

Application SCR evaluation template

Name of activity, address and NGR	Intensive farming – 95,000 pullets Northwoods Farm, New lane, Eagland Hill, Pilling, Preston, PR3 6BA. NGR: SD44821 45652
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Document reference of application SCR	“Site Condition Report March 2017 – Northwoods Farm Permit number EPR/BP3035CY” Saved to EDRM under “Application Surrender Site Condition report UPDATED” dated March 2017 (saved to EDRM 02/06/2017)
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Date and version of application SCR	March 2017
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1.0 Site details	
Has the applicant provided the following information as required by the application SCR template?	
Site plans showing site layout, drainage, surfacing, receptors, sources of emissions/releases and monitoring points	
See original site condition report (saved to EDRM as “Site Condition Report” saved to EDRM 30/04/2012) and see appendix 6 of application EPR/BP3035CY/S004.	

2.0 Condition of the land at permit issue	
To be completed by GWCL officers (Receptor)	
Has the applicant provided the following information as required by the application SCR template?	
a) Environmental setting including geology, hydrogeology and surface waters b) Pollution history including: <ul style="list-style-type: none"> • pollution incidents that may have affected land • historical land-uses and associated contaminants • visual/olfactory evidence of existing contamination • evidence of damage to existing pollution prevention measures c) Evidence of historic contamination (i.e. historical site investigation, assessment, remediation and verification reports (where available)) d) Has the applicant chosen to collect baseline reference data?	
See original site condition report (saved to EDRM as “Site Condition Report” saved to EDRM 30/04/2012) and: <ul style="list-style-type: none"> • appendix 6 of application EPR/BP3035CY/S004. 	

3.0 Permitted activities	
(Source)	
Has the applicant provided the following information as required by the application SCR template?	Response (Specify what information is needed from the applicant, if any)
a) Permitted activities b) Non-permitted activities undertaken at the site	
See original site condition report (saved to EDRM as “Site Condition Report” saved to EDRM 30/04/2012) and: <ul style="list-style-type: none"> • appendix 6 of application EPR/BP3035CY/S004 	

3.0(a) Environmental Risk Assessment

(Source)

The H1 environmental risk assessment should identify elements that could impact on land and waters, cross- referenced back to documents and plans provided as part of the wider permit application.

See original site condition report (saved to EDRM as "Site Condition Report" saved 30/04/2012) and:

- Original appendix 11 - H1 risk assessment (saved to EDRM as "H1 Environmental Risk Assessment" saved 30/04/2012).

3.0(b) Will the pollution prevention measures protect land and groundwater?

(Conceptual model)

Are the activities likely to result in pollution of land?

See original site condition report (saved to EDRM as "Site Condition Report" saved to EDRM 30/04/2012). Also see:

- Appendix 5 - Technical Standards (saved to EDRM as "Technical Standards" saved 30/04/2012)
- Appendix 11 – H1 risk assessment (saved to EDRM as "H1 Environmental Risk Assessment" saved 30/04/2012).

For dangerous and/or hazardous substances only, are the pollution prevention measures for the relevant activities to a standard that is likely to prevent pollution of land?

See original site condition report (saved to EDRM as "Site Condition Report" saved 30/04/2012)

Application SCR decision summary GWCL	Tick relevant decision
Sufficient information has been supplied to describe the condition of the site at permit issue	See original site condition report (saved to EDRM as "Site Condition Report" saved 30/04/2012)
Information is missing- the following information must be obtained from the applicant.	
Pollution of land and water is unlikely; or	
Pollution of land and water is likely	
Historical contamination is present- advise operator that collection of background data may be appropriate	
Date and name of reviewer:	

Operational phase SCR evaluation template

Sections 4.0 to 7.0 may be completed annually in line with normal record checks.

4.0 Changes to the activities (Source)	
Have there been any changes to the following during the operation of the site?	Response (Specify what information is needed from the applicant, if any)
a) Activity boundaries b) Permitted activities c) "Dangerous substances" used or produced	
See appendix 6 of application EPR/BP3035CY/S004. The surrender changes the site boundary to remove area covered by house 1 - see plan attached to this document.	

