Site Condition Report

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| 1.0 SITE DETAILS |  |
| Applicants Name | Hill House Farm |
| Activity Address | Hill House Farm Poultry Unit, Ross Road, Ledbury, Herefordshire. HR8 2LE |
| National Grid Reference | 368979,236470 |
| Document Reference for Site Condition Report at permit application and surrender | 17th January 2023 |
|  | 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 southwest of Ledbury. Predominant land use is horticulture. Field pattern is small scale with a strong pattern of field boundaries. There are sensitive receptors within 400m of site. **Topography and Drainage** The poultry houses are between 70 and 75 metres above sea level. Extensive hedges surrounding will help to minimise the visual intrusion normally associated with poultry units. Site clean water drainage all goes to an offsite ditch.**Geology and Hydrogeology**According to the BGS Extract Map shows the site geology to be of the Raglan Mudstone Formation.Searches indicate the site is underlain with a Bedrock Aquifer classified Secondary A. Superficial Aquifer -None.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 drinking water protection zone.The site is not located in a source protection zone.HydrologyGeneral drainage is in a northerly direction. Average rainfall for this area is 1200 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 2022 – Stag Turkey production.None notedNone noted |
| Evidence of historical contamination | N/A |
| 3.0 Permitted Activities | Rearing of Broiler chicken in three poultry houses. This will give a total of 95,000 places. GHS heating (closed loop) will provide heating for the poultry houses, with LPG as backup. 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 tanks will have been installed to catch all wash waters.Dead birds are removed from the houses and stored in sealed containers awaiting collection by a licensed collection agent. Diesel fuel storage is in a bunded tank/storage area. |
| 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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