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|---|---|
| **Project Name** | Broxfield Farm |
| **EPR** | EPR/KP3326MQ/P001 |
| **Type (New Permit/Variation)** | New |

**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. Site Details** | |
|---|---|
| | |
| **Name of Applicant** | Robert Thompson, David Thompson, Kathryn Thompson and Bethan Thompson |
| | |
| **Site Name** | Broxfield Farm |
| **Site Address** | Alnwick, Northumberland |
| **Site Postcode** | NE66 3RQ |
| | |
| **Document reference and** | Site Condition Report |
| **Dates for Site Condition Report at permit application and surrender** | 01/09/26 |
| | |
| **Document reference for site plans** | |
| **Site Location** | Broxfield Farm Site Location |
| **Site Layout** | Broxfield Farm Site Plan |
| **Site Drainage** | Broxfield Farm Site Plan- Drainage |
| **Emission Points** | Broxfield FarmTechnical Standards |
| | |

**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. Condition of the land at permit issue | |
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| ***Search results have been collated using soures including the Defra website "Magic Maps", the "Geology of Britain Viewer", LandIS Soilscapes viewer and the Defra Flood Map.*** | |
| ***Supporting information***<br>***Source information identifying environmental setting and pollution incidents***<br>***Historical Ordnance Survey plans***<br>***Site reconnaissance***<br>***Historical investigation / assessment / remediation / verification reports***<br>***Baseline soil and groundwater reference data*** | |
| | |
| **Size of installation** | 0 |
| | |
| **Surrounding Environs** | The site is located within a rural setting in Northumberland surrounded by arable farm land. The land is undulating and on elevated ground in relation to the nearby coast. |
| | |
| **Nearest settlements** | Rennington |
| | 1.6km NNE of the installation |
| | |
| **Grid Reference** | NU 20115 16765 |
| | |
| **General site description** | Broxfield Farm has operated as a pig and cattle unit for a number of years. Cattle and weaner pigs are only accommodated in housing during winter months. |
| | |
| **Topography** | The land is undulating and on elevated ground in relation to the nearby coast. |
| | |
| **Geology** | Bedrock -Alston Formation-Limestone, sandstone, siltstone and mudstone. These sedimentary rocks are shallow-marine in origin. They are biogenic and detrital, generally comprising carbonate material (coral, shell fragments), forming beds and locally reefs. |
| | Superficial deposits- Till, Devensian-Diamicton. These sedimentary deposits are glacigenic in origin. They are detrital, created by the action of ice and meltwater, they can form a wide range of deposits and geomorphologies associated with glacial and inter-glacial periods during the Quaternary. |
| | |
| **Water systems, drainage and surface waters** | |
| **Flood risk** | The site is not located within a flood risk zone |
| **NVZ** | The site is not within an NVZ |
| **GW vulnerability** | The site in not within a groundwater protection zone |
| **SPZ** | The site is not within a source protection zone |
| | |
| **Designated sites** | Longhoughton Quarry |
| | 0 |
| | |
| **Baseline soil and groundwater reference data** | Slightly acid loamy and clayey soils with impeded drainage |
| | |
| **Contamination from past activities** | None reported |
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| **Previous Pollution incidents** | None reported |
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| **Previous complaints received** | There have been no previous issues relating to odour, dust, noise or flies in relation to the farm. |
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| **Any other relevant information** | None |
| | |

| **3. Permitted Activities** | |
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| **Current** | Finisher >30kg 1999 |
| | Weaner >30kg 2200 (note housed indoors during winter months only) |
| | |
| **Proposed** | Finisher >30kg 6900 |
| | Weaner >30kg 2200 (note housed indoors during winter months only) |
| | |
| **Utilities** | Mains |
| | |
| **Systems in place** | Solid floor straw deep straw system with scrape passages cleaned weekly and full mucking out between each batch |
| | The installation is on an impermeable concrete base. |
| | Water is provided by nipple or river drinkers to minimise wastage. |
| | All feed rations are dry and brought in with diets formulated to match the growth stage of the pigs and fed ad hoc. |
| | |
| **Water systems, drainage and surface waters** | Water for the existing installation is provided by an on-site borehole. Mains water is available as a back-up supply. |
| | Uncontaminated roof and surface waters are reported to be collected within a concrete drainage system and emitted to an unnamed ditch via French drains. Concrete yard areas are kept clean and any spillages or contamination is cleaned up immediately to prevent any dirty water entering clean water routes |
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| **Wastes** | |
| **Solid** | Manure is all stored off site in a muck for straw arrangement with a third party. A manure management plan is in place. |
| **Liquid** | The sheds have a fall to one end to funnel dirty water to the low end where there is a collection point where any dirty water can be collected using a slurry tanker all other yard areas are maintained clean . Clean down of sheds is only carried out once a year whilst clean out is being undertaken the areas in at the fall of the shed will be bunded to prevent any contamination entering clean water routes. Dirty water is soaked up with straw and any excess sucked up into slurry tanker and spread to fields in accordance with the Manure Management Plan. |
| **Deadstock** | Deadstock is stored within secure bins and removed from site by licenced fellmonger, as soon as a death occurs the fellmonger is informed and collection is usually within 2-3 days. |
| | |
| **Storage** | Storage of other materials is kept to a minimum and where possible brought onto the site immediately prior to use. |
| **Fuel** | None |
| **Vet meds** | None stored on site brought onto site as and when needed by vet |
| **Pesticides/herbicides/other** | None stored on site brought onto site as and when needed by Karro |
| | |
| | |
| **Non-permitted Activities** | None |
| | |
| **Document reference** | |

| | |
|---|---|
| **Site location** | Broxfield Farm Site Location |
| **Site Layout** | Broxfield Farm Plan |
| **Environmental Risk Assessment** | Broxfield Farm ERA |

**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. Changes to Activity** | |
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| **Have there been any changes to the activity boundary?** | |
| **If yes provide a plan showing changes** | |
| **Have there been any changes to the permitted activities** | 0 |
| ***Checklist*** | |
| ***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. Measures taken to protect land** | |
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| **Inspection and maintenance records collected during the life of the permit** | |
| *Use records that 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*** | |
| ***Inspection records and summary of findings of inspections for all pollution prevention measures*** | |
| ***Records of maintenance, repair and replacement of pollution prevention measures*** | |

| **6. Pollution incidents that may have had an impact on land, and their remediation** | |
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| **Pollution incident summary** | |
| *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*** | |
| ***Records of pollution incidents that may have impacted on land*** | |
| ***Records of their investigation and remediation*** | |

| **7. Soil gas and water quality monitoring (where undertaken)** |
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| **Monitoring records** | |
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| *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*** | |
| ***Description of soil gas and/or water monitoring undertaken*** | |
| ***Monitoring results (including graphs)*** | |

| **8. Decommissioning and removal of pollution risk** | |
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| **Decomissioning** | |
| *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*** | |
| ***Site closure plan*** | |
| ***List of potential sources of pollution risk*** | |
| ***Investigation and remediation reports (where relevant)*** | |

| **9. Reference data and remediation (where relevant)** | |
|---|---|
| **Data** | |
| *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.*<br>*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*** | |
| ***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 underaken)*** | |

| **10. Statement of site Condition** |
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| *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.* |