SITE CONDITION REPORT

Chessgrove Farm Poultry

Chessgrove Farm

Longhope

Gloucester

GL17 0QJ

**EPR/AP3349QB**

**COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION**

**DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7**

**AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.**

|  |  |  |
| --- | --- | --- |
| **1.0 SITE DETAILS** | |  |
| Name of the applicant | SK Batt  Partners – Robert Batt  Steven Batt  Thomas Batt  Elaine Batt | |
| Activity address | Chessgrove Farm Poultry  Chessgrove Farm  Chessgrove  Longhope  Gloucestershire  GL17 0QJ | |
| National grid reference | SO 67582 19211 | |

|  |  |
| --- | --- |
| Document reference and dates for Site Condition Report at permit application and surrender | 004 Site Condition Report May 2022 |

|  |  |
| --- | --- |
| Document references for site plans (including location and boundaries) | 003 Site Boundary and Layout plans |

**Note:**

In Part A of the application form you must give us details of the site’s location and provide us with a site plan. We need a detailed site plan (or plans) showing:

* Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.
* Locations of receptors, sources of emissions/releases, and monitoring points.
* Site drainage.
* Site surfacing.

If this information is not shown on the site plan required by Part A of the application form then you should submit the additional plan or plans with this site condition report.

|  |  |  |
| --- | --- | --- |
| **2.0 Condition of the land at permit issue** | | |
| Environmental setting including:   * geology * hydrogeology * surface waters | | 1.1 SITE LOCATION, TOPOGRAPHY AND  LAND#USE**Soilscape 8:** Slightly acid loamy and clayey soils with impeded drainage  **Texture:** Loamy some clayey  **Coverage:** England: 10.6%    Wales: 1.9% England & Wales: 9.4%  **Selected area:** 767km2  **Drainage:** Slightly impeded drainage  **Fertility:** Moderate to high  **Habitats:** Wide range of pasture and woodland types  **Landcover:** Arable and grassland  **Carbon:** Low  **Drains to:** Stream network  **Water protection:** Farmed land is drained and therefore vulnerable to pollution run-off and rapid through-flow to streams; surface capping can trigger erosion of fine sediment  **General cropping:** Reasonably flexible but more suited to autumn sown crops and grassland; soil conditions may limit safe groundwork and grazing, particularly in spring  St Maughans Formation - Argillaceous Rocks And [subequal/subordinate] Sandstone, Interbedded. Sedimentary Bedrock formed approximately 393 to 419 million years ago in the Devonian Period. Local environment previously dominated by rivers.  **Setting:**rivers. These sedimentary rocks are fluvial in origin. They are detrital, ranging from coarse- to fine-grained and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river or estuary (if in a coastal setting). |
| 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 | | **No pollution history, currently the land is arable farmland and part of the arable cropping rotation on the proposed locations of buildings 3 and 4. Buildings one and two are existing Turkey production buildings.** |
| Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available) | | **None** |
| Baseline soil and groundwater reference data | | **None** |
| **Supporting information** | * Source information identifying environmental setting and pollution incidents * Historical Ordnance Survey plans * Site reconnaissance * Historical investigation / assessment / remediation / verification reports * Baseline soil and groundwater reference data | |

|  |  |
| --- | --- |
| **3.0 Permitted activities** | |
| Permitted activities | 7 (a) installation  NACE Code 01.47  NOSE – P Code 110.04 and 110.05  Chessgrove Farm Poultry Unit will have a capacity for 160,000 broiler places over 4 separate houses.  Each poultry building is of steel portal frame construction, with the walls being preformed concrete to 450mm with polyester coated profile sheeting above for the walls and roof in olive green. The buildings will be ventilated with high-speed roof mounted ventilation fans.  Internal equipment includes pan feeders, nipple drinkers and indirect heating which will be provided by the gas. Each poultry building includes a control panel which will be located within the link corridor. The control panel will include a specialist computer system which is thermostatically controlled to maintain the desired temperature within the bird housing area, using the heating and ventilation systems. Feeding and lighting is also controlled by the computer system. The use of the proposed poultry buildings is for the rearing of broilers from day old chicks through to finished table weight. The broiler rearing cycle operates on an all-in all-out system, and each cycle takes 48 days. The broilers are reared for approximately 38 days following which the poultry buildings are cleaned out in preparation for the next batch of birds. The buildings are empty for cleaning and preparation for 10 days at the end of the growing cycle. The proposed unit will operate with up to 7.6 flocks per birds per annum.  At the end of each flock cycle, the poultry manure is removed from the buildings with the process taking approximately 2 hours per building, or 8 hours for the whole site.  The manure removal process is undertaken with a mechanical loader. All manure will be loaded from the sheds into trailers which will be sheeted and transported away from the site for disposal via a licensed anaerobic digester plant.  Following the removal of the manure, the buildings will be washed with high pressure hoses. The inside of the proposed buildings will be drained into sealed underground dirty water containment tanks. All washout water from the site is contained within the dirty water system.    At the end of each cleanout period, the dirty water tank will be emptied by vacuum tanker for appropriate disposal.  Clean roof water and yard water will be discharged to the proposed Sustainable Drainage System which is in the form of an attenuation pond. Infrastructure and management is set to comply with all relevant BAT. |
| Non-permitted activities undertaken | None |
| Document references for:   * plan showing activity layout; and * environmental risk assessment. | 003 Site Boundary Plan May 22  006 Environmental Risk Assessment May 22 |

