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>

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| **1.0 Site details** |  |
| Name of the applicant | J A Fry Limited |
| Activity address | **Manor Farm** |
| National grid reference | TA 01170 52621 |

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| Document reference and dates for Site Condition Report at permit application and surrender | Ref. Appendix 7: Site Condition ReportPermit – **EPR/ UP3037FQ/V003**Permit variation (V003) – 2025 Permit originally granted in 2013Surrender – N/A |

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| Document references for site plans (including location and boundaries) | Appendix 4 including:* Site Location
* Site Layout and services
* 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.

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| **2.0 Condition of the land at permit issue** |
| Environmental setting including:* Geology
* Hydrogeology
* Surface waters
 | The installation is located at grid reference TA 01170 52621 and covers an area of approx. 1.6ha.The surrounding area is mainly large arable fields, field boundary hedgerows and isolated tree planting. The surrounding topography is relatively flat and low lying. The site is within a Surface Water Nitrate Vulnerable Zone (River Hull from Arram Beck to Humber NVZ). The River Hull Headwaters SSSI is a site of special scientific interest (SSSI) within 5km of the installation. In addition, there are 5 local wildlife sites (LWS) within 2km. There are no Ramsar, SAC or SPA designations within 5km and no nature reserves within 5km. **Bedrock geology** 1:50,000 scale bedrock geology description: Flamborough Chalk Formation - Chalk. Sedimentary bedrock formed between 86.3 and 72.1 million years ago during the Cretaceous period.**Superficial deposits**1:50 000 scale superficial deposits description: Till, Devensian - Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.Water is from a borehole, installed in 2012 and situated just within the installation boundary, at the South East corner. The borehole reference on records is TA05SW34 and it is located at: **Easting:**501210**Northing:**452534The borehole log scan (see attached) records that topsoil was to 0.5m depth, then clay to 6.70m and chalk to 44.5m (to base of strata from ground level). The borehole is metered to record and monitor water usage.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 a dirty water tank located within the footprint of the covered muck store. All contaminated water and effluent is collected and is undiluted by rainwater. Wash water, spent disinfectant and effluent from the muck store is collected in the underground and covered tank.Rainwater either drains directly to land via impermeable and uncontaminated yard surfacing or, in the case of all roof water, is drained to pipelines which ultimately discharge to the ditch at the North East of the installation. Discharge of clean water is via two separate pipelines into the unnamed ditch, a tributary of Northfield Beck. The emission points as they cross the installation boundary are marked D1 and D2 on the updated drainage map (Appendix 4). Sediment traps are to be installed within each pipeline before release point to the ditch, therefore mitigating the risk of sediment contamination from naturally ventilated buildings and clean yard areas. The farm is in the Humber river basin district.The site is not in a flood risk zone, now or in the long term forecast to 2060. No known pollution incidents. |
| 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
 | None knownNone knownNone knownNone known |
| 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 |

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| **3.0 Permitted activities** |
| Permitted activities  | * 9800 >30kg pigs
* Solid floor, straw bedded systems
* Natural ventilation
* Pig feed storage and feeding
* Manure and dirty water storage
* Deadstock storage pending collection by licenced deadstock collector

The existing pig buildings and the proposed new pig buildings will be solid floored and straw-bedded. All buildings designed for a scrape-through system, with 1/3 of the pen areas scraped at least 2-3 times per week. The scrapings will be stored in the covered and bunded muck store before removal to temporary field heaps.The maximum FYM storage quantity at any one time on site is approx 400t. FYM will typically be removed every month to temporary field heaps, weather and land conditions allowing. The buildings will be fully mucked out when the pigs leave.The tank inlets are covered with metal grates to reduce dry matter content. There is no wheel wash. Spent footbath disinfectant is disposed of into the dirty water store.Clean water from roof areas is directed to the unnamed ditch to the North East of the installation. Outside areas are uncontaminated and mainly free-draining. Dry diets are fed to the pigs. Bulk delivery of feeds takes place, with feed being blown directly into the bins and transferred to the feed hoppers in buildings through a sealed system. All diets are formulated to match the growth stage of the pigs.Water is supplied throughout the site from an on-site borehole and provided to the pigs through nipple drinkers (dribble bar) over a tray. There is a fuel tank on site and tractor-run generator. Carcases are collected by an approved contractor. There is a locked container to store carcasses in prior to collection. There is no chemical store within the installation. Pens are cleaned and disinfected between batches of pigs. FYM and dirty water are spread in accordance with the requirements of a manure management plan ensuring that both are managed to meet Codes of Good Agricultural Practice and all relevant legislation. We keep stock counts and the tonnage/litres exported from the installation (including dates). 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 |
| Non-permitted activities undertaken | Not applicable |
| Document references for:* Plan showing activity layout
* Environmental risk assessment
 | Appendix 4: Site Location Plan and Site Layout PlansAppendix 5: 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/uksi/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.

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| **4.0 Changes to the activity** |
| Have there been any changes to the activity boundary? | The V003 variation extends the activity boundary to include new pig accommodation to the North and East of the original site. |
| Have there been any changes to the permitted activities? | To increase the number of >30kg pig places for which the site is permitted, from 5500 to 9800. |
| Have any ‘dangerous substances’ not identified in the Application Site Condition Report been used or produced as a result of the permitted activities? | No |
| Checklist of supporting information | Please refer to V003 application documents. |

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| **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.*
 | Inspection and maintenance records are maintained to ensure all pollution prevention measures are in good condition.  |

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| **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.*
 | N/A |

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| **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).*
 | Water tested annually for suitability for drinking water.  |

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| **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).*
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| **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).*
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| **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.
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