EPR Application

Great Houndales Site Condition Report

1.0 SITE DETAILS	
Applicant:	Nafferton Wold Farms Ltd.
Site address:	Great Houndales Rearing Unit Nafferton E. Yorks YO25 4LF
Grid Reference:	TA 04460 60075
Prepared by:	R. J. Dewhirst
Document Reference and dates for Site Condition Report at permit application and surrender	
Document Reference for site plans (including location and boundaries)	Great Houndales Site Plan + Location + Drainage

2.0 CONDITION OF THE LAND AT PERMIT ISSUE	
Environmental setting including: • Geology • Hydrogeology • Surface Waters	The installation covers approximately 0.75 hectares. The surrounding land is predominantly used for arable. Nafferton village lies 800 metres to the south east and Driffield town 1.5 miles to the south west. The site itself is relatively flat positioned at the bottom of a chalk hill. The north area is more undulating and can be described as rolling wold land and the land runs down to Carr land about a mile to the south. There are no sensitive environmental features nearby. The site falls within British Geology Society Sheet 64 (England and Wales), Solid and Drift Edition (1:50,000 Provisional Series, 1993). The map shows that the main geological unit underlying the site is Till overlying Flamborough Chalk Formation (Solid). A bore hole is used for the watering of the pullet rearing unit. Topsoil over the site is “Freely draining slightly acidic but base rich soil” (Soilscapes for England and Wales)

	According to the groundwater vulnerability map the site has a medium – high soluble rock risk. The site is not within a Source Protection Zone. However, it is within a Nitrate Vulnerable Zone, which is considered in the Manure Management Plan. There are no surface streams or rivers within 250m of the installation.
Pollution history including: • Pollution incidents that may have affected land • Historical and uses and associated contaminants • Amy visual/olfactory evidence of existing contamination • Evidence of damage to pollution prevention measures	The site was previously incorporated in an arable rotation and there have been no pollution incidences.
Evidence of historic contamination, for example historical site investigation, assessment, remediation and verification reports (where available)	None
Baseline soil and groundwater reference data	Not applicable
Supporting information	N/A

3.0 Permitted activities	
Permitted activities	64,000 pullet rearing places, producing 16 week old point of lay pullets. At the end of each cycle each house is depopulated, washed, disinfected and repopulated over a 2-3 week period. Biocide storage.

	Feed storage. The birds dung entirely onto muck belts which are run twice a week onto the muck elevator and into trailers for export to our Anaerobic Digestion Plant as detailed in the manure management plan. When washing out all dirty water drains to the southerly end of the houses, into the dirty water drains and into the dirty water tank which will be emptied with a tanker as required. The buildings are built to BAT. The dry feed is in the form of a mash and is stored in 4 bulk bins from where it is automatically transported to the feed tracks via an auger. Water is supplied throughout the site from the adjacent borehole. Dirty water is transported to a local slurry store and spread onto the neighbouring farmland in accordance with our Manure Management Plan. The pullets will supply our own laying farms and sold to some third party farms. Dead hens are removed from the houses daily and the numbers recorded. Carcasses are stored in a lockable deadbox and collected twice a week by the fellmonger. Small quantities of disinfectant concentrate and other chemicals and drugs are stored in a lockable store.
Non-permitted activities undertaken	Not applicable
Document references for: • Site layout plan • Environmental Risk Assessment	Great Houndales Pullet Rearing Site Plan Great Houndales Environmental Risk Assessment

2.0 Condition of the land at permit issue	
Environmental setting including: • geology • hydrogeology • surface waters	

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		
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)		
Baseline soil and groundwater reference data		
Supporting information	• Source information identifying environmental setting and pollution incidents • Historical Ordnance Survey plans • Site reconnaissance • Historical investigation / assessment / remediation / verification reports • Baseline soil and groundwater reference data	

3.0 Permitted activities	
Permitted activities	
Non-permitted activities undertaken	
Document references for: • plan showing activity layout; and • environmental risk assessment.	

Note:

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our 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 Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	
Have there been any changes to the permitted activities?	
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	
Checklist of supporting information	

6.0 Pollution incidents that may have had an impact on land, and their remediation	
None	
Checklist of supporting information	

8.0 Decommissioning and removal of pollution risk	
The Colony Cage Egg building was decommissioned. All birds were sent to slaughter and all muck removed and spread on the land in accordance to RB209 and our manure management plan. All internal Equipment was then removed and sold for scrap metal. Any Non-recyclables were sent to land fill.	
Checklist of supporting information	

9.0 Reference data and remediation (where relevant)

Checklist of supporting information	

10.0 Statement of site condition