

SITE CONDITION REPORT TEMPLATE

For 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.

V2.0 4 August 2008

1.0 SITE DETAILS	
Name of the applicant	Annyalla Chicks UK Broiler Breeders Limited
Activity address	Welton Poultry Farm Lincoln Lincolnshire LN2 3PU
National grid reference	SK 98343 79897
Document reference and dates for Site Condition Report at permit application and surrender	31st October 2025
Document references for site plans (including location and boundaries)	Location Plan & Site Plan

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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: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	<p>The installation covers approx. 1.3 hectares. The surrounding land is predominantly used for arable farming with some light industrial use to the southwest, a further permitted broiler breeder poultry site is approx. 680m to the North, also operated by Annyalla Chicks UK Broiler Breeders Limited.</p> <p>The site is relatively flat with some of the surrounding areas slightly undulating. There is a small, wooded area consisting of mostly deciduous trees next to the site to the south. The nearest SSSI is around 9km away to the East known as Bardney Limewoods.</p> <p>The site falls within British Geology Viewer map data 2025 and indicates the bedrock geology of the site is Lincolnshire Limestone Formation. Approximately 1.4km due East of site the map indicates a change to Rutland Formation. Topsoil over the entire site is shallow lime-</p>

	<u>rich soil of a loamy texture which is freely draining over chalk and limestone</u> <u>There are no boreholes on site.</u>
Pollution history including: <ul style="list-style-type: none">• 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>There are no recorded pollution incidents on site or within the area.</u>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	<u>N/A</u>
Baseline soil and groundwater reference data	<u>No formal assessments have been made of the soils on the site</u>
Supporting information	<ul style="list-style-type: none"> • Source information identifying environmental setting and pollution incidents • Historical Ordnance Survey plans • Site reconnaissance • Historical investigation / assessment / remediation / verification reports • Baseline soil and groundwater reference data

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3.0 Permitted activities	
Permitted activities	<u>Poultry Farm (Rearing)</u> <u>Application is made to increase from current capacity of 36k birds in 3 houses to 60k birds across 5 houses.</u> <u>The operational areas around the sites are laid with concrete. Any dusts deposits from side fans are collected monthly via sweeping or hoovering around outlets.</u> <u>All feed deliveries are received in covered lorries and stored on-site in galvanised steel silos. Once the houses are depopulated, litter is removed and placed in covered vehicles and sent to power station or to third parties for land spread. The houses are then washed, cleaned and disinfected ready for the next crop of birds. Underground tanks are in place to hold wash water and effluent during this process for removal by approved wastewater contractors who hold waste carrier permits, all information is documented on waste transfer notes on site.</u> <u>Diesel is stored on site in a bunded tank beneath the generator. Small quantities of disinfectant are held on site for ongoing biosecurity management, these are kept in the sites dedicated chemical store on bunded containers.</u>

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Non-permitted activities undertaken	<u>None</u>
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<u>See previous site plan (Broiler Breeder Rearing Site) and new site layout (Broiler Breeder Rearing Site)</u>

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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 also 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.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	If yes, provide a plan showing the changes to the activity boundary.
Have there been any changes to the permitted activities?	If yes, provide a description of the 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?	If yes, list of them
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)

5.0 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	<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

6.0 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. <u>N/A</u>	
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

7.0 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. N/A~~

Checklist of supporting information	<ul style="list-style-type: none">• Description of soil gas and/or water monitoring undertaken• Monitoring results (including graphs)
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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	<ul style="list-style-type: none">• Site closure plan• List of potential sources of pollution risk• Investigation and remediation reports (where relevant)
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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	<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)
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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.

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