

LABURNUM POULTRY FARM, Langrick

SITE CONDITION REPORT

1.0 Site Details	
Name of Applicant	Laburnum Poultry Farm
Activity Address	Laburnum House, Main Road, Langrick, Boston, Lincolnshire, PE22 7AN
General description of Location and Access	<p>The installation is being built on an area of bare agricultural land, currently under arable cropping, to the east of Laburnum House (Grants Farming). It is approximately 0.6km north of Langrick village at the closes point to the installation boundary and 1.5km west of the village of Gypsy Bridge. The site is accessed via new single-track roadway running adjacent to Cut Dike, east from the B1192 Main Road at Laburnum House. Grant Farming bio-gas (AD) plant is approximately 120m to the south west of the installation boundary.</p> <p>The new installation covers a total area of approximately 5.0 ha. This includes an area of approximately 4.2 ha containing 8 poultry rearing houses and a separate lagoon/reservoir covering an area of approximately 0.8 ha. The lagoon is located approximately 340m north-east of the poultry housing and is connected by underground water pipes which are identified on the site plans as a thin connecting strip of land within the installation boundary.</p> <p>The poultry houses have a combined total rearing area 17,823 m².</p> <p>The lagoon has been constructed specifically to serve the poultry farm and provides a captive system for retaining and recycling uncontaminated waters. There is no direct discharge to the watercourse and the capacity of approximately 13,000 m³, combined with a minimal level of soakaway to land and natural surface evaporation, is sufficient to cope with extreme precipitation events over a lengthy period.</p> <p>The site is at an altitude of around 3m aOD. There is an existing main drain immediately to the north of the site and open arable land surrounds the site on all sides.</p>
Existing Site Use & Structures	The site is of bare agricultural land, currently under arable cropping, owned by Grant Farming and there are no existing buildings or structures prior to construction of the new poultry houses. The whole area is drained fenland which has only been used as arable farmland
National grid reference	TF 26456 49512 (The mid-point of the poultry housing installation)
Document reference and dates for Site Condition Report at permit variation application and surrender.	LPF002 Version 02 30.03.18
Document references for site plans (including location and boundaries)	LPF 001 Site Layout & Boundary Plan LPF 001.1 Site Drainage Plan LPF 001.2 Site Location Plan & Boundary Plan

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2.0 Condition of the Land at Permit Issue

Environmental Setting Including: -

□ Location & Neighbouring Activity

The installation covers a total area of approximately 5.0 ha.

It is in a rural area and the immediately surrounding land is used for arable farming.

There are a number of residential dwellings within 1km of the site, the majority of which lie to the south of the site in the village of Langrick. There are two dwellings within 400m of the installation – Elm Tree Cottage and Laburnum House (Grant Farming). These are detailed in the associated Odour and Noise Management Plans for the installation.

The group of farm buildings related to Laburnum House (an arable farm that is owned by the installation owners) are on land to the west of the installation. A biogas plant (AD plant) and associated buildings, also owned and operated by Grant Farming, are on land adjacent to Laburnum House, to the south west of the installation.

A number of other farms sites lie within a 1.5 km radius of the site including Lineside Farm (0.9km south-west), Beech Farm (1.0 km north), Red House Farm & Ash Tree Farm (approx. 1.2km north).

There are two Local Wildlife Sites (LWSs) within 2 km of the poultry houses at Laburnum Poultry Farm, including the stretch of the River Witham within 2 km. There are no Sites of Special Scientific Interest (SSSIs) within 5 km and no Special Areas of Conservation (SACs), or Special Protection Areas (SPAs), or Ramsar sites within 10 km of the farm.

From ammonia modelling conducted by EA for a pre-application screening and also independently for the EIA ammonia impacts “screened out” (i.e. at all receptors considered, the predicted process contributions to the maximum annual mean ammonia concentration are less than the relevant EA lower thresholds for the sites.

□ Geology

The Geological Map of the Area (British Geological Survey Surface Geology Maps) shows the bedrock for the site and immediately surrounding area to be Amphill Clay Formation – Mudstone.

Soilscape (England)

