

Application SCR evaluation template

Name of activity, address and NGR	Holmefield Farm, Seamer Hill, Middlesbrough, Cleveland, TS9 5LJ
-----------------------------------	---

Document reference of application SCR	EPR/SP3331MJ 29/02/2008
---------------------------------------	----------------------------

Date and version of application SCR	EPR/SP3331MJ/S007 16/06/2017 Part surrender
-------------------------------------	---

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

The permitted site is a consolidation of four farms (Dale View Farm, Greenbrook Farm, Poplar Park Farm and Holmefield Farm), this Site Condition Report (SCR) is for the surrender of Holmefield Farm and does not evaluate the additional sites on the permit.

The Operator provided a SCR at the time the original application was made. Drawings have been provided by the Operator and reviewed and accepted by the Environment Agency at the application stage (2008).

2.0 Condition of the land at permit issue

(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:
 - 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?

- a) The site is located half a mile south of Seamer village and to the west of an unclassified no through road. The majority of the block of land is occupied by sheds. The immediate surrounding area is pasture land. The site is in an area of typical lowland undulating landform with gentle slopes.
The underlying rock type is Mercia Mudstone with drifts derived from Glacial sand and gravel (Devensian) and lake deposits.
The principal river draining this area is the Leven, which flows to the Tees. The River Tame is a tributary of the Leven that drains land around the site. The River Leven receives much of the drainage waters from the north of the Yorkshire moors.
- b) No pollution incidences are known to have affected the land at the site. Previous use has been for arable land and grassland.
- c) No evidence of historical contamination has been noted.
- d) No baseline data has been recorded.

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	
a) Section 6.9 A(1)(a)(i) - The rearing of poultry in a facility with a capacity for 16,800 layer places. b) Exempt waste operations – T1, D7, S1 and S2 (date issued 11/07/13). Water discharge activity – EPR/GH0073XM/A001	

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.

The site is relatively compact, consisting mostly of sheds and associated hard standing areas. The potential pollution pathways have been identified as:

- The run-off from hard standing areas around the site during mucking out of manure in wet weather, having the potential to contaminate land, watercourses and ground water with nutrients.
- Contaminated run off from apron areas, particularly if dust has built up, having the potential for contamination of land and ground water with nutrients and disinfectants.
- Leakage from septic tanks.
- Spillage of diesel to soil around the filling areas of the diesel tanks.
- Ammonia and dust emitted to the atmosphere being deposited on the site leading to nutrient loading the vegetation.

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

(Conceptual model)

Are the activities likely to result in pollution of land?	
The majority of the site consists of a shed and associated hard standing. A non-bunded diesel tank is located on the site. Lightly contaminated water soaks away to a field. The site is an existing site and improvement conditions have been set to ensure pollution prevention methods are to the correct standard.	
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?	Holmefield Farm had five improvement conditions: IC11 The operator shall bund the Agricultural fuel oil storage facilities to comply with the requirements of S3.3 of TGN How to Comply, Version 1. IC12 The operator shall collect drainage from animal houses and water from cleaning out and design and construct tanks to deal with the wash water volumes to be contained to comply with the requirements of S3.3 of TGN How to Comply, Version1. IC13 A written plan shall be submitted to the Agency for approval, following a review of all site drainage at the installation. The plan should take into account the appropriate measures for the management of drainage systems and run-off in S3.3 of TGN How to Comply, Version 1, including specific reference to the collection of drainage from animal houses and water from cleaning out and drainage from yards contaminated by manures or slurries. The plan shall include a timetable for any improvements to the drainage system. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.

