Project Name	Ellingham Home Farm
EPR	EPR/BP3323UV/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	Oliver Simpson
Site Name	Ellingham Home Farm
Site Address	Ellingham , Chathill
Site Postcode	NE67 5LL
Document reference and	Site Condition Report
Dates for Site Condition Report at permit application and surrender	
Document reference for site plans	
Site Location	Ellingham Home Farm Site Location
Site Layout	Ellingham Home Farm Site Plan including drainage
Site Drainage	Ellingham Home Farm Site Plan including drainage
Emission Points	Ellingham Home Farm Technical 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	
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 ***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***	
Size of installation	45000 m2
Surrounding Environs	The site is located within a rural setting in Northumberland surrounded by arable farm land. The land is undulating.
Nearest settlements	Ellingham
	600m SE of the installation
Grid Reference	NU 16034 26038
General site description	Ellingham Home Farm currently operates 2 finisher sheds accommodating 2000 pigs >30kg in new buildings constructed in 2024. It is proposed the 2 additional buildings are constructed accommodating an additional 2000 pigs all pigs will be housed from 7-107kg
Topography	The land is undulating
Geology	Bedrock -Tyne Limestone Formation And Alston Formation (Undifferentiated)-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 -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	Bewick and Beanley Woods SSSI
	Newham Fen (SSSI/SAC)
	Bradford Kames SSSI
	Newham Bog NNR
Baseline soil and groundwater reference data	Slightly acid loamy and clayey soils with impeded drainage
Contamination from past activities	None reported

Previous Pollution incidents	None reported
Previous complaints received	There have been no previous issues relating to odour, dust, noise or flies in relation to the farm.

Any other relevant information	None

3. Permitted Activities	
Current	Finisher >30kg 2000
Proposed	Finisher 7-107 kg 4000
Utilities	Mains
Systems in place	Solid floor straw straw system with scrape passages cleaned daily and full mucking out between each batch
	Concrete base and compacted hardcore buildings on concrete base
	Water is provided by nipple 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 is via mains
	Uncontaminated roof waters are reported to be collected via a drainage system and discharged to unnamed ditch. Concrete yard areas are kept clean and any spillages or contamination is cleaned up immediately to prevent any dirty water entering clean water routes. All water from mucking end of shed is contained by retaining walls and directed into 55,000 litre dirty water tanks. Run-off from clean yard areas is directed to an attenuation pond prior to discharge to unnamed ditch . A new attenuation pond is to be constructed this will be lined with overflow being dishcarged to the ditch. The unamed ditch discharges eventually to Ellingham Burn
Wastes	
Solid	A covered manure store is currently under construction maximum storage at any one time 150 tonnes. Capacity of store 3000 tonnes. Manure is spread to own land in accordance with Manure Management Plan. Manure from scrape through passages is removed daily.
Liquid	Holding tank for run-off from manure store removed from tank by vacuum tanker. This is then spread onto own land in accordance with Manure Management Plan. Dirty water tank 55,000 litres serving current sheds, an additional tank will be installed of the same dimensions to serve the new-build sheds. To ensure no contamination of clean water routes all run-off from scrape ends of buildings is directed to dirty water tanks.
Deadstock	Deadstock is stored within secure bins and removed from site by licenced fellmonger.
Storage	Storage of materials is kept to a minimum and where possible brought onto the site immediately prior to use.
Fuel	2500 litre bunded diesel tank
Vet meds	Approximate 2litres max

Pesticides/herbicides/other	Max 1000 litres stored in bunded chemical store
Non-permitted Activities	None
Document reference	
Site location	Ellingham Home Farm Site Location
Site Layout	Ellingham Farm Plan including drainage
Environmental Risk Assessment	Ellingham Home 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	
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	
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	
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)	
Monitoring records	
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	
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. *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
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.