

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

1.0 Site details	
Name of the applicant	L Hiles & Sons
Activity address	Goodmanham Lodge Farm Goodmanham Dale Goodmanham YORK North Yorkshire YO43 3NA
National grid reference	492270, 443440

Document reference and dates for Site Condition Report at permit application and surrender	Ref. Appendix 7: Site Condition Report Permit application – NEW 2024 Surrender – N/A
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Document references for site plans (including location and boundaries)	Appendix 4 including: <ul style="list-style-type: none">• Site Location• Site Layout• 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.

2.0 Condition of the land at permit issue	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> • Geology • Hydrogeology • Surface waters 	<p>The installation is located within an undulating landscape which is characterised by large arable fields, enclosed by field boundary hedgerows, with some tree planting.</p> <p>The installation site surfacing is primarily concrete with a hardcore track access running from the minor road from the west of the farm. Similar stone and tarmac access service the farmhouses. There is an additional rough track accessed from the east of the farm, which runs in a north-easterly direction to the installation.</p> <p>In the surrounding areas around Kiplingcotes the soils are shallow calcareous silty soils over chalk. They are well-drained and in some areas tend to flintiness.</p> <p>The installation covers approximately 0.71ha.</p> <p>Information taken from the Geology of Britain Viewer:</p> <p>1:50 000 scale bedrock geology description:</p> <p>The area of Market Weighton is underlain by the Welton Chalk Formation. This sedimentary bedrock was formed between 100.5 and 89.8 million years ago during the Cretaceous period. Though it extends to about 68m at it's thickest, between Speeton and Flamborough, it becomes thinner in the south to approximately 33m in north Norfolk. It is thought to narrow slightly across the Market Weighton area to approximately 40m and is described as a thickly bedded chalk with common flint nodules. There are sporadic marl seams which include the Plenus Marls Member</p>

	<p>and the Black Band Member, distinct bands of clay and silt rich beds which mark the base of this formation.</p> <p>The lower boundary is characterised by massive, rubbly-weathering chalks containing buff to green and grey marls and marly chalks. This rests on an uneven glacial erosion surface that may be stained with iron minerals and glauconite. There is a marked change to a harder, thinly bedded or nodular chalk in the upper boundary.</p> <p>Setting: These sedimentary rocks are shallow-marine in origin. They are biogenic and detrital, generally comprising carbonate material (coral, shell fragments), forming beds and locally reefs.</p> <p>Search results have been collated using the Environment Agency website “What's in Your Backyard” (linking to the Defra Flood Map for Planning), the Defra website “Magic” and the “Geology of Britain Viewer” website.</p> <p>What's in My Backyard and MAGIC (Defra) search – within 5km buffer zone:</p> <ul style="list-style-type: none"> • Surface water NVZ • Groundwater Protection Zone • Not in a flood risk area (Flood Zone 1, very low risk) • No pollution incidents on the installation <p>As far as it is able to tell from the magic.gov.uk website, there are no other land based designations within 5km.</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 	<p>None known</p> <p>None known</p> <p>None known</p>

• Evidence of damage to pollution prevention measures	None 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

3.0 Permitted activities

Permitted activities	<ul style="list-style-type: none"> • 4,000 >30kg pigs • Solid floor, straw bedded systems • Natural ventilation • Pig feed storage and feeding • Manure storage • Fuel, oil and biocide storage • Deadstock storage pending collection by licenced deadstock collector <p>Manure is removed directly from site to temporary field heaps or a neighbouring farm, or/and applied to land, as weather and land conditions allow.</p> <p>Soakaways and dirty water storage tanks located at the perimeters of each barn lie within the control of the proposed permit holder and the permit boundary.</p> <p>Uncontaminated road and yard rainwater are directed through pipework and various manholes.</p> <p>FYM is spread onto arable farmland in the locality, in accordance with the requirements of a manure management plan ensuring that both are managed to meet Codes of Good Agricultural Practice and NVZ Guidelines. Stock counts are kept and the tonnage/litres exported/applied (including dates of export/application).</p> <p>Dead animal carcasses are stored within a covered container for collection by a</p>
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	<p>licenced deadstock collector. There is no incinerator on site.</p> <p>Bought-in dry meal diets are fed. All diets are formulated to match the growth stage of the pigs. Feed delivery is via sealed system in to sealed feed silos. Feed is then piped in to covered adlib feeders.</p> <p>Water is sourced from a borehole.</p> <p>The fuel tank serves vehicles used on site.</p> <p>Chemicals and medicines are stored in a store compliant with current regulations. Pens are cleaned and disinfected between batches of pigs. There is a total of 54 days per annum where the sheds will be empty for cleaning.</p> <p>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.</p>
Non-permitted activities undertaken	Not applicable
Document references for: <ul style="list-style-type: none"> Plan showing activity layout Environmental risk assessment 	Appendix 4: Site Location Plan and Site Layout Plans Appendix 6: 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,

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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/ukxi/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?	New application.
Have there been any changes to the permitted activities?	New application.
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	N/A

Checklist of supporting information	<ul style="list-style-type: none"> N/A
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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	<ul style="list-style-type: none"> Inspection records and summary of findings of inspections for all pollution prevention measures Records of maintenance, repair and replacement of pollution prevention measures.
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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	<ul style="list-style-type: none"> Records of pollution incidents that may have impacted on land Records of their investigation and remediation.
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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	<ul style="list-style-type: none"> Description of soil gas and/or water monitoring undertaken Monitoring results (including graphs).
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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	<ul style="list-style-type: none"> 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)	
<p>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.</p> <p>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.</p>	
<p>Checklist of supporting information</p>	<ul style="list-style-type: none"> • 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).

10.0 Statement of site condition
<p>Using the information from sections 3-7, give a statement about the condition of the land at the site. This should confirm that:</p> <ul style="list-style-type: none"> • 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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