	<p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p> <p>IC14 A written plan shall be submitted to the Agency for approval following a review of existing poultry housing and management practices at the installation. The plan shall take into account the appropriate measures in S6.2.1 & S6.2.2 of TGN How to Comply, Version 1. The plan shall identify measures to reduce emissions to all media, the likely cost of such measures and a proposed timetable for their implementation The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan. The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p> <p>IC15 The operator shall provide written proposals to reduce the emission from Seamer Floor Farm (comprised of Holmefield Farm, Greenbrook Farm, Dale View Farm and Poplar Park Farm) by 33% or such other measures so that the contribution to the ammonia concentration in air at North York Moors SAC and SPA is no more than 0.2 $\mu\text{g}/\text{m}^3$ as an annual average.</p> <p>The proposals shall be implemented by the operator by 30 October 2011 subject to such amendments, timescales or additions as notified by the Environment Agency.</p>
--	--

Application SCR decision summary	Tick relevant decision
Sufficient information has been supplied to describe the condition of the site at permit issue	✓
Pollution of land and water is unlikely; or	✓
Date and name of reviewer:	<i>L. Mellor 10/08/17</i>

Operational phase SCR evaluation template

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	
No changes have been made to the activity boundary, permitted activities or "Dangerous substances" used or produced at Holmeffield Farm during the lifetime of the permit.	

5.0 Measures taken to protect land (Pathway)
Has the applicant provided evidence from records collated during the lifetime of the permit, to show that the pollution prevention measures have worked?
Pollution prevention methods were employed in line with the company's certified environmental management system. Internal audits were conducted once a year to check compliance against the company and legislative standards. The Environment Agency has conducted audits at the site in line with agency requirements and to show compliance to the IPPC Pig and Poultry Scheme until the closure of the site. Measures included weekly inspections of the gas oil tank, manned deliveries and regular hardstanding and pipework inspections.

6.0 Pollution incidents that may have impacted on land and their remediation (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)?		
No pollution incidences have been recorded at the site.		
The original permit set five improvement conditions relating to Holmeffield Farm to ensure that the farm met BAT.		
<hr/> Holmeffield Farm <hr/>		
IC11	The operator shall bund the Agricultural fuel oil storage facilities to comply with the requirements of S3.3 of TGN How to Comply, Version 1.	31/08/08
IC12	The operator shall collect drainage from animal houses and water from cleaning out and design and construct tanks to deal with the wash water volumes to be contained to comply with the requirements of S3.3 of TGN How to Comply, Version1.	31/08/08
IC13	A written plan shall be submitted to the Agency for approval, following a review of all site drainage at the installation. The plan should take into account the appropriate measures for the management of drainage systems and run-off in S3.3 of TGN How to Comply, Version 1, including specific reference to the collection of drainage from animal houses and water from cleaning out and drainage from yards contaminated by manures or slurries. The plan shall include a timetable for any improvements to the drainage system. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan. The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.	28/02/09
IC14	A written plan shall be submitted to the Agency for approval following a review of existing poultry housing and management practices at the installation. The plan shall take into account the appropriate measures in S6.2.1 & S6.2.2 of TGN How to Comply, Version 1. The plan shall identify measures to reduce emissions to all media, the likely cost of such measures and a proposed timetable for their implementation The notification requirements of condition 2.5.2 shall be deemed to have been complied	28/02/09

6.0 Pollution incidents that may have impacted on land and their remediation

(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)?

with on submission of the plan.

The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.

Holmefield Farm, Greenbrook Farm, Dale View Farm and Poplar Park Farm (as Seamer Floor Farm)

IC15 The operator shall provide written proposals to reduce the emission from Seamer Floor Farm (comprised of **Holmefield Farm, Greenbrook Farm, Dale View Farm and Poplar Park Farm**) by 33% or such other measures so that the contribution to the ammonia concentration in air at North York Moors SAC and SPA is no more than 0.2 µg/m³ as an annual average. 28/02/09

The proposals shall be implemented by the operator by 30 October 2011 subject to such amendments, timescales or additions as notified by the Environment Agency.

IC15 was removed due to survey work carried out by Natural England. Natural England wrote to the Environment Agency on the 12th January 2010 concluding that the predicted risk to the site (as predicted by the Environment Agency's original modelling assessment) did not appear to be evident in the vegetation of the designated site despite the installation being in existence for a significant period of time.

