

Site Condition Report

1.0 SITE DETAILS	
Applicants Name	John Smith
Activity Address	Swarbrick Hall Farm, Singleton Road, Weeton, Preston, Lancashire. PR43JJ
National Grid Reference	339323,436029
Document Reference for Site Condition Report at permit application and surrender	27 th August 2026

2.0 Condition of the Land at Permit issue	
Environmental setting including: Geology Hydrogeology Surface Waters	The poultry units lie on level ground to the southwest of Elswick and North East of Weeton. Predominant land use is arable farming. Field pattern is semi small scale with a medium pattern of field boundaries. The nearest receptor is situated at some 240 metres from the poultry houses in a south westerly direction. Topography and Drainage Swarbrick Hall Farm poultry operations lie on a flat area to the south west of Elswick, draining to the south from the attenuation pond. The poultry houses are between 25 and 30 metres above sea level. With considerable tree planting around the units together with new hedges and woodland will help to minimise the visual intrusion normally associated with poultry units. Geology and Hydrogeology Solid Geology shows the site to be underlain with Sidmouth Mudstone, with the classification of Mudstone.

	Searches on groundwater vulnerability shows the site is underlain with a Non Aquifer. The site is within a Nitrate Vulnerable Zone. The site is not situated in or within 250m of its boundary to a Ground Water/Source Protection Zone. Hydrology General drainage is in a southerly direction. Average rainfall for this area is 925 mm. Nearest watercourse is the River Swilgate some 700m north east.
<u>Pollution history including:</u> 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 Evidence of historical contamination	None noted Polluting substances – None noted Previous use prior to 2014 – general agricultural use, grass and grazing None noted None noted N/A
3.0 Permitted Activities	Six poultry houses for Broiler chicken. This will give a total of 350,000 places. Biomass boilers will provide hot water for heating the poultry houses. The working area where vehicles operate is laid to concrete. Dust deposited on hard

	standing by end gable fans is regularly swept up and disposed of in accordance with the DEFRA Code of Good Agricultural Practice for the Protection of Water. Feed is delivered in covered lorries and stored on site in vermin proof steel galvanised bins. 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 houses are 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 collection from a licensed renderer Diesel/kerosene fuel storage is in bunded tanks/storage areas.
Non permitted activities undertaken	N/A
Document References	Appendix D – Location Plan Layout/Drainage Plan Appendix G – H1 Assessment
4.0 Changes to Activity	Extra Ground Two new houses Increase in bird places to 450,000 Additional biomass boiler and change of fuel use to include Grade A wood, as well as approved biomass fuel. Additional unlined attenuation pond. Additional standby generator and bunded fuel store. Removal of carcass incinerators, collection implemented.
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.