

SITE CONDITION REPORT TEMPLATE

For full details, see H5 *SCR guide for applicants* v2.0 4 August 2008

COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION

DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7

AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.

1.0 SITE DETAILS	
Name of the applicant	PR & IC Rymer Limited
Activity address	Middle Farm, Mixbury, Featherbed Lane, Northants. NN13 5RN
National grid reference	460705,232839
Document reference and dates for Site Condition Report at permit application and surrender	8th January 2019
Document references for site plans (including location and boundaries)	Location Plan, Layout/Drainage Plan

Note:

In Part A of the application form you must give us details of the site's location and provide us with a site plan. We need 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 by Part A 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: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	The broiler rearing unit lies on a small parcel of level ground to the south of Mixbury, with the surrounding area being mainly flat with some woodland. Predominant land use is grassland and grazing. Field pattern is semi small scale with a medium pattern of field boundaries. There are nearby residences within 400 metres from the poultry houses.
	Topography and Drainage
	Middle Farm poultry operations lie on a small level area to the south of Mixbury, draining to the southwest. The poultry houses are around 120 to 125 metres above sea level. Careful choice of approved building material colours help to minimise the visual intrusion normally associated with poultry units.
	Geology and Hydrogeology
	According to the British Geological Society solid geology extract map the site is underlain with bedrock of the Jurassic period

	<p>with rock type Limestone comprising Hite Limestone Formation.</p> <p>Searches indicate some of the site is within a Ground water protection zone 3. Bedrock Aquifer Principal. The site is situated within a Ground water vulnerability area over a major aquifer high.</p> <p>The site is within a Nitrate Vulnerable Zone.</p> <p>Hydrology Average rainfall for this area is 1250 mm.</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>None noted</p> <p>Polluting substances – None noted Previous use general agricultural use, grass and grazing</p> <p>None noted</p> <p>None noted</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	N/A
Baseline soil and groundwater reference data	---
Supporting information	<ul style="list-style-type: none"> • Source information identifying environmental setting and pollution incidents • Historical Ordnance Survey plans • Site reconnaissance • Historical investigation / assessment / remediation / verification reports • Baseline soil and groundwater reference data

3.0 Permitted activities	
Permitted activities	<p>Six poultry houses for broiler production. This will give a total of 300,000 places. The working area where vehicles operate is laid to concrete and hard standing. Feed is delivered in covered lorries and stored on site in vermin proof steel galvanised bins. Immediately following depopulation, litter is exported off site. The houses are then washed and disinfected prior to the cycle beginning again. Underground storage tank will have been installed to catch all wash waters. Dead birds are removed from the house and stored in sealed containers awaiting regular collection.</p>

Non-permitted activities undertaken	N/A
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	Location Plan Layout/Drainage Plan H1 Assessment

Note:

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our 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 Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	N/A - activity never commenced
Have there been any changes to the permitted activities?	N/A - activity never commenced
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 - activity never commenced
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)

5.0 Measures taken to protect land	
N/A - activity never commenced	
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

6.0 Pollution incidents that may have had an impact on land, and their remediation	
N/A - activity never commenced	
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

7.0 Soil gas and water quality monitoring (where undertaken)	
N/A - activity never commenced	
Checklist of supporting information	<ul style="list-style-type: none"> • Description of soil gas and/or water monitoring undertaken • Monitoring results (including graphs)

8.0 Decommissioning and removal of pollution risk	
N/A - activity never commenced	
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)

9.0 Reference data and remediation (where relevant)	
N/A - activity never commenced	
Checklist of supporting information	<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	
No change to site condition as permitted activity never commenced	