**Note:**

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (*Environmental Risk Assessment - EPR H1*) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as ‘dangerous’ under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.

|  |  |  |
| --- | --- | --- |
| 4.0 Changes to the activity | | |
| Have there been any changes to the activity boundary? | | If yes, provide a plan showing the changes to the activity boundary. |
| Have there been any changes to the permitted activities? | | If yes, provide a description of the changes to the permitted activities |
| Have any ‘dangerous substances’ not identified in the Application Site Condition Report been used or produced as a result of the permitted activities? | | If yes, list of them |
| Checklist of supporting information | * Plan showing any changes to the boundary (where relevant) * Description of the changes to the permitted activities (where relevant) * List of ‘dangerous substances’ used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant) | |

|  |  |
| --- | --- |
| 5.0 Measures taken to protect land | |
| Use records that you collected during the life of the permit to summarise whether pollution prevention measures worked. If you can’t, you need to collect land and/or groundwater data to assess whether the land has deteriorated. | |
| Checklist of supporting information | * Inspection records and summary of findings of inspections for all pollution prevention measures * Records of maintenance, repair and replacement of pollution prevention measures |

|  |  |
| --- | --- |
| 6.0 Pollution incidents that may have had an impact on land, and their remediation | |
| Summarise any pollution incidents that may have damaged the land. Describe how you investigated and remedied each one. If you can’t, you need to collect land and /or groundwater reference data to assess whether the land has deteriorated while you’ve been there. | |
| Checklist of supporting information | * Records of pollution incidents that may have impacted on land * Records of their investigation and remediation |

|  |  |
| --- | --- |
| 7.0 Soil gas and water quality monitoring (where undertaken) | |
| Provide details of any soil gas and/or water monitoring you did. Include a summary of the findings. Say whether it shows that the land deteriorated as a result of the permitted activities. If it did, outline how you investigated and remedied this. | |
| Checklist of supporting information | * Description of soil gas and/or water monitoring undertaken * Monitoring results (including graphs) |

|  |  |
| --- | --- |
| 8.0 Decommissioning and removal of pollution risk | |
| Describe how the site was decommissioned. Demonstrate that all sources of pollution risk have been removed. Describe whether the decommissioning had any impact on the land. Outline how you investigated and remedied this. | |
| Checklist of supporting information | * Site closure plan * List of potential sources of pollution risk * Investigation and remediation reports (where relevant) |

|  |  |
| --- | --- |
| 9.0 Reference data and remediation (where relevant) | |
| Say whether you had to collect land and/or groundwater data. Or say that you didn’t need to because the information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows that the land has not deteriorated.  If you did collect land and/or groundwater reference data, summarise what this entailed, and what your data found. Say whether the data shows that the condition of the land has deteriorated, or whether the land at the site is in a “satisfactory state”. If it isn’t, summarise what you did to remedy this. Confirm that the land is now in a “satisfactory state” at surrender. | |
| Checklist of supporting information | * Land and/or groundwater data collected at application (if collected) * Land and/or groundwater data collected at surrender (where needed) * Assessment of satisfactory state * Remediation and verification reports (where undertaken) |

|  |
| --- |
| 10.0 Statement of site condition |
| Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:   * the permitted activities have stopped * decommissioning is complete, and the pollution risk has been removed * the land is in a satisfactory condition. |