Site Condition Report

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| 1.0 SITE DETAILS |  |
| Applicants Name | Hinch Enterprises Ltd |
| Activity Address | Market Farm, Land east of Cottesmore Road, Market Overton, Rutland. LE15 7PG |
| National Grid Reference | 489603,316032 |
| Document Reference for Site Condition Report at permit application and surrender | 30th November 2021 |
|  | Location Plan  |
|  | Layout/Drainage Plan |

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| 2.0 Condition of the Land at Permit issue |  |
| Environmental setting including:GeologyHydrogeologySurface Waters |  The pullet unit lies on a small parcel of level ground to the south east of Market Overton, with the surrounding area being flat. Predominant land use is arable and grazing. Field pattern is semi large scale with a medium pattern of field boundaries. There are nearby residences within 400 metres from the installation boundary.**Topography and Drainage** Market Farm poultry operations lie on a level area to the south east of Market Overton, draining to soakaway trenches alongside the poultry house. The poultry house is between 135 and 140 metres above sea level. Careful choice of approved building material colours help to minimise the visual intrusion normally associated with poultry units.**Geology and Hydrogeology**The British Geological Survey shows the solid geology beneath the site to be of the Jurassic period with Ironstone Ooidal of the Northampton Sand Formation.Searches indicate the site is not located in a Ground Water Protection Zone.Site is located over a Secondary Bedrock Aquifer A.Ground water vulnerability – Minor Aquifer Low.The site is situated in a Surface NVZ area.The site, and clean water drainage is directed to soakaway trenches. Average rainfall for this area is 1150mm.HydrologyThere are no nearby water courses listed. Average rainfall for this area is 1250 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 - Arable –, grass and grazingNone notedNone noted |
| Evidence of historical contamination | N/A |
| 3.0 Permitted Activities | One poultry houses for pullet production. This will give a total of 80,000 places. The working area where vehicles operate is laid to concrete and hard standing. Feed is delivered in covered lorries and stored on site in vermin proof steel galvanised bins.Manure is removed from houses by a belt system twice weekly. Immediately following depopulation, litter is removed off site, for use on operator-controlled land or to third parties with Duty of Care letters held from all recipients giving assurances of adhering to the DEFRA Codes of Good Agricultural Practices and sufficient available spreading acreage.The house is 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 incineration in a licensed incinerator.Diesel fuel storage is in a bunded tank.LPG Tanks. |
| Non permitted activities undertaken | N/A |
| Document References | Location PlanLayout/Drainage PlanH1 Assessment |
| 4.0 Changes to Activity | Additional ground to be included in the site boundary for an additional pullet rearing house increasing bird places to 160,000  |
| 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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