

Site Condition Report

1.0 SITE DETAILS	
Applicants Name	Faccenda Foods Ltd
Activity Address	Ivy Farm, East Dundry, Bristol. BS41 8NH
National Grid Reference	357808 , 166191
Document Reference for Site Condition Report at permit application and surrender	24 th August 2023
	Location Plan
	Layout/Drainage Plan

2.0 Condition of the Land at Permit issue	
Environmental setting including: Geology Hydrogeology Surface Waters	<p>The poultry unit lies on level ground to the east of East Dundry. Predominant land use is grazing/arable. Field pattern is small scale with a strong pattern of field boundaries. There are sensitive receptors within 400m of site.</p> <p>Topography and Drainage</p> <p>The poultry houses are between 145 and 150 metres above sea level. Extensive hedges surrounding will help to minimise the visual intrusion normally associated with poultry units. Site clean water drainage all goes to reed bed system.</p> <p>Geology and Hydrogeology</p> <p>According to the BGS Extract Map shows the site geology to be of the Inferior Oolite group - Limestone Searches indicate the site is underlain with a Bedrock Aquifer classified Principal. No Superficial Aquifer The Site is situated in a Groundwater Vulnerability Zone, High.</p>

	<p>The site is situated within a Surface Nitrate Vulnerable Zone. The site is not situated in a drinking water protection zone. The site is not located in a source protection zone.</p> <p>Hydrology</p> <p>General drainage is in a northerly direction. Average rainfall for this area is 1100 mm.</p>
<p><u>Pollution history including:</u></p> <p>Pollution incidents that may have affected land</p> <p>Historical land uses and associated contaminants</p> <p>Any visual/olfactory evidence of existing contamination</p> <p>Evidence of damage to pollution prevention measures</p>	<p>None noted</p> <p>Polluting substances – None noted Previous use prior to 2022 – Stag Turkey production.</p> <p>None noted</p> <p>None noted</p>
<p>Evidence of historical contamination</p>	<p>N/A</p>
<p>3.0 Permitted Activities</p>	<p>Rearing of pullets in five poultry houses. This will give a total of 60,000 places. LPG heating will provide heating for the poultry houses. 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.</p>

	<p>The houses are then washed and disinfected prior to the cycle beginning again. A reed bed system has been installed to catch all yard and roof drainage. Wash water is contained in sumps in all houses and tinkered off-site to land spreading.</p> <p>Dead birds are removed from the houses and stored in sealed containers awaiting collection by a licensed collection agent. Diesel fuel storage is in a bunded tank/storage area.</p>
Non permitted activities undertaken	N/A
Document References	<p>Location Plan Layout/Drainage Plan H1 Assessment</p>
4.0 Changes to Activity	N/A
5.0 Measures taken to protect Land	<p>Site will be operated in compliance with “how to comply” routine maintenance schedules are followed and recorded and with any abnormal operations recorded.</p>
6.0 Pollution Incidents	N/A
7.0 Soil, gas and water quality monitoring	<p>No monitoring will be undertaken at the installation.</p>