The Poultry Site Condition Report

1.0 SITE DETAILS	
Name of the applicant	Wright Eggs Ltd
Activity address	The Poultry Site, Hagnaby Lane, Stickford, Boston, Lincs, PE23 4AL
National grid reference	TF 35425 61475

Document reference and dates for Site Condition Report at permit application and surrender	The Poultry Site Condition Report Oct 2024

Document references for site plans (including location and boundaries)	Site Plan

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: • geology • hydrogeology • surface waters	The site is located near the village of Stickford in Lincolnshire at Grid Reference TF 3542 561475. The site including the range covers approximately 32Ha. The village of Stickford is located 0.8 kilometres to the south east of the unit and Keal Cotes about 1.2 kilometres to the east. The proposed site and wider surrounding landscape exhibits a relatively flat land form devoid of significant variations in gradient.All the land surrounding the poultry site is in agricultural use; arable and grassland with hedges , The proposed development includes tree and hedge planting as shown on the site plan. The most proximate land in residential use comprises two dwellings both 350 meters from the poultry houses.The nearest property to the South (Willoughby House) is 10m from installation boundary (edge of Range) to nearest point of domestic curtilage as shown on Defra's Magic Maps. The nearest property to the North East (Limes Farm) is 30 meters from the installation boundary.

The Environment Agency flood hazard map depicts most of the site in Flood Zone 1 with a small area to the west in Flood Zone 2.

The site has not been subject to localised flooding or drainage problems attributed to surface water discharge.

The site is shown as having an elevation of 8m at its central grid reference.

The attenuated surface water run-off is discharged to the private ditch running west from the unit, from there it is understood that this watercourse discharges to a pipe that connects to a culvert draining the runway at the former RAF East Kirkby site. It is understood that the culvert discharges to Hagnaby Beck, which eventually discharges to the East Fen Catchwater Drain.

The access track from the public road is not positively drained. It is constructed with permeable material and has a crossfall allowing excess run off to flow to the side of the track and discharge via infiltration.

Areas of the concrete hardstanding area in front of the maintenance door to the two units will be drained to gullies located within the hardstanding area and piped to the roof drainage pipework.
As these areas may become contaminated when the units are cleaned out, the pipework will also have a branch to a dirty water tank, controlled by a locked valve. During cleaning operations, the valve will be locked to prevent contaminated water being discharged to surface water drainage system. Internally, the units will have a 300mm fall to one end, and an internal channel drain that will also be drained to the dirty water tank for each unit.

Outline Surface Water Drainage Design Report, Prepared by George Shuttleworth Ltd (consulting engineers) in September 2024, provides the information required to demonstrate a strategy for dealing with surface water run-off in a sustainable way such that the on and off site impacts are minimal.

	## Bedrock geology Kimmeridge Clay Formation - Mudstone. Sedimentary bedrock formed between 157.3 and 152.1 million years ago during the Jurassic period. ## Superficial deposits Till, Devensian - Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period. The LandIS Soilscapes Viewer says the soils on the site and surrounding land are slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with slightly impeded drainage The site is within a Nitrate Vulnerable Zone. There are two Sites of Special Scientific Interest located within 5k of the site. These are: ▪ Jenkins Carr SSSI ▪ Keal Carr SSSI There are a few other SSSIs within 10Km of the site , but no RAMSAR, SPA or SAC designations within that buffer zone. There are no known pollution incidents at the site and within a 1 km radius. Historic maps indicate that the site has no known prior site uses other than agriculture. Search results have been collated using the Defra Flood Map for Planning, the Defra website “Magic” and the “Geology of Britain Viewer” website, “Free Map Tools - Elevation Finder” as well as LandIS Soilscapes Viewer, “rowmaps.com” and the Lincolnshire Wildlife Trust.
Pollution history including: • 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	None known None known None known None known There are no known pollution incidents at the site and within a 1 km radius. Historic maps indicate that the site has had no known prior

	site uses other than agriculture. No prior site investigations have been conducted.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	There have been no previous land site investigations or assessments at the site
Baseline soil and groundwater reference data	None
Supporting information	• 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