5.0 Measures taken to protect land To be completed by EM/PPC officers (Pathway)
Has the applicant provided evidence from records collated during the lifetime of the permit, to show that the pollution prevention measures have worked?
See appendix 6 of application EPR/BP3035CY/S004

6.0 Pollution incidents that may have impacted on land and their remediation To be completed by EM/PPC officers (Sources)
Has the applicant provided evidence to show that any pollution incidents which have taken place during the life of the permit and which may have impacted on land or water have been investigated and remediated (where necessary)?
see appendix 6 of application EPR/BP3035CY/S004

7.0 Soil gas and water quality monitoring (where relevant)
Where soil gas and/or water quality monitoring has been undertaken, does this demonstrate that there has been no change in the condition of the land? Has any change that has occurred been investigated and remediated?
see appendix 6 of application EPR/BP3035CY/S004

Surrender SCR Evaluation Template

If you haven't already completed previous sections 4.0 to 7.0, do so now before assessing the surrender.

Note: this is a partial surrender to remove area of land covered by house 1. See plan attached to this document.

8.0 Decommissioning and removal of pollution risk

To be completed by EM/PPC officers

Has the applicant demonstrated that decommissioning works have been undertaken and that all pollution risks associated with the site have been removed? Has any contamination of land that has occurred during these activities been investigated and remediated?

Visit conducted 24/02/17 the former house number 1 was no longer in use and had been fully cleaned out. There was no sources of pollution noted from house 1 or evidence of pollution from the former activities.

9.0 Reference data and remediation (where relevant)

To be completed by GWCL officers

Has the applicant provided details of any surrender reference data that they have collected and any remediation that they have undertaken?

(Reference data for soils must meet the requirements of policy 307_03 Chemical test data on contaminated soils – quantification requirements). If the surrender reference data shows that the condition of the land has changed as a result of the permitted activities, the applicant will need to undertake remediation to return the condition of the land back to that at permit issue. You should not require remediation of historic contamination or contamination arising from non-permitted activities as part of the permit surrender.

N/A

10.0a Statement of site condition

To be completed by EM/PPC officers

Has the applicant provided a statement, backed up with evidence, confirming that the permitted activities have ceased, decommissioning works are complete and that pollution risk has been removed and that the land and waters at the site are in a satisfactory state?

The operator has advised that house one has been de-stocked and fully cleaned out. This was confirmed following a visit by the EA inspecting officer on the 24/02/17. No pollution risk was noted during the visit and the land and water in the vicinity of house one was noted to be in a satisfactory state.

10.0b Statement of site condition

To be completed by GWCL officers

Has the applicant provided a statement, backed up with evidence, confirming that the permitted activities have ceased, decommissioning works are complete and that pollution risk has been removed and that the land and waters at the site are in a satisfactory state?

Yes – permit issued in 2012 for 80,000 pullet places. In 2014, a variation was issued to increase the pullet places to 95,000. The farm is part of the EA assurance scheme and in the time since permit issue, only one minor non-compliance has been recorded (on compliance report dated 24/10/2012, conditions 1.1, 2.3.1, 2.3.2 and 2.3.3 weren't being fully complied with. However, next inspection report dated 22/01/2013 shows full compliance. Two further minor non-compliances were recorded during assurance scheme visits on the 14/02/14 (condition 1 – missing site closure plan) and 23/03/17 (Condition 3.2 – gap in bund for chemical store). Both have been satisfactorily rectified. There was no environmental impact as a result of these non-compliances (as confirmed by PPC officer).

