Site Condition Report January 2025

- 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

1.0 Site details	
Name of the applicant	Sellmor Farming Limited
Activity address	North Farm Thorpe le Street York YO42 4LJ
National grid reference	483246, 444161

Document reference and dates for Site Condition Report at permit application and surrender	EPR/HP3330AY

Document references for site plans (including location and boundaries)	1. Site Location Plan 2. Site Layout Plan

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.

2.0 Condition of the land at permit issue	
Environmental setting including: • Geology • Hydrogeology • Surface waters	The land around the site is predominantly used for arable and grass farming. The land is predominantly flat There is a small area of woodland to the west. The installation covers approximately 1.2 hectares. Topsoil over the entire site is sandy clay loam, ranging from 50-80cm in depth. Immediately below the topsoil there is a sandy clay sub-soil extending to a depth of around 1.5 – 2m. According to the postcode search facilities on the Environment Agency website the site is not in a Groundwater Catchment Area nor is it within a Source Protection Zone. However, the site is within a Nitrate Vulnerable Zone (confirmation of this is shown on the Defra website).
Pollution history including: • Pollution incidents that may have affected land • Historical land uses and associated contaminants • Any visual/old factory evidence of existing contamination • Evidence of damage to pollution prevention measures	None known None None None
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

3.0 Permitted activities

Permitted activities	• Currently the site accommodates 160,000 free range laying hens. Manure stored under cover in a building 500t, some manure store in infield heaps 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	Site Location Plan and Site Layout Plans

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.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	Addition of shed 4, 2020, see site plan The addition of shed 4 will add 32,000 bird to the site taking the number to a total of 96,000 birds. A further 64,000 hens added to the permit taking the number of birds to 160,000. Addition of 500t manure store. Additional shed and boundary change
Have there been any changes to the permitted activities?	No.
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	• None

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	• Records of maintenance, repair and replacement of pollution prevention measures. Soil indices

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	• None

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	• None

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

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	• EPR/HP3330AY/A001.

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.