SITE CONDITION REPORT TEMPLATE

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.**

**DATE APPLICATION SUBMITTED: 05.07.2023**

|  |  |  |
| --- | --- | --- |
| **1.0 SITE DETAILS** | |  |
| Name of the applicant | Crooked Dale Ltd | |
| Activity address | Crooked Dale Ltd  Cottam Lane  Langtoft  Driffield  East Yorkshire  YO25 3BX | |
| National grid reference | TA004658 | |

|  |  |
| --- | --- |
| Document reference and dates for Site Condition Report at permit application and surrender | Dale Farm |

|  |  |
| --- | --- |
| Document references for site plans (including location and boundaries) | Location plan and site plan |
|  |  |
|  |  |

**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 | | The permit application site covers approximately 25ha and is located off Cottam Lane, Langtoft. To the east is the village of Langtoft.  The surrounding land is used for arable farming, largely with rotations of cereals and oilseeds. The topography is relatively flat with a few steep and shallow slopes. The site is situated in a dale bottom, on chalky land. We have no water sources nearby and the site is not within any source protection or catchment zones.  The application site is not liable to flooding.  We have a caravan on site (occupied by an employee), which is the only sensitive receptor within 100m of the site.  There are other dwellings within 400m: all agriculturally based. |
| 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 | | There are no recorded pollution incidents on or in the immediate vicinity of the site. There have been no pollution incidents during the current occupation of the site, which has been part of the farm stead for many years.  The site is currently used for laying hens, and is surrounded by arable land. An increase in poultry numbers (to 48000) is the purpose of our application.  There have been no complaints regarding odour, noise or visual. |
| Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available) | | There is no evidence of historic contamination of the site. There have not been any previous investigations or assessments and no remediation has been required. |
| Baseline soil and groundwater reference data | | None available |
| **Supporting information** |  | |

|  |  |
| --- | --- |
| **3.0 Permitted activities** | |
| Permitted activities | The site has been in operation for 10 years.  At present we house 32000 laying hens in the existing house. We are in the process of a new build, which will house another 16000 which will bring us up to the permit level.  The house is ventilated via gable end fans, with side and roof vents. Pop holes are open from 9am every day.  Muck is removed twice weekly by our manure belts to an outside trailer which is emptied twice a week also. All the muck is exported to a local farmer for potato land.  Feed is delivered in covered lorries and  stored on-site in galvanised steel bins. Dust from the delivery is contained in a mini cyclone attached to the output pipe of the feed bin.  Dust deposited on hard standing within the site is regularly swept up and disposed of in accordance with the DEFRA Code of Good Agricultural Practice.  Once the houses have been depopulated, litter is removed from the  site via tractors and trailers – all of which is exported onto separately owned agricultural land.  The houses are washed down and disinfected ready for the next crop.  An underground tank has  been installed to collect wash water.  Drainage from all contaminated concrete areas is directed to dirty water tank (located on the site map)  Roofs are fitted with gutters and clean roof drainage is directed to the soak away.  The drainage plan for the unit shows all surface water drains directed to soak away and dirty water drains directed to the dirty water tank. The emergency plan includes interim instructions for blocking drains in the unlikely event of a spillage of polluting material.  Water is provided for the hens in the shed via drinking nipples, each fitted with a drinker cup to catch any drips. This helps keep our litter on the muck belts dry.  The main source of water is provided by our borehole (except for the sink and caravan on site, which is mains water)  All feed is purchased currently through Nobel Feeds so there is no mill and mixing on site. Diets are formulated with optimum protein levels and fed in controlled quantities to match the requirements of the hen’s life cycle.  Hen carcasses are stored in bags on site and removed daily to vermin proof bins, which are then removed off site by a contractor. (Currently Lawlors). Mortality is recorded daily in the production books.  Small quantities of disinfectant concentrate and other chemicals are stored in sealed containers in a chemical store.  A very small amount of fuel is stored in secure sealed containers on site. This is for the onsite generator. |
| Non-permitted activities undertaken | Not applicable |
| Document references for:   * plan showing activity layout; and * environmental risk assessment. | Risk assessment  Site Plan |

|  |  |  |
| --- | --- | --- |
| 4.0 Changes to the activity | | |
| Have there been any changes to the activity boundary? | | New permit application – n/a |
| Have there been any changes to the permitted activities? | | New permit application – 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? | | None |
| Checklist of supporting information | * Plan showing any changes to the boundary (where relevant) * Description of the changes to the permitted activities (where relevant) | |

|  |  |
| --- | --- |
| 5.0 Measures taken to protect land | |
| All manure is exported off farm to local farmers. | |
| Checklist of supporting information |  |

|  |  |
| --- | --- |
| 6.0 Pollution incidents that may have had an impact on land, and their remediation | |
| There has been no pollution incidents | |
| Checklist of supporting information | * Records of (blank) pollution incidents can be found in EMS in Appendix 2. |

|  |  |
| --- | --- |
| 7.0 Soil gas and water quality monitoring (where undertaken) | |
| N/A | |
| Checklist of supporting information | * Is not carried out |

|  |  |
| --- | --- |
| 8.0 Decommissioning and removal of pollution risk | |
| No decommissioning or closure as of yet or is planned in the near future. There is a comprehensive plan in place if this was to occur. | |
| Checklist of supporting information | * Site closure plan * Environmental Management System, Raw Materials Inventory (Appendix 2) * Investigation and remediation reports (where relevant) |

|  |  |
| --- | --- |
| 9.0 Reference data and remediation (where relevant) | |
| N/A | |
| Checklist of supporting information | * N/A |

|  |
| --- |
| 10.0 Statement of site condition |
| N/A |