



APPENDIX 1: SITE CONDITION REPORT

ENVIRONMENTAL PERMIT APPLICATION

Valley Farm Poultry LTD

January 2021

BERRYS

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Contents

1.	Site Details	3
2.	Condition of Land at Permission	3
3.	Permitted Activities.....	4
4.	Changes to the Activity	5
5.	Measure Taken to Protect land.....	5
6.	Pollution Incidents that may have had an Impact on Land and their Remediation.....	6
7.	Soil Gas and Water Quality Monitoring.....	6
8.	Decommissioning and Removal or Pollution Risk	6
9.	Reference data and remediation	7
10.	Statement of Site Condition	7

1. Site Details

Name of Applicant	Valley Farm Poultry Ltd.
Activity Address	Cross green Farm, Hopton Road, Thelnetham, Diss, Suffolk, IP22 1JW
National Grid Reference (full)	TM 00780 78047
Document reference and Dates for Site Condition Report at Permit Application	Site Plan Drainage Plan
Document references for site plans (including location and boundaries)	Site Plan Drainage Plan

2. Condition of Land at Permission

Environmental Setting	Extent Description & Current Use	<p>The existing farmyard includes the pig buildings, grain stores and other infrastructure utilised for the operation of the pig rearing enterprise.</p>
		<p>The proposed poultry unit, will be sited on part of the farmyard, extending to approximately 3.40 hectares in size. This will require the demolition of existing pig buildings and slurry lagoon.</p> <p>The poultry unit will include 6 no. of houses, hand standing areas, extension to the water courses and associated tree planting / screening.</p>
		<p>The site will comprise 6 poultry buildings, housing 300,000 birds.</p>

	Geology Hydrology Surface Hydrology	<p>The existing site is brown field land, containing pig buildings which will be partly demolished along with a slurry lagoon.</p> <p>There is a clean water drainage trench running along the eastern boundary of the site. The poultry houses will be drained by a series of pipes and stone trenches which will collect the clean water drainage and direct it into the existing drain.</p>
Pollution History	Pollution Incidents Which May Have Affected the Land	-
	Historical Land Uses and Associated Contaminants	Farmyard, buildings and slurry lagoon.
	Visual/Olfactory Evidence of Existing Contamination	-
	Evidence of Damage to Pollution Prevention Measures	-
	Evidence of Historic Contamination	-
Supporting Information	Site Plan Drainage Plan	

3. Permitted Activities

Permitted Activities	-	
Site closure/decommissioning plan	-	
Changes to the activity	-	
None Permitted Activities Undertaken	Not applicable	
Document References	Activity Layout	Location Plan Site Plan Drainage Plan
	Environmental Risk Assessment	Appendix 3

Sections 4 to 7 will be maintained during the life of the permit and sections 8 to 10 will be completed prior to submission of a surrender application, as recommended in the Environment Agencies Guidance Notes.

4. Changes to the Activity

Changes to the activity boundary	Not Applicable
Changes to the permitted activities	Not Applicable
Use of dangerous substances not identified in the Site Condition Report	Not Applicable
Checklist of supporting information	<ul style="list-style-type: none"> • 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. Measure Taken to Protect land

Use of pollution prevention measures and success Deterioration in land/groundwater? Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none"> • Inspection records and summary of findings of inspections for all pollution prevention measures • Records of maintenance, repair and replacement of pollution prevention measures

6. Pollution Incidents that may have had an Impact on Land and their Remediation

Summary of pollution incidents that may have damaged land, investigation and remedy Deterioration in land/groundwater? Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none"> • Records of pollution incidents that may have impacted on land • Records of their investigation and remediation

7. Soil Gas and Water Quality Monitoring

Gas and/or water monitoring undertaken Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none"> • Description of soil gas and/or water monitoring undertaken • Monitoring results (including graphs)

8. Decommissioning and Removal or Pollution Risk

How the site was decommissioned Removal of pollution risk Impact on land? Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none"> • Site closure plan • List of potential sources of pollution risk • Investigation and remediation reports (where relevant)

9. Reference data and remediation

<p>Collection of land/groundwater data if relevant (or not due to information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows land not deteriorated)</p> <p>Land/groundwater reference data (if collected):</p> <p>Land in satisfactory state or remedy carried out:</p> <p>Not Applicable</p>	
<p>Checklist of supporting information</p>	<ul style="list-style-type: none"> • 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. Statement of Site Condition

<p>Statement of site condition</p> <p>Confirmation that: The permitted activities have stopped Decommissioning is complete, and the pollution risk has been removed The land is in a satisfactory condition</p> <p>Not Applicable</p>	
<p>Checklist of supporting information</p>	<p>Not Applicable</p>