Site Condition Report

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| 1.0 SITE DETAILS |  |
| Applicants Name | Freemans of Newent Ltd |
| Activity Address | Oakwood Poultry FarmHamnishLeominsterHerefordshireHR6 0QW |
| National Grid Reference | 352531,259346 |
| Document Reference for Site Condition Report at permit application and surrender | 10th August 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 Leominster. 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 130 and 135 metres above sea level. Extensive woodland will help to minimise the visual intrusion normally associated with poultry units. Site clean water drainage all goes to a soakaway.**Geology and Hydrogeology**According to the BGS Extract British Geological Survey map shows that the site is underlain with St Maughans Formation – Agrillaceous Rocks and Sandstone Interbedded of the Devonian period.Searches indicate the site is underlain with a Bedrock Aquifer classified Secondary A.The Site is situated in a Groundwater Vulnerability Zone, High.The site is situated within a Surface Nitrate Vulnerable Zone.The site is not situated in a Groundwater/Source water protection zone.The site is not situated in a drinking water protection/safeguard zone HydrologyGeneral drainage is in a northerly direction to an onsite soakaway. 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 – Broiler Breeder Layers.None notedNone noted |
| Evidence of historical contamination | N/A |
| 3.0 Permitted Activities | Four poultry houses for Broiler chicken. This will give a total of 124,000 places. Heating will be provided by LPG heaters. 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 Incineration. Diesel fuel storage is in bunded tanks.  |
| 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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