

Site Condition Report

1.0 SITE DETAILS	
Applicants Name	JD Ayre & Partners
Activity Address	Long Meadow, Shute, Shobrooke, Crediton, Devon. EX17 1BP
National Grid Reference	288692,099898
Document Reference for Site Condition Report at permit application and surrender	7 th June 2024
	Location Plan
	Layout/Drainage Plan

2.0 Condition of the Land at Permit issue	
<p>Environmental setting including:</p> <p>Geology</p> <p>Hydrogeology</p> <p>Surface Waters</p>	<p>The free-range poultry unit lies on level ground to the southwest of Shute, with the surrounding area rising to the north. Predominant land use is arable and grazing. Field pattern is semi large scale with a medium pattern of field boundaries. There are nearby residences within 400 metres from the poultry range area.</p> <p>Topography and Drainage</p> <p>Long Meadow poultry operations lie on a level area to the southwest of Shute, draining to French drains and soakaways. The poultry houses are between 45 and 75 metres above sea level. Careful choice of approved building material colours help to minimise the visual intrusion normally associated with poultry units.</p> <p>Geology and Hydrogeology</p> <p>The British Geological Survey shows the solid geology beneath the site to be of the Permian period of Newton St Cyres</p>

	<p>Breccia Formation - Breccia.</p> <p>Searches indicate the site is located in a Ground Water Protection Zone- None. Site is located over a Bedrock Aquifer classified Secondary A. Ground water vulnerability – High. The site is situated in a Surface NVZ area. Site is not located in any drinking water zones</p> <p>The site, and clean water drainage is directed to French drains and soakaways. Average rainfall for this area is 1150mm.</p> <p>Hydrology</p> <p>Nearest watercourse – River Creedy, 1km to the southwest.</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 – Free range egg production and arable</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>Two poultry houses, for free range egg production. This will give a total of 64,000 places. The working area where</p>

	<p>vehicles operate is laid to concrete and hard standing. Free range birds are allowed to range by means of pop holes in the sides of the poultry houses. Feed is delivered in covered lorries and stored on site in vermin proof steel galvanised bins.</p> <p>Manure is removed from houses by a belt system twice weekly.</p> <p>Immediately following depopulation, litter is removed off site, and sold to third parties with Duty of Care letters held from all recipients giving assurances of adhering to the DEFRA Codes of Good Agricultural Practices and sufficient available spreading acreage.</p> <p>The houses are then washed and disinfected prior to the cycle beginning again. Underground storage tank will have been installed to catch all wash waters.</p> <p>Dead birds are removed from the houses and stored in freezers awaiting collection by a licensed agent.</p> <p>Diesel fuel storage is in a bunded tank.</p>
Non permitted activities undertaken	N/A
Document References	<p>Location Plan</p> <p>Layout/Drainage Plan</p> <p>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>