Site Condition Report

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| 1.0 SITE DETAILS |  |
| Applicants Name | Brackley Farms Ltd |
|  | Edgcott Farm  Marsh Gibbon Road  Edgcott  Buckinghamshire  HP18 0UA |
| National Grid Reference | 467111,222125 |
| Document Reference for Site Condition Report at permit application and surrender | 24th April 2022 |
|  | Location Plan |
|  | Layout/Drainage Plan |

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| 2.0 Condition of the Land at Permit issue |  |
| Environmental setting including:  Geology  Hydrogeology  Surface Waters | The poultry unit lies on level ground to the west of Edgcott, 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 70 metres above sea level. Existing mature hedges and some woodland help to minimise the visual intrusion normally associated with poultry units. Site clean water drainage all goes to offsite ditch.  **Geology and Hydrogeology**  According to the BGS Extract Map shows the site geology to be of [KELLAWAYS FORMATION AND OXFORD CLAY FORMATION (UNDIFFERENTIATED) - MUDSTONE, SILTSTONE AND SANDSTONE](https://webapps.bgs.ac.uk/lexicon/lexicon.cfm?pub=KLOX)  Searches indicate the site is not underlain with a Bedrock Aquifer.  The Site is not situated in a Groundwater Vulnerability Zone.  The site is situated within a Surface water Nitrate Vulnerable Zone.  The site is not situated in a Groundwater/Source or drinking water protection zone.  Hydrology  General drainage is in a Southerly direction. Average rainfall for this area is 1200 mm. |
| 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  Evidence of historic contamination, historical site investigation, assessments, remediation and verification reports.  Baseline soil and groundwater reference data. | None noted  Polluting substances – None noted  Previous use prior to 2022 – Poultry Farming.  None noted  None noted  Not applicable  No formal assessments have been made of the soils on site. |
| Evidence of historical contamination | N/A |
| 3.0 Permitted Activities | The site consists of eight poultry houses for Broiler chicken. This will give a total of 399,999 places. A biomass boiler provides heating 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 from sheds and sold.  The houses are then washed and disinfected prior to the cycle beginning again. Underground storage tanks will have been installed to catch all wash waters.  Dead birds are removed from the houses and stored in sealed containers awaiting collection from a licensed renderer  Diesel fuel storage is in a bunded tank/storage area. |
| Non permitted activities undertaken | N/A |
| Document References | Location Plan  Layout/Drainage Plan  H1 Assessment |
| 4.0 Changes to Activity | Installation boundary to be enlarged for extensions on all eight poultry houses, increasing broiler places to 399,999. Use of poultry litter as fuel for biomass boiler. |
| 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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