SITE CONDITION REPORT

or full details, see H5 *SCR guide for applicants* v2.0 4 August 2008

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	ECD Poultry Ltd
Activity address	EPR/LP3229LL Woodend Poultry Farm, Woodend, Ledbury, HR8 2RS
National grid reference	Site Condition Report centred on SO 63775 41275
Document reference and dates for Site Condition Report at permit application and surrender	1. Application Bespoke Site Condition Report for Woodend Poultry Farm at permit application 10th July 2025. 2. Used desk top study to identify and examine in broad terms readily available information without intrusive investigation.
Document references for site plans (including location and boundaries)	1. Cranberry Foods, Site Survey; Drawing No. ASH-001; Date 26/06/2013; created at the 1:1250 scale.

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	**<u>Landscape setting</u>** 1. Site is located in National Character Area 100 Herefordshire Lowlands[4]. Area characterised by gently undulating landscape with localised steep-sided hills in the centre and wide agricultural flood plains. Much of the area is underlain by Old Red Sandstone, with localised deposits of alluvium and

glacial drift. There is also a small area of Silurian limestone and Siltstone at Shucknall Hill. Fertile soils support intensive mixed agriculture, especially on the better drained glacial river terraces. Wide, meandering river valleys drain the area, including the Wye, a major ecological and recreational asset, and the Lugg, and the valleys of the rivers Frome and Arrow also offer rich habitats. Pasture with occasional wet meadows and permanent grassland along the rivers. Low hedges with sparse tree cover. Arable cultivation on lower-lying land. Localised traditional and bush orchards and occasional hop fields planted with windbreaks. Dispersed rural settlement pattern throughout with scattered villages, hamlets, farmsteads and clustered settlements around commons. Historic market towns of Hereford and Leominster are the principal settlements. Tranquil and relatively undisturbed by major infrastructure aside from a few crossing A roads between Hereford, Hay-on-Wye and Leominster.

2. Land adjacent the site boundary is predominantly woodland. There is agricultural land for arable farming to the north beyond a farm track. On the western side there is a residential dwelling house associated with Wood End Farm and the highway, beyond which there are meadows with mature trees and residential dwelling houses

Topography

3. The site is at an altitude of around 85m, generally flat and the surrounding land rises to slightly higher ground to the south and falling to the north.

Geology

4. Artificial and made ground onsite is to be expected. Worked, infilled, disturbed and landscaped ground including a limited amount of topsoil and granular subsoil result of earthworks for construction of the poultry houses and associated structures.

5. Natural superficial deposit onsite is Head – clay, silt, sand and gravel[7]. Sedimentary superficial deposit formed between 2.5888 million years ago and the present during the Quaternary period.

6. Head is poorly sorted and poorly stratified, angular rock debris and/or clayey hill wash and soil creep, mantling a hill slope and deposited by solifluction and gelifluction processes. Solifluction is the slow viscous downslope flow of waterlogged soil and other unsorted and unsaturated superficial deposits. The term gelifluction is restricted to the slow flow of fluidised and superficial deposits during the thawing of seasonally

frozen ground. The flow is initiated by the meltwater from thawing ice lenses[3].

7. Bedrock geology onsite is Raglan Mudstone Formation - Siltstone and Mudstone, interbedded[7]. Sedimentary bedrock formed between 423.6 and 419.2 million years ago during the Silurian Period[1].

8. Local geology has been logged 400m west of the study area at SO 6330 4128[2] Sandstone bedrock recorded at 28m below ground level in BGS borehole reference SO64SWSW35.

Soil vulnerability classification – leaching potential

9. Soilscape No. 8 onsite, characterised as slightly acid, loamy and clayey soils with impeded drainage. 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[8].

Hydrogeology

10. Secondary Undifferentiated superficial aquifer onsite[7]. Assigned where it is not possible to attribute either category A or B to a rock type. In general, these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

11. Secondary A bedrock aquifer onsite[7]. Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flows to rivers. These are generally aquifers formally classified as minor aquifers.

12. Secondary bedrock aquifer has high groundwater vulnerability[7]. Assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one-kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

High	Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
Medium	Intermediate, between high & low vulnerability
Low	Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or

	the presence of superficial deposits characterised by a low permeability.

13. Site located inside a nitrate vulnerable zone[5]. Areas designated as being at risk from agricultural nitrate pollution. Farmers operating within these areas must follow mandatory rules to tackle nitrate loss from agriculture including when land spreading used litter and manure from poultry houses.

14. Site is not located inside any Drinking Water Protected Area, Drinking Waste Safeguard zones for any surface water or groundwater or Source Protection Zone[5].

15. No groundwater, surface water or potable abstraction onsite[7].

Surface waters, hydrology & catchment

16. Site located within the Tarrington Brook – source to confluence River Frome surface water body catchment, a tributary in the operational catchment of the Arrow, Lugg and Frome main rivers and management catchment of the Wye MC[7]. The Water Framework Directive is an EU led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water these basins are broken down into small units known as management, operational and water body catchments.

17. Overall, chemical and ecological ratings for the Tarrington Brook - source to confluence River Frome water body were Poor, Fail and Poor respectively as recently as 2019[7]. To achieve the purpose of the Directive, environmental objectives have been set for each water body and reported on by Environment Agency at the end of each six-year cycle.

