

## Appendix 2. SITE CONDITION REPORT

<b>1.0 SITE DETAILS</b>	
Name of the applicant	Cole Agri-Trading Ltd
Activity address	Edgeworthy Poultry Farm, Nomansland, Tiverton, Devon, EX16 8NL
National grid reference	SS8502714133
Document reference and dates for Site Condition Report at permit application and surrender	July 2021
Document references for site plans (including location and boundaries)	Appendix 1 Location Plan and Site Plan

<b>2.0 Condition of the land at permit issue</b>	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	<p>The installation when fully developed will cover approximately 8 hectares including the ranging areas. The surrounding land is predominantly used for arable and grass farming.</p> <p>Edgeworthy Farm is gently sloping, predominantly south facing and is approximately 200m above sea level. The farm lays on an undulating terrain falling to ditches and brooks that lead into the river Dalch.</p> <p>The underlying geology of the site is composed of sandstones and shaly mudstones belonging to the upper carboniferous. The site itself is surrounded with mature hedgerows extending to grass and arable land.</p> <p>There are eleven Local Wildlife Sites (LWS) that have been identified in the desk study. A Special Area of Conservation (SAC) has been identified along with and Ancient Woodland. (see appendix 12)</p> <p>There is an existing borehole on the site which is non-domestic.</p> <p>According to the groundwater vulnerability map obtained from the Stationary Office, the site is a non-aquifer and the vulnerability classification is low.</p> <p>According to the postcode search facilities on the Environment Agency website, the site is not in a</p>

	<p>Groundwater Catchment Area, nor is it within a Source Protection Zone. However, the site is within a Nitrate Vulnerable Zone.</p> <p>Pre-application screening showed that no ammonia modelling was required for the site. See Environment Agency letter in appendix 12.</p> <p>The river Dalch (off-site) is 300 metres to west of site and flows from north to south.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<p>No poultry houses have been in operation historically at this site.</p> <p>All dirty water on site will be captured in sealed underground tanks before spreading to land when appropriate.</p> <p>The drainage ditch adjacent to the site and running to the river Dalch (nearby) will be visually inspected on a regular basis for any signs of pollution.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>Not applicable</p>
<p>Baseline soil and groundwater reference data</p>	<p>The site is not in a groundwater protection zone.</p>
<p>Supporting information</p>	<ul style="list-style-type: none"> <li>• Source information identifying environmental setting and pollution incidents</li> <li>• Historical Ordnance Survey plans</li> <li>• Site reconnaissance</li> <li>• Historical investigation / assessment / remediation / verification reports</li> <li>• Baseline soil and groundwater reference data</li> </ul>

<b>3.0 Permitted activities</b>	
Permitted activities	Chicken rearing (including free range and standard grown from day old up to finished live weight), with associated activities including the storage of dead carcasses, feed and chemicals.
Non-permitted activities undertaken	None
Document references for: <ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• environmental risk assessment</li> </ul>	Appendix 1 Location Plan and Site Plan Appendix 11 H1 Assessment