During the determination of EPR/SP3331MJ/V004, confirmation was received that all the improvement conditions on the permit had been completed.

Compliance history:

17/03/2009

- Condition 1.1 - Site notice board required.
- Condition 1.2.1 - Site drainage plans and inventories of raw materials used on the farms to be added to Accident Management Plans.
- Condition 3.3.1 - Inadequate containment of washwaters (concrete is cracked, no kerbs along edge of concrete and no tanks to collect contaminated waters).

05/11/2009

- Condition 1.1 breached - No Site ID board at Holmefield.
- Condition 3.3.1 breached - 1) Inadequate containment of washwaters/dirty water (kerbing needed along edge of existing concrete, additional concrete outside sheds 4 & 5 and tanks to collect dirty water needed at Greenbrook). 2) Disinfectant from automated vehicle-washing system at site entrance is not adequately contained at present. If this system is to continue to be used a proper sealed drainage system is required. 3) Disinfectant from spent footbaths must be securely contained pending removal from site. It cannot be poured over yard areas as was witnessed during inspection at Greenbrook.
- Condition 3.3.2 breached - Chemical containers being stored outside of contained/bunded area at time of visit to Greenbrook. All liquids capable of causing pollution must be stored within an area capable of retaining any spillage. The store must be resistant to fire, dry, frost-free and secure against unauthorised access.

08/12/2009

- Formal warning letter issued for breaches on 05/11/2009.
- 25/01/2010, 23/09/2010, 05/11/2012, 08/03/2013 Compliant.

20/01/2014

- Condition 1.5 –Waste management. There are no records available for waste disposal either as Collection or Season Tickets.

25/03/2015 and 19/05/2015

- Compliant.

Over the current lifetime of the permit, the site has improved the pollution prevention methods in place.

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?

No monitoring of soil gas and water has been undertaken.

Surrender SCR Evaluation Template

8.0 Decommissioning and removal of pollution risk

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?

Holmefield Farm was closed for normal business in January 2017 and has now been decommissioned in line with the company Site Closure/ Decommissioning Plan (reference RMS 67 Site Closure Decommissioning Plan).

Only a small stock of chemicals and disinfectants was stored at the site. The vessels were emptied with due care and regard to the environment and the surplus waste disposed of in accordance with the waste regulations through approved licenced contractors. Small containers were relocated or disposed of in the same manner. .

Diesel fuel to power the generator was located in a bunded tank. This vessel was emptied with due care and attention to the environment and the contents collected by either the supplier or another suitable contractor. The remaining empty vessel was secured and any openings closed before its removal.

Asbestos is present on site. Identified asbestos is Chrysotile, asbestos encapsulated within cement. This has been maintained in accordance with the Care of Asbestos at Work Regulations. The liability is expected to be transferred back to the landowner who is taking back ownership from Noble Foods Limited upon the partial surrender of this permit.

The farm has had no recorded pollution incidences and the decommissioning has had no impact on the land, therefore no investigation or remedial action is required.

9.0 Reference data and remediation (where relevant)

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.

No reference data has been submitted and remediation has not been undertaken.

10.0 Statement of site condition

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?

In accordance with the permit surrender process this is confirmation that the permitted activities, namely the rearing of poultry has ceased at the Holmefield Farm site. This statement is confirmation that RMS 67 Site Closure Decommissioning plan has been implemented and completed to the required standard. All birds and potential contaminates, that were on site as part of the permit have been removed.

The condition of the land on site is satisfactory, no activities that would cause degradation of the land were undertaken during the period that the site has been operating under the environmental permit EPR/TP3634SW.

The site has been visited by the Area Officer who has confirmed that the site is in a satisfactory condition and that the Holmefield Farm part of this permit can be surrendered. The site has been returned to the landowner who currently has 12,000 layers on site, this is under the permitting threshold.

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 part of the permit; or	✓
Date and name of reviewer	L.Mellor 18/08/17