

**AHDB Pork Model Template B3.5 5B
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

A completed example document for Illustrative Farm

1.0 Site details	
Name of the applicant	Mr P Fffffff
Activity address	Illustrative farm, Hill lane, Westfordby, Largetown, Anyshire ZZ1 1AZ
National grid reference	EG94802340
Document reference and dates for Site Condition Report at permit application and surrender	August 2014
Document references for site plans (including location and boundaries)	AHDB Pork Model Template B3.5 5a 1. Site Location Plan 2. Site Layout Plan 3. Site Drainage Plan 4. Emissions Points Plan 5. Site Services 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	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> • Geology • Hydrogeology • Surface waters 	<p>The land around the site is predominantly used for arable and grass farming and there is some light industrial use to the south.</p> <p>The land is predominantly flat to the east of the site and is well drained. To the north the land rises by 30m. There is a small area of woodland to the west. The site falls within British Geological Society, Geology Sheet SK92NW. The installation covers approximately 0.4 hectares. The surrounding land is predominantly used for arable and grass farming, with some light industrial use to the south.</p> <p>The site itself is flat and most of the surrounding land is flat or gently undulating. However, to the north the land rises by 30m over a distance of around 1km. There is a small area of woodland to the west. Approximately 500m to the south of Illustrative Farm there is a Site of Special Scientific Interest (SSSI) known as the Old Meadow.</p> <p>The map shows that the main geological unit underlying the site is Mercia Mudstone, a Triassic solid formation.</p> <p>Approximately 50m to the North East of the site the map indicates the start of a band of Alluvium Quaternary Drift formation.</p> <p>Topsoil over the entire site is sandy clay loam, ranging from 22-30cm in depth. Immediately below the topsoil there is a sandy clay sub-soil extending to a depth of around 1.2m below the surface. There is a band of sandstone at 1.2-1.5m depth and beneath this is further sandy clay to a depth of at least 2.7m.</p> <p>According to the groundwater vulnerability map obtained from the Stationary Office, the site is a non-aquifer and the vulnerability classification is low. 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).</p> <p>Mill Stream (off-site) 20m to north of site. EA Classification: Biology – C, Chemistry – B,</p>

	<p>Nutrients – 3. Flow direction north east. Not culverted.</p> <p>No site-specific borehole log information is available for 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>Land: Environment Agency ANG123, 21/3/02 – Slurry spillage to stream, 21/03/2002</p> <p>Oil spillage on nearby field: Personal Account, 11/09/1992 (Not within site boundary)</p> <p>None known</p> <p>None</p> <p>None</p>
<p>Evidence of historic contamination, eg historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>There have been no previous land site investigations or assessments at the site</p>
<p>Baseline soil and groundwater reference data</p>	<p>None</p>
<p>Supporting information</p>	<p>None</p>

3.0 Permitted activities	
<p>Permitted activities</p>	<ul style="list-style-type: none"> • 3,300 finishing pig places • 480 breeding sows • Associated boars, gilts, weaner and grower pigs (1,820 < 30kg) • Pig feed milling, mixing and preparation • Slurry and manure storage • Fuel, oil and biocide storage • Incineration: APHA approved carcass incinerator <p>Slurry is stored on site both within buildings in tanks beneath slatted and part slatted floors and the main store, in an above ground tank. The tanks beneath the farrowing house are emptied by tanker. The contents are either taken directly for field spreading or transferred to the main slurry store. From the other houses, slurry is transferred by a combination of gravity flow and pumping to the main store via the reception pit.</p>

	<p>The dry sow house is straw-bedded. Manure is stored on site with its own belowground effluent tank.</p> <p>Dirty water from concrete yards flows to the lowest points into the belowground slurry reception pit or the belowground dirty water tank.</p> <p>There is a wheel-wash at the main entrance to the unit. This is periodically emptied and spent disinfectant from footbaths pumped into the slurry reception pit.</p> <p>Dry and liquid diets are fed. Feed milling and preparation is carried out in an enclosed building. Bulk delivery and storage of dry and liquid feed takes place.</p> <p>Water is supplied throughout the site from the on-site borehole with mains back up.</p> <p>The fuel tank on the site serves the APHA-approved incinerator. Carcasses are stored in covered containers before incineration. The ash is added to the manure or slurry and spread onto land, with a record kept. Exemption in place.</p> <p>Chemicals, including biocides, are stored in a store compliant with current regulations. Pens are cleaned and disinfected between batches of pigs.</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>
<p>Non-permitted activities undertaken</p>	<p>Not applicable</p>
<p>Document references for:</p> <ul style="list-style-type: none"> • Plan showing activity layout • Environmental risk assessment 	<p>B3.5 5a Site Location Plan and Site Layout Plans H1 Environmental Risk Assessment (see AHDB Pork Model Template B3.5 6a and question 6 of Application Form)</p>

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/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?	If yes, provide a plan showing the changes to the activity boundary.
Have there been any changes to the permitted activities?	If yes, provide a description of the 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?	If yes, list of them:

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) • List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant).
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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)

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).

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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