3.0 Permitted activities	
Permitted activities	Intensive Farming for poultry • The site will house 64,000 Free Range Laying Hens on partly slatted flooring. • The ventilation system in the poultry house is mechanical ventilation. It is not naturally ventilated. • On the old shed (House 1) there are 16 inlet chimneys on the roof but also 8 high velocity outlet fan chimneys on the roof and 8 gable end outlet fans. • The roof fans on the new shed (House 2) act as inlets only with fans that push air into the shed. On the new shed there are 16 inlet chimneys on the roof, 8 outlet fans on the side of the shed and 8 gable end outlet fans. • The gable end fans are used infrequently for temperature control during hot weather. • Climate control system ventilation will assist in the creation of a dry internal environment with a litter moisture content below 40%, thereby ensuring low odour/ ammonia emissions and conditions unsuitable for fly breeding. • Please see *Poultry Site ventilation and extraction* doc. • The poultry house has manure belts, and the manure will be collected from the farm every 3-4 days by tractor and trailer. No manure is stored on site. • Wash water is captured in to sealed underground tanks. • Dry poultry feed storage and feeding • Diesel fuel is stored with the generator which is bunded (110% capacity) and meets SSAFO regulations. • No chemicals are stored on site other than disinfectant which is stored in the western end of House 1. This is stored on impermeable concrete and, in the event of a spill, there is sufficient capacity in the store to retain the chemical and prevent it from entering land or surface water.

	This site will have an operational capacity for two free range poultry houses with a total of 64,000 places for laying hens. The Laying birds are housed at approximately 16 weeks old and remain for a 60 week egg producing cycle. The poultry houses are then depopulated, cleaned and disinfected ready for the next cycle. All manure is transported off site by Wright Eggs and used on own land. The free range houses are built of steel framework sited on a concrete base, insulated and then cladded with steel sheeting. Pre-mixed feed is brought in from L J Fairburn & Son Ltd (UFAS 4033) and stored in silos nearby the poultry sheds. Diets are formulated according to the birds age and nutritional requirements. Protein and phosphorus levels are routinely reduced as the birds get older. Nipple drinkers are situated in each poultry shed and water consumption is monitored and recorded daily. Low energy lighting is used throughout. Any mortalities are collected and recorded daily. The carcasses are then sprayed with blue stock marker spray and placed into a lockable freezer, then moved into bins supplied by an approved contractor (A Hughes & Son – Skellingthorpe). These bins are emptied by A Hughes who incinerate the dead stock correctly at their licensed premises. At the end of the laying cycle the birds are removed from the shed and the manure is taken away in covered trailers by Wright Eggs. The shed is then blown down to remove any dry matter before being washed and then disinfected with Lion Code/ APHA approved chemicals. The dirty wash water that is generated in this process is collected in a waste water tank (built in compliance with SSAFO regulations); the contents of which are spread on separately owned land in accordance with the Defra Codes of Good Agricultural Practice. These measures are intended to reduce the production and emission of ammonia, odours, dust and to prevent liquids escaping to the environment. This in turn should reduce the environmental impact of the farming activities. There are no planned changes to pollution prevention measures anticipated to occur within six months of submitting this Site Condition Report to comply with BAT requirements.

The Poultry Site Condition Report

Non-permitted activities undertaken	Not applicable
Document references for:	The Poultry Site Plan
• plan showing activity layout; and • environmental risk assessment.	Environmental Risk Assessment

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.

The Poultry Site Condition Report

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	• 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	• 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.	
Checklist of supporting information	• Records of pollution incidents that may have impacted on land • Records of their investigation and remediation

The Poultry Site Condition Report

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.	
Checklist of supporting information	• **Description of soil gas and/or water monitoring undertaken** • **Monitoring results (including graphs)**

The Poultry Site Condition Report

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	• **Site closure plan** • **List of potential sources of pollution risk** • **Investigation and remediation reports (where relevant)**

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	• 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)

10.0 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.