Site Condition Report

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| 1.0 SITE DETAILS |  |
| Applicants Name | SV Taylor Limited |
| Activity Address | Barns Farm  Rowton  Telford  Shropshire  TF6 6QX |
| National Grid Reference | 362402, 319341 |
| Document Reference for Site Condition Report at permit application and surrender | 10th February 2025 |
|  | Location Plan |
|  | Layout/Drainage Plan |

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| 2.0 Condition of the Land at Permit issue |  |
| Environmental setting including:  Geology  Hydrogeology  Surface Waters | The poultry unit lies on level ground to the southeast of Rowton. Predominant land use is arable farming. Field pattern is semi large scale with a strong pattern of field boundaries. There are no sensitive receptors within 400m of site.  **Topography and Drainage**  The poultry houses are between 55 and 60 metres above sea level. Soil bunding and tree planting will help to minimise the visual intrusion normally associated with poultry units. Site clean water drainage all goes through French drains into an attenuation pond with outlet to offsite drain to the east.  **Geology and Hydrogeology**  According to the BGS Extract British Geological Survey map shows that the Bedrock geology comprises Bridgenorth Sandstone formation