Reference 21

Name

LOAMY AND CLAYEY SOILS OF COASTAL FLATS WITH NATURALLY HIGH GROUNDWATER

Main Surface Texture Class

LOAMY

Natural Drainage Type

NATURALLY WET

Natural Fertility

LIME-RICH TO MODERATE

Characteristic Semi-Natural Habitats

WET BRACKISH COASTAL FLOOD MEADOWS AND GRAZING MARSH

Main Land Cover

ARABLE SOME GRASSLAND

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<p>Hydrology</p> <ul style="list-style-type: none"> <input type="checkbox"/> Boreholes <input type="checkbox"/> Groundwater <input type="checkbox"/> Water Zones <input type="checkbox"/> NVZ Designation <input type="checkbox"/> Flood Risk 	<p>There are no abstraction licences within the installation or within close proximity.</p> <p>The site is not within any type of aquifer designation.</p> <p>The site is not located within a surface water, groundwater or source protection zone.</p> <p>The site is within a Surface Water NVZ Area.</p> <p>The site falls within Flood Zone 3 – an area with a high probability of flooding. A Flood Risk assessment was prepared as part of the EIA and Flood and Emergency Flood Procedures are available within the site operating procedures.</p>
<p>Pollution History Including: -</p> <ul style="list-style-type: none"> <input type="checkbox"/> Pollution Incidents that May Have Affected the Land <input type="checkbox"/> Historical Land Uses and Associated Contaminants. <input type="checkbox"/> Any Visual / Olfactory Evidence of Existing Contamination. <input type="checkbox"/> Evidence of Damage to Pollution Prevention Measures. 	<p><u>Pollution History</u></p> <p>There are no records of pollution incidents at this site that may have affected the land or air.</p> <p>On surveying the site there is no visible evidence of any contamination associated with historic land use.</p> <p>No evidence of existing contamination.</p> <p>N/A – previously only used as arable farm land.</p> <p><u>Previous Use or Activity</u></p> <p>The site is bare agricultural land, currently under arable cropping, owned by Grant Farming and there are no existing buildings or structures prior to construction of the new poultry houses. The whole area is drained fenland which has only been used as arable farmland.</p> <p><u>Potential Polluting Substances</u></p> <p>There are no known potential polluting substances on the site. There is no record of livestock / poultry carcasses having been buried on the site and no record of any industrial activity that could have given rise to buried pollutants.</p> <p><u>Pollution Monitoring & Prevention</u></p> <p>The drainage ditches adjacent to the site are visually inspected on a regular basis for any signs of pollution.</p> <p>Site drainage systems are visually inspected on a regular basis for any signs of damage or malfunction that could lead to possible pollution.</p>
<p>Evidence of Historic Contamination</p>	<p>None</p>
<p>Baseline Soil & Groundwater Reference Data.</p>	<p>No formal assessments have been made of soils on the site.</p>

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Supporting Information	<p>Source information identifying environmental setting and pollution incidents: -</p> <ul style="list-style-type: none"> <input type="checkbox"/> MAGIC application <input type="checkbox"/> Ordnance Survey Maps <input type="checkbox"/> British Geological Survey Website <input type="checkbox"/> Google Maps <input type="checkbox"/> Site Reconnaissance <input type="checkbox"/> Baseline Soil and Groundwater Reference Data <input type="checkbox"/> Officers of Existing and Previous Owners
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3.0 Permitted Activities

Permitted Activities	<p>There is a total of 8 purpose-built poultry houses for broiler chicken production (400,000 places).</p> <p>The site operates solely for rearing broiler chickens for meat using a housed husbandry system. Broilers are placed at day old and reared to approx. 34 days of age before slaughter. The site normally operates on a 24 hour/7-day week basis. The normal annual production cycle is 7-8 flocks of indoor reared broilers spaced evenly throughout the year on an “all-in - all out” basis so that the whole site can be de-populated, cleaned and disinfected prior to the next batch of chicks arriving. This ensures a full break of typically 10-14 days between flocks.</p> <p>All raw materials are stored within purpose-built facilities having capacities which enable uninterrupted supply during the cycle. Crumb and pelleted feed is delivered in covered lorries and is stored within purpose-built silos fitted with vents and dust containment. All feeding storage and systems are sealed units. All waste materials are removed from site regularly and no litter or slurry is stored or spread on site at any time. Litter is removed in covered vehicles and spread onto separately owned agricultural land.</p> <p>Dead birds are removed from the houses daily and the numbers recorded. Carcasses are held in lockable, covered, vermin-proof containers until they are removed from site by an approved CAT2 ABP waste carrier and taken to a licensed CAT 2 ABP processing facility. All dead stock movements are recorded in accordance with ABP regulations.</p> <p>Small quantities of detergents, disinfectant concentrates and other chemicals may be stored on site and if so these are stored in sealed containers in spill trays. Chemicals are predominantly stored outside of the installation and immediately returned after use</p> <p>Outside yard areas and roadways are hard surfaced with concrete or tarmac and there is hard standing at the ends of the sheds for cleaning out and loading of live birds for transport to processing plants or other farms. Areas between and behind houses are surfaced with compacted materials including plainings and stone and are not impervious.</p> <p>There are no active bore holes on site.</p>
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	<p>Clean (uncontaminated water) is discharged from the site by pumping to a lagoon/reservoir that is located approximately 340m to the north-east of the housing. The lagoon has been constructed to serve the installation. Water is pumped back from the lagoon and purified for use as drinking water and wash water for broilers. Contaminated yard waters, along with wash waters, are collected into waste water storage tanks via the site drainage system.</p> <p>Dust deposited on hard standing within the site is regularly swept up and disposed of in accordance with DEFRA Code of Good Agricultural Practice.</p>
Non-Permitted Activities Undertaken	None.
<p>Document References for: -</p> <p><input type="checkbox"/> Plan Showing Activity Layout</p> <p><input type="checkbox"/> Environmental Risk Assessment</p> <p><input type="checkbox"/> Environmental Impact Assessment (Summary Statement)</p>	<p>LPF 001 Site Layout & Boundary Plan LPF 001.1 Site Drainage Plan</p> <p>LPF 004 Environmental Risk Assessment</p> <p>S_096_02013_17 - Environmental Statement 4294429</p>

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