Site Condition Report

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| 1.0 SITE DETAILS |  |
| Applicants Name | Lower Easton Farm Limited |
| Activity Address | Lower Easton Farm  Pylle  Shepton Mallet  Somerset  BA4 6SY |
| National Grid Reference | ST62758 38403 & ST62140 38404 |
| Document Reference for Site Condition Report at permit application and surrender | 10th November 2024 |
|  | Location Plan |
|  | Layout/Drainage Plan |

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| 2.0 Condition of the Land at Permit issue |  |
| Environmental setting including:  Geology  Hydrogeology  Surface Waters | The poultry unit lies on level ground to the east of Pylle. Predominant land use is arable farming. Field pattern is semi large scale with a strong pattern of field boundaries. There are sensitive receptors within 400m of site.  **Topography and Drainage**  The poultry houses are between 70 and 75 metres above sea level. Soil bunding and tree planting will help to minimise the visual intrusion normally associated with poultry units. Site clean water drainage all goes through French drains into attenuation ponds with outlets to offsite ditch to the north.  **Geology and Hydrogeology**  According to the BGS Extract British Geological Survey map shows that the Bedrock geology comprises Langport member and Blue Lias formation & Charmouth mudstone formation – Mudstone and Limestone interbedded, of the Triassic/Jurassic period.  Searches indicate the site is underlain with a Bedrock Aquifer – Secondary A. No Superficial drift aquifer.  The Site is situated in a Groundwater Vulnerability Zone – High.  The site is situated within a Surface Nitrate Vulnerable Zone.  The site is not situated in a Groundwater/Source water protection zone.  The site is not situated in a drinking water protection/safeguard zone    Hydrology  General drainage is in a north-westerly direction. Average rainfall for this area is 900 mm. |
| Pollution history including:  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 | None noted  Polluting substances – None noted  Previous use prior to 2024 – Arable farming.  None noted  None noted |
| Evidence of historical contamination | N/A |
| 3.0 Permitted Activities | Eight poultry houses for Broiler chicken. Split into two sites of four houses each. This will give a total of 270,000 places (135,000 places at each site). Heating will be provided by mains gas/infrared heaters. The working area where vehicles operate is laid to concrete.  Feed is delivered in covered lorries and stored on site in vermin proof steel galvanised bins.  Immediately following depopulation, litter is removed off site and sold for land spreading, with any surplus sold.  The houses are then washed and disinfected prior to the cycle beginning again. Underground storage tanks have been installed to catch all wash waters.  Dead birds are removed from the houses and stored in sealed containers awaiting regular collection by a licensed collection agent.  Diesel fuel storage is in a bunded integral tank in the standby generators. |
| Non permitted activities undertaken | N/A |
| Document References | Location Plan  Layout/Drainage Plan  H1 Assessment |
| 4.0 Changes to Activity | N/A |
| 5.0 Measures taken to protect Land | Site will be operated in compliance with “how to comply” routine maintenance schedules are followed and recorded and with any abnormal operations recorded. |
| 6.0 Pollution Incidents | N/A |
| 7.0 Soil, gas and water quality monitoring | No monitoring will be undertaken at the installation. |
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