Site Condition Report

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| 1.0 SITE DETAILS |  |
| Applicants Name | FG Thompstone Partners |
| Activity Address | Anslow FarmAnslow Business ParkMain RoadAnslowBurton upon TrentStaffordshireDE13 9QX |
| National Grid Reference | 421553,325081 |
| Document Reference for Site Condition Report at permit application and surrender | 14thJanuary 2024  |
|  | Location Plan  |
|  | Layout/Drainage Plan |

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| 2.0 Condition of the Land at Permit issue |  |
| Environmental setting including:GeologyHydrogeologySurface Waters |  The poultry unit lies on level ground to the east of Anslow. 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 95 and 100 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 to French drains leading to an unlined Attenuation pond with outlet to ditch..**Geology and Hydrogeology**According to the BGS Extract Map shows the site geology to be of Rock Type Mercia mudstone group - Mudstone formation.Searches indicate the site is underlain with a Bedrock Aquifer classified Secondary B. Superficial drift aquifer classified – Secondary (Undifferentiated)The Site is situated in a Groundwater Vulnerability Zone, medium/low.The site is situated within a Surface Nitrate Vulnerable Zone.The site is not situated in, or within 250m of its boundary, to a Groundwater/Source water protection zone.The site is not situated in a drinking water protection/safeguard zone HydrologyGeneral drainage is in a southerly direction. Average rainfall for this area is 1100 mm.  |
| Pollution history including:Pollution incidents that may have affected landHistorical land uses and associated contaminantsAny visual/olfactory evidence of existing contaminationEvidence of damage to pollution prevention measures | None notedPolluting substances – None notedPrevious use prior to 2024 – Poultry production.None notedNone noted |
| Evidence of historical contamination | N/A |
| 3.0 Permitted Activities | Two poultry houses for Broiler chicken. This will give a total of 85,000 places. A biomass boiler using virgin wood chip will produce hot water for heating the poultry houses, with LPG as backup. 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.The houses are then washed and disinfected prior to the cycle beginning again. Underground storage tank has been installed to catch all wash waters.Dead birds are removed from the houses and stored in sealed containers awaiting collection. Diesel fuel storage is in a bunded integral tank in the standby generator. |
| Non permitted activities undertaken | N/A |
| Document References | Location PlanLayout/Drainage PlanH1 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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