18. Site located within the Wye Secondary Devonian ORS. Overall, chemical and quantitative ratings were Poor, Poor and Good respectively as recently as 2019[7]. Groundwater bodies are also covered by WFD with the same regime of objectives and reporting as for WFD inland surface waters.

19. No surface water features or networks onsite[7].

Sources of flooding

20. The yearly chance of surface water flooding onsite is very low staying at very low between 2040 to 2060, less than 0.1% chance of a flood each year[6]. Highest risk of surface water flooding onsite is 1 in 30 year[7]. Extent of any surface water flooding predicted to be localised around the poultry houses[6] where the ground level is probably lower than the concrete

	apron. Surface water flooding is sometimes known as flash flooding happens when rainwater cannot drain away through normal drainage systems. 21. Flooding from groundwater is unlikely in this area[6]. Groundwater flooding is caused by unusually high groundwater levels when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, lasting weeks, or months. 22. Flooding from reservoirs is unlikely in this area[6]. A reservoir is a large natural or artificial lake that is designed to collect and store water. Flooding from reservoirs is extremely unlikely. An area is considered at risk if people's lives could be threatened in the event of a dam or reservoir failure. 23. The yearly chance of rivers and sea flooding onsite is very low staying at very low between 2036 and 2069, less than 0.1% chance of a flood each year[6]. Low lying areas that are close to rivers or the sea are more likely to flood when water levels rise. 24. No record for any historical flood event that may have affected land onsite[7].
Beyond 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	**<u>Pollution incidents that may have affected land</u>** 25. No record for any pollution incident that may have affected land onsite[7]. **<u>Historical land-uses and associated contaminants</u>** 26. Established historical land-use onsite from OS maps at the 1:2,500 scale and aerial photographs[7]:

1887 1904 1928	Deciduous woodland across most of the site and orchard nearest the highway, no buildings.
1971	Mixed deciduous and coniferous woodland across most of the site and orchard nearest the highway, no buildings.
1989	All of the deciduous and coniferous woodland has been removed. Replaced with an access road onsite to 4no. poultry houses, apron and a small building erected on the west side next the access road. Orchard trees nearest the highway have been removed but no development. Erected a dwelling house on adjoining plot next to the access.
1994 1995	Access road onsite to 4no. poultry houses, apron and a small building on west side next the

	<table><tr><td>2003</td><td>access road. A dwelling house on adjoining plot next to the access.</td></tr><tr><td>1999 2000 2009 2019 2021</td><td>Aerial photographs with access road onsite to 4no. poultry houses, apron and a small building on west side next the access road. A grassed paddock where the orchard used to be but no development. Dwelling house on adjoining plot next to the access.</td></tr></table> 27. No record for any historical land use that may have affected land onsite[7]. **<u>Licensed industrial activities (Part A(1))</u>** 28. No record of any licensed industrial activities onsite[7]. Existing poultry houses used for rearing turkeys are below the threshold for a Part A(1) environmental permit. 29. No record of any waste exemption activities onsite[7]. **<u>Visual/olfactory evidence of existing contamination</u>** 30. No visual/olfactory evidence of any existing contamination onsite. **<u>Evidence of damage to pollution control measures</u>** 31. No evidence of damage to any pollution control measures onsite.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation, and verification reports (where available)	32. No record of any evidence of historic contamination or any historical site investigation, assessment, remediation or verification.
Baseline soil and groundwater reference data	33. Based on the information available intrusive investigation to establish baseline soil and groundwater reference data was not considered warranted.
References & supporting information	1. British Geological Survey; *BGS Geology Viewer.* Available at bgs.ac.uk 2. British Geological Survey; *Onshore borehole records.* Available at bgs.ac.uk 3. British Geological Survey; *The BGS Lexicon of Named Rock Units.* Available at bgs.ac.uk 4. Government website *National Character Area Profiles: information for local decision making.* Available at www.gov.uk 5. Government website; *Nitrate Vulnerable Zones 2017 Designations (England); Drinking Water Protected Area (Surface Water) (England); Drinking Water Safeguard Zones (Surface Water) (England); Drinking Water Safeguard Zones (Groundwater) (England); Source Protection Zones merged (England).* Available at magic.defra.gov.uk

	6. Government website; *Flood Risk Summary for Cranberry Foods Ltd, Wood End, Ledbury, HR8 2RS;* Available at check-long-term-flood-risk.service.gov.uk 7. Groundsure (10/07/2025) *Enviro+Geo Insight.* 8. Landis; *Land Information Service*; *Soilscapes Viewer.* Available at www.landis.org.uk

3.0 Permitted activities	
Permitted activities	Applying for an environmental permit for the rearing of broiler chickens in accordance with the Environmental Permitting (England and Wales) Regulations 2016; Regulation 2(1); Schedule 1; Part 2; Section 6.9; Part A(1)(a)(i) Rearing poultry or pigs intensively in an installation with more than- (i) 40,000 places for poultry.
Non-permitted activities undertaken	None
Document references for: • plan showing activity layout; and • environmental risk assessment.	1. Cranberry Foods, Site Survey; Drawing No. ASH-001; Date 26/06/2013; created at the 1:1250 scale. 2. Application Bespoke Environmental risk assessment Wood End Poultry Farm

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 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.

Sections 4.0-10.0 not required for the permit application.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	
Have there been any 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?	
Checklist of supporting information	

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.