

APPENDIX 5- 5B

1.0 SITE DETAILS	
Name of the applicant	Tom Martin Holcombe Manor Farm Ltd
Activity address	Holcombe Brook Farm Stoke Road Martock, Somerset. TA12 6AF
National grid reference	ST 46196, 18437

Document reference and dates for Site Condition Report at permit application and surrender	Appendix 5 – 14/05/2025
Document references for site plans (including location and boundaries)	Appendix 4.1 Drainage and Storage Plan Appendix 4.2. Emissions Points (Air) Appendix 4.3. Site Location, Boundaries.

## 2. Condition of the land at permit issue

<p>Environmental setting including:</p> <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	<p>The undeveloped part of the site is currently unmanaged with piles of top and sub-soil covered in opportunist grass, scrub and is very uneven in the undeveloped part of the site is currently unmanaged with piles of top and sub-soil covered in opportunist grass, scrub and is very uneven in cover and form. Southern Eastern and Western edges are bounded by hedges with seasonal dry ditches and a mature tree line in the S/E corner alongside the existing building.</p> <p>The adjoining farmland is mainly managed for arable and other poultry units.</p> <p>Hedge banks, both old and well established are a defining characteristic.</p> <p>The land is predominantly flat and is well drained.</p> <p>According to the British Geological Society, the land is Dyrham Formation - Siltstone and sandstone. Sedimentary bedrock formed between 190.8 and 182.7 million years ago during the Jurassic period.</p> <p>The installation covers approximately 2. 3/4 hectares.</p> <p>There are no areas of Site of Special Scientific impacted by the installation.</p> <p>Ref: The UK Landis Soil Type Map – the site appears to be virtually on the join between soilscape 6 ‘a freely draining acid soil’ and soilscape 8 ‘a slightly acid loamy and clayey soil with impeded drainage.</p> <p>The EA flood map has been reviewed and the site lies within flood zone 1, where the chance of flooding is very low.</p> <p>It is deemed that the use of this site, when considering the Flood Risk Vulnerability Classification, can be classed as a ‘less vulnerable’ use given the land is used for agriculture or forestry</p> <p>In terms of a sequential test, the proposed development reflects similar land uses on the site (as existing) and in the area. terms of a sequential test, the proposed development reflects similar land uses on the site (as existing) and in the area.</p> <p>The Installation is located within the catchment of the Somerset Levels and Moors Ramsar site.</p>
<p><b>Pollution history including:</b></p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> </ul>	<ul style="list-style-type: none"> <li>• None Identified</li> <li>• Poultry Farming – Broiler</li> </ul>

<ul style="list-style-type: none"> <li>any visual/olfactory evidence of existing contamination</li> <li>evidence of damage to pollution prevention measures</li> </ul>	<ul style="list-style-type: none"> <li>None</li> <li>None</li> </ul>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation, and verification reports (where available)	<ul style="list-style-type: none"> <li>None</li> </ul>
Baseline soil and groundwater reference data	<ul style="list-style-type: none"> <li>None</li> </ul>
Supporting Information	<ul style="list-style-type: none"> <li>None</li> </ul>

<b>3.0 Permitted activities</b>	
Permitted activities	Intensive Poultry Farming
Non-permitted activities undertaken	None
Document references for: <ul style="list-style-type: none"> <li>plan showing activity layout; and</li> <li>environmental risk assessment.</li> </ul>	Appendix 4.3 – 5a Appendix 7 – 6a