

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.

1.0 SITE DETAILS	
Name of the applicant	Boarcross Ltd
Activity address	Tranmere Farm Langtoft Driffield East Yorkshire YO25 3TT
National grid reference	TA009 655 (400999, 465502)

Document reference and dates for Site Condition Report at permit application and surrender	
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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: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>The permit application site covers approximately 1.2ha and is adjacent to the B1429, to the south and east of the village of Langtoft. It is part of an existing farm with other farms and buildings adjacent to the application site and has already been used as a pig farm and for free range poultry.</p> <p>The surrounding land is used for arable farming, largely with rotations of cereals and oilseeds. The topography is very variable with steep and shallow slopes and a few dry valleys. The farm is around 100m AOD, the land from this complex: a minor dry valley runs northeast below the farm and the general slope is towards the north east into the valley of the minor watercourse downstream of Langtoft sewage works.</p>

	<p>The permit is within a Nitrate Vulnerable Zone designated for both ground water and surface water.</p> <p>The EA website shows that the site is underlain by Hull and East Riding chalk aquifer (GB40401G700700) which has the groundwater in poor condition for quantity and “poor deteriorating” condition for quality. The website shows the chalk aquifer is a major aquifer of high vulnerability. The BGS website shows that the site is underlain by the Flamborough Chalk Formation with no superficial deposits in the vicinity of the installation site, BGS shows the valley bottoms have superficial deposits of clay, silt, sand and gravel which coincide with designations of minor aquifer of intermediate vulnerability. The site is not within any source of protection or catchment zones.</p> <p>There are no designated sites within the vicinity of the application site.</p> <p>The site is not liable to flooding, the nearest land which is liable to flooding is 500m away and 50 meters lower.</p> <p>The farmhouse is the only dwelling within 400m of the site.</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>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.</p> <p>The site is currently used for arable farming, pig farming. Pig numbers are being expanded and a variation is required. The first permit inspection pigs established that the site has a history of being in satisfactory condition. There have not been any pollution incidents or any other contamination since the previous permit application.</p> <p>There have been no complaints regarding odour, noise or visual.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>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.</p>
<p>Baseline soil and groundwater reference data</p>	<p>None available</p>
<p>Supporting information</p>	

3.0 Permitted activities

Permitted activities	<p>The existing pig accommodation comprises 2 identical partially slatted, fan ventilated buildings, each with the capacity of 450 pigs. There is also 2 recently built fully slatted sheds holding a total of 2440 pigs. There are 3 naturally ventilated straw yards, with the capacity of 2 * 300, and 1 * 620.</p> <p>The deep straw bedded buildings are cleaned out after every batch of pigs with the solid manure removed to field heaps for temporary storage prior to spreading on arable land with an agreement in place with B&F potatoes.</p> <p>Slurry from the slatted floor buildings is removed every 12 weeks by our tanker and taken to the slurry bag at Ling Farm.</p> <p>Water is provided by bite drinkers and spill troughs to minimise waste.</p> <p>Roofs are fitted with gutters and clean water drainage is directed to soak away.</p> <p>Site drainage is uncontaminated or very lightly contaminated concreted areas is also directed to soak away.</p> <p>Collection and loading of solid manure take place within the buildings and feed delivery by blower lorries, so there are no areas of concrete that is dirty outside the buildings.</p> <p>The drainage plan for the unit shows all surface water drains, and the emergency plan includes interim instructions for blocking them.</p> <p>Carcasses are stored on site in sealed vermin proof bins and are then removed by a waste contractor.</p> <p>Small quantities of disinfectant concentrate and other chemicals are stored in sealed containers.</p> <p>Fuel is stored in a secure storage tank.</p> <p>As a result of these precautions the operator will ensure that there is no contamination of the site during the operation of the installation.</p>
Non-permitted activities undertaken	Not applicable
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	Environmental risk assessment Site Plan

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	Yes. Plan shows the new boundary. There have been additional buildings
Have there been any changes to the permitted activities?	Increase of pig numbers to 4560.
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	<ul style="list-style-type: none"> • 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 land is designated as NVZ. All manure and slurry is exported off farm to local farmers.	
Checklist of supporting information	<ul style="list-style-type: none"> • Manure management plan with nutrient records • Agreement with A Smales and Son for the exchange of muck and slurry for straw •

6.0 Pollution incidents that may have had an impact on land, and their remediation	
There have been no pollution incidents	
Checklist of supporting information	<ul style="list-style-type: none"> • Records of (blank) pollution incidents can be found in EMS in Appendix 2.

7.0 Soil gas and water quality monitoring (where undertaken)	
An annual water test is carried out.	
Checklist of supporting information	

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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • N/A

10.0 Statement of site condition	
N/A	