set out as follows:

- **Site Details** = Section 1 of the H5 Template.
- **Condition of Land at Permit Issued** = Section 2 of the H5 Template.
- **Permitted Activities** = Section 3 of the H5 Template.

2 Site Details

2.1 Introduction

The Site Details requested in Section 1 of the H5 Guidance Note have been provided in Table 2.1 below.

2.2 Site Details

Table 2.1 – H5 Guidance Note – Site Details	
Name of the Applicant	Linton Wold Farm
Activity Address	Linton Wold Farm, Wold Road, West Luton, Malton, Yorkshire, England, YO17 8DG. Located approximately 2.6 km Northwest of the Village of West Luton, North Yorkshire.
National Grid Reference	SE 90664 70917.
Document reference and dates for Site Condition Report at permit application and surrender	Report Referenced = PWG-R05-F2. Date = As dated on title page of this Report.
Document references for site plans (including location and boundaries)	The Site Location Plan is provided within the document reference PWG-R06-F2.

3 Condition of Land at Permit Issue

3.1 Introduction

The requested detail to outline the Condition of the Land at Permit Issue in Section 2 of the H5 Guidance Note has been provided in Table 3.1 below.

3.2 Condition of Land at Permit Issue

Table 3.1 - Condition of the Land at Permit Issue	
Environmental setting including: <ul style="list-style-type: none"> • Geology • Hydrogeology • Surface waters 	See Section 3.3 below.
Pollution history including: <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 	See Section 3.4 below.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	See Section 3.4 below.
Baseline soil and groundwater reference data	N / A
Supporting information -	The source information used to produce the Site Condition Report has been listed in Section 1.3 above. Information relating to Relevant Hazardous Substances (RHS) stored on site has been detailed within the document referenced PWG-R01-F1 Site Information.

3.3 Environmental Setting

3.3.1 Current Use

The farm is currently a pig unit, with the number of livestock places below Environmental Permit thresholds.

3.3.2 Topography and Surface Water

The areas of site where the units are located is generally flat. Moving away from the sheds and outside of the permit boundary there is variance in the topography.

There are no surface water receptors inside of the proposed permit boundary.

3.3.3 Site Drainage Description

The proposed drainage systems can be described as follows –

- Roof run off – discharged to ground.
- Slurry / Wash waters - collected under the slatted floor, then transferred to a dedicated slurry store prior to recovery to land off site.

Further details of the drainage systems have been included as part of the Environmental Permit application. This can be found within the reports referenced PWG-R01-F1, Site Information and the Drainage Plan within PWG-R06-F2.

3.3.4 Operational Areas and Bunds

Details as to the surfacing of operational areas and secondary containment:

- The areas around the pig unit are compacted stoned hardcore.
- The pig units have an impermeable surface.
- The standby generator has an integral bunded fuel tank.
- The above ground slurry storage tank is designed and will be constructed and operated in line with SSAFO requirements. There will be minimal potential for failure of the store and associated pipework, given the store is manufactured to ensure it is protected against corrosion as required by paragraph 7 of the code of practice on buildings and structures for agriculture published by the British Standards Institution and numbered BS 5502: Part 50: 1993(1). Connection pipework to / from the store is constructed using PVC-U which resistant to corrosion from slurry / ground and atmospheric conditions. In addition, a leak detection will be installed and monitored as part of the Infrastructure monitoring programme to ensure the store and associated pipework is sound.

3.3.5 Vegetation

Areas surrounding the unit along the Permit Boundaries are covered in vegetation. Site Management confirm that this vegetation appears in good health.

3.3.6 Neighbouring Land Uses

The immediate neighbours to the site comprise of:

- North – Farm Track / Agricultural land.
- East – Agricultural land.
- South – Agricultural land.
- West – Agricultural land.

3.3.7 Geology

Table 3.2 details the geological sequence beneath the site.

