

## Site Condition Report

1.0 SITE DETAILS	
Applicants Name	Woodside Farming Ltd
Activity Address	Woodside Farm, Newark Road, Hockerton, Nottinghamshire NG25 0PN
National Grid Reference	490137,388737
Document Reference for Site Condition Report at permit application and surrender	18th September 2020
	Location Plan
	House 4 Layout/Drainage Plan

2.0 Condition of the Land at Permit issue	
<p>Environmental setting including:</p> <p>Geology Hydrogeology Surface Waters</p>	<p>The poultry unit lies on level ground to the east of Hockerton. Predominant land use is arable farming. Field pattern is semi large scale with a strong pattern of field boundaries. There are sensitive receptors within 400m of site.</p> <p><b>Topography and Drainage</b></p> <p>The poultry houses are between 35 and 30 metres above sea level. Tree planting will help to minimise the visual intrusion normally associated with poultry units. Site clean water drainage all goes to soakaways and attenuation pond.</p> <p><b>Geology and Hydrogeology</b></p> <p>According to the BGS Extract Map shows the site geology to be of Triassic period of Rock Type – Charmouth Mudstone – Siltstone and Sandstone Formation. Searches indicate the site is underlain with a Bedrock Aquifer – Secondary B. The Site is situated in a Groundwater</p>

	<p>Vulnerability Zone, classified High. The site is situated within a Surface Nitrate Vulnerable Zone. The site is not situated in, or within 250m of its boundary, to a Groundwater/Source protection zone.</p> <p><b>Hydrology</b></p> <p>General drainage is in an easterly direction. Average rainfall for this area is 1100 mm. The Carr Dyke lies some 200m to the south.</p>
<p><u>Pollution history including:</u></p> <p>Pollution incidents that may have affected land</p> <p>Historical land uses and associated contaminants</p> <p>Any visual/olfactory evidence of existing contamination</p> <p>Evidence of damage to pollution prevention measures</p>	<p>None noted</p> <p>Polluting substances – None noted Previous use prior to 2020 – Free Range Egg production Arable Farming/Grazing.</p> <p>None noted</p> <p>None noted</p>
<p>Evidence of historical contamination</p>	<p>N/A</p>
<p>3.0 Permitted Activities</p>	<p>4 poultry houses for Free Range Egg production. This will give a total of 108000 places. 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. Litter belt removal operated twice weekly</p>

	<p>Immediately following depopulation, litter is removed off site and used on operator controlled land.</p> <p>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.</p> <p>Dead birds are removed from the houses and stored in sealed containers awaiting collection by a licensed renderer</p> <p>Diesel fuel storage is in a bunded tank/storage area.</p>
Non permitted activities undertaken	N/A
Document References	<p>Location Plan</p> <p>Layout/Drainage Plan</p> <p>H1 Assessment</p>
4.0 Changes to Activity	N/A
5.0 Measures taken to protect Land	<p>Site will be operated in compliance with “how to comply” routine maintenance schedules are followed and recorded and with any abnormal operations recorded.</p>
6.0 Pollution Incidents	N/A
7.0 Soil, gas and water quality monitoring	<p>No monitoring will be undertaken at the installation.</p>