

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	Midland Pig Producers Limited
Activity address	Upper Farm Warborough Oxfordshire
National grid reference	SU 59549464
Document reference and dates for Site Condition Report at permit application and surrender	B1.3 Application: 20 th December 2006 Surrender: 30 th April 2026
Document references for site plans (including location and boundaries)	Appendix 1: Site Location Plan Appendix 2: Site layout plan Appendix 3: Site 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: • geology • hydrogeology • surface waters	The site falls within British Geological Society, Geology Sheet (Henley on Thames)254 Land around the site is predominantly used for arable and grass farming. The site is on the north facing slope of a hill River Thame is located 570m to the north and 575m to the west. The river Thames is 2km to the south. There are no other watercourses within 500m of the site and the site is not liable to flooding. Drainage ditches are located along field boundaries and at the base of the hill. Site drainage plan is included as Appendix 3
Pollution history including: • pollution incidents that may have affected land	Historic events prior to permit listed in section 6.0

- historical land-uses and associated contaminants - any visual/olfactory evidence of existing contamination - evidence of damage to pollution prevention measures	None None
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	Historic contamination prior to ownership unknown. Site was purchased as a pig farm and potential for buried livestock and asbestos identified. Non found during ownership. See section 6.0 for pollution incidents since ownership.
Baseline soil and groundwater reference data	None
Supporting information	- 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	Pig Farming
Non-permitted activities undertaken	None
Document references for: - plan showing activity layout; and - environmental risk assessment.	Appendix 2 Appendix 4

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?		None
Have there been any changes to the permitted activities?		Application October 2013 to increase pig numbers ≤30KG by 511. No changes to buildings or boundaries and ammonia emissions confirmed not required
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?		No
Checklist of supporting information	• 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	
The site was purchased as a working pig farm in 1987. At the point of the application for a permit, risks were identified and highlighted (see section 8). The farm has operated in accordance with best practice and within the EPR guidelines. An environmental management plan has been in place throughout the permit operation (details of the structure are contained within Appendix 5). Appendix 6 contains details the site operations and prevention measures. No major pollution incidents have occurred and the potential for pollution has been mitigated through the implementation of the management system. This has been monitored by the EA throughout the life of the permit and no concerns raised. The site is now cleaned of livestock and potential pollution sources. Due to ongoing environmental controls and the lack of incidents, there is no evidence to suggest the use has caused demonstrable harm to the site or surrounding land to any greater degree than when first occupied and the EPR permit commencement. Pollution inventory records are included within Appendix 7. Environment Agency inspection reports are included within Appendix 8 The EA should hold all the PI and inspection records in relation to this permit. All information for cross compliance and NVZ conditions were calculated and recorded for land outside the permit area. 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 supporting information	of	• 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		
Pollution incidents prior to the permit implementation listed below: Slurry Spillage 21/03/03. Environment Agency report No; ANG123. Investigating Officer Mr W Eaaaa. This incident involved seepage from pig manure stored on a pad to the east side of the dry sow/service building – see Appendix 2. site layout plan, point 'D'. following heavy rainfall, surface water and liquor flowed into the adjacent field and was picked up by a land drain. Pollution was detected in the ditch feeding Mill Stream. A caution was issued by the EA. Remedial works included; Construction of new midden and underground storage tank. Construction of Swale to north side of Dry Sow/Service House. Oil Spillage 11/09/95. The location of the incident is indicated on Site Plan, Appendix 2. A portable tank being used to refuel a Combine Harvester split and released approximately 30 gallons of diesel on the soil – see Appendix 2. site layout plan, point 'E'. Straw was used to soak as much up as possible, this was then burnt. Some further remediation took place following the guidelines contained in the MAFF Code of Good Agricultural Practice for the Protection of Soil. No water pollution occurred as a result. 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 supporting information	of	• 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)		
None requested by the EA throughout the permit		
Checklist supporting information	of	• Description of soil gas and/or water monitoring undertaken • Monitoring results (including graphs)

8.0 Decommissioning and removal of pollution risk

Sources of pollution are identified within the environmental risk assessment Appendix 4 and included within the odour and waste management plans forming part of the Environmental Management Plan. See Appendix 9 & 10

The site has been decommissioned in accordance with the closure plan Appendix 11.

Potential sources for pollution risk including livestock, waste materials, slurries, feedstock, vehicles, machinery and fuel have been successfully removed from site. Fallen stock were disposed of through appropriate measures (incineration) at the time of incident. Buildings remain.

The site was inspected by an EA officer in July 22 and again in December 25 confirming the site was satisfactorily cleaned down, decommissioned and secure. (Appendix 12) No further investigation or risk reports were identified as necessary

Potential pollution sources identified on site purchase included within the original site application report 2006 (Appendix 13) included buried livestock and asbestos. None have been identified during the occupation of the site and as such site the potential contamination risk as a result of these substances has not changed since the start of the EPR permit.

Pollution inventory submitted each year

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	• 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)

No groundwater data has been collected and at no point during the permit has this been requested. Sections 3-6 show a robust environmental management system was active throughout the permit that successfully prevented significant pollution. There were minimal accident reports prior to the EPR submission, and EA site inspections all show very minimal minor breaches in relation to paperwork. Where breaches occurred, these were actioned immediately with no further actions. No EA concerns in relation to pollution risk have been raised throughout the EPR permit.

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
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	• Remediation and verification reports (where undertaken)
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10.0 Statement of site condition
The site was purchased as a working pig farm in 1987 and an EPR permit applied for in 2006. The original application included an environmental management system which provided potential pollution risks and mitigation. The management system and pollution risks remained unchanged in the 2013 permit revision for additional livestock as no incidents occurred and pollution risk remained minimal. The management system was regularly reviewed in accordance with best practice and maintained through the life of the permit. As the management systems in place were robust, there were no pollution incidents. The EA regularly inspected the site and systems with no major incidents highlighted. The permitted activities ceased in April 2021 and EA inspection records have confirmed this. The site was classified as a low risk surrender. Decommissioning was completed in 2021 in accordance with the closure plan and the pollution risks as identified in the environmental impact assessment removed. Buildings remain on the land and were sold with all liabilities. The land has been returned to a satisfactory condition as highlighted within the email of 25/06/25 (appendix 12) with no greater contamination or pollution risk than when the site first entered the permit scheme. Using the information from sections 3 to 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.