Stratigraphy	Thickness	Aquifer Status	Assumed Hydraulic Gradient	Abstractions Within 1km
Made Ground	Unknown	-	-	-

Table 3.2 – Site Geology				
Stratigraphy	Thickness	Aquifer Status	Assumed Hydraulic Gradient	Abstractions Within 1km
Superficial Geology – Non recorded and Head - Clay, silt, sand and gravel.	Unknown	Secondary (undifferentiated)	South East towards the closest watercourse.	-
Bedrock Geology - Welton Chalk Formation and Burnham Chalk Formation - Chalk.	Unknown	Principal		1
Notes –				
<ul style="list-style-type: none"> • It is assumed that the ground beneath the new site area will have varying permeability rates. • The site is located within a Source Protection Zone III. 				

3.3.8 Hydrology

The following watercourses are within 1 km of the Installation Boundary. The closest receptor in each direction is listed below. Note, the distances given are measured using Ordnance Survey data provided by Promap.

- Pond c. 0.12 km Southeast.
- Pond c. 0.56 km East.

Further detail is provided within reports PWG-R02-F1 and PWG-R06-F2, for those receptors closest to site.

Site Management are unaware of any surface water abstractions within 1 km of the site.

3.3.9 Ecological Receptors

Table 3.3 Multi Agency Geographic Information for the Countryside (MAGIC) was utilised to identify the following receptors detailed in Table 3.3 below -

Table 3.3 – Ecological Receptors	
Receptor	Identified Receptor Name / Distance / Direction
Ramsar Sites	None identified within 5 km.
Sites of Special Scientific Interest	<ul style="list-style-type: none"> • Lady Hills SSSI – c.1.3km to the Northeast. • Wintringham Marsh SSSI – c.3.9km to the Northwest. • Nine Springs Dale SSSI – c.4km to the Southwest.
Special Areas of Conservation	None identified within 5 km.
Special Protection Areas	None identified within 5 km.
Local Nature Reserve	None identified within 2 km.
National Nature Reserve	None identified within 2 km.
Ancient Woodland	None identified within 2 km.

3.3.10 Natural Impacts

- Radon Potential – Mapping data provided by <https://www.ukradon.org/information/ukmaps> has been reviewed to assess the Radon potential of the site. The map data is shown in 1km grid squares. The 1km grid squares which cover the Permitted site area, are in the lowest band radon potential, i.e. less than 1% of homes are at or above the Action Level.
- Flood Risk – The flood risk for planning service provided by <https://flood-map-for-planning.service.gov.uk/> - details that site is located within a Flood Zone 1. Locations in flood zone 1 have a low probability of flooding i.e. in any year land has a less than 0.1% chance of flooding from rivers or the sea.

3.4 Land Pollution History

3.4.1 Historical Development of the Site and Adjacent Land

Aerial imagery provided on Google Earth has been analysed in order to establish the significant historical developments of the site area to be included within the Permit Boundary and the directly adjacent land.

December 1985 (first available aerial image), all though not of great quality can be assumed to detail the proposed site and the adjacent land as farmland.

The next aerial image available that is of sufficient quality to be evaluated is dated December 2002. Again, the proposed area to be Permitted and the adjoining land is shown as farmland. The area of land where the site is located appears to be grass land grazed by livestock. A farm track is evident running Northwest to Southeast adjacent to the Eastern site boundary.

The aerial images dated December 2005 through to September 2012 continue to detail the area of land to be included within the Permit Boundary and adjoining land as farmland.

Development of the land to be included within the Permit Boundary is detailed on the image dated July 2018. This shows the existing pig unit within the proposed area to be Permitted. Material excavated for the development of the existing unit appear to have been utilised to form a bund around the North, West and South of the perimeter of the Permitted area. In addition, a farm track is shown adjoining the Northern boundary running East to West, allowing access to the farm.

The most recent image dated April 2021 shows no further significant developments on site or adjacent land.

3.4.2 Potential Contamination Sources from Historical Land Use

The historical land uses of the site and / or surrounding land which may have given rise to land contamination are:

- Agricultural uses.

Potential contaminants associated with historical land use may comprise:

- Organic materials;
- Manures / slurry;
- Fertilisers;
- Pesticide and herbicides.

Of the above list, organic materials are deemed to be the only materials that could be consistent with Relevant Hazardous Substances (RHS) associated with the proposed installation activities.

3.4.3 Site Management Discussions

Site Management confirm no knowledge of any recorded pollution incidents, nor any use of the land which may have led to significant ground contamination issues.