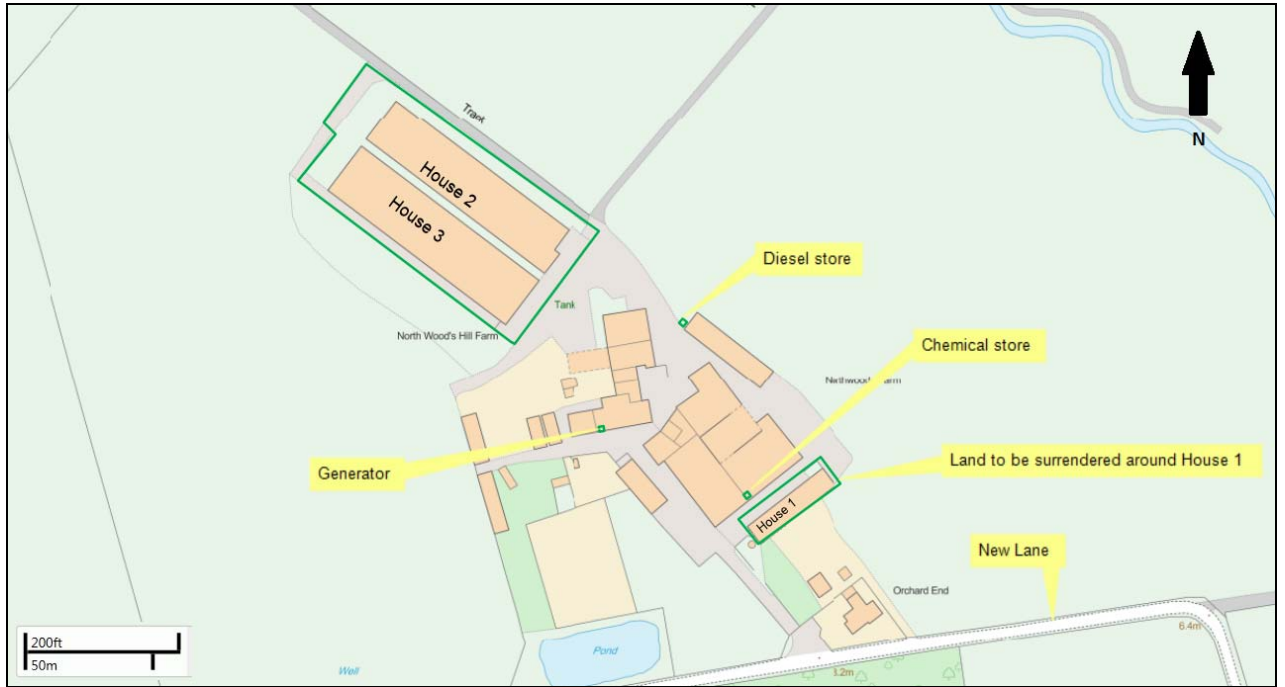
Poultry house 1 ceased to be used for raising pullets with the last crop removed in August 2016. Full clean out and wash down took place at the time and the building has remained empty since. The future plans for the building are to remove all cages, feed silos and ancillary equipment before the house is demolished.

The land to be surrendered has housed Poultry House 1 for over 30 years. Roof water from the house was directed to a soakaway. Wash-down water was collected in a sealed effluent tank located in the site plan submitted with application A001, reference "Site drainage plan for Northwoods Farm, new Lane, Eagland Hill, Pilling, PR3 6BA" (saved to EDRM under "Drawings", dated 30/04/2012).

The only pollution incident on record is a large fire in the hay barn and potato shed in November 2007. As a result of the fire, a kerosene tank ruptured and approximately 100 gallons was lost, which, along with the firewater, polluted Pilling Water, but did not have a significant impact. Detailed remedial work was carried out following the fire. Buildings were demolished, and burnt asbestos roof and old debris was removed from the site by a waste disposal contractor. There has been no lasting impact from the fire within the site boundary or at the rest of the farm.

Surrender SCR decision summary To be completed by GWCL officers and returned to NPS	Tick relevant decision
Sufficient information has been supplied to show that pollution risk has been removed and that the site is in a satisfactory state – accept the application to surrender the permit; or	X
Insufficient information has been supplied to show that pollution risk has been removed or that the site is in a satisfactory state – do not accept the application to surrender the permit. The following information must to be obtained from the applicant before the permit is determined:	
Date and name of reviewer	Christine Sellers (permitting officer) 07/06/2017

Site plan showing land to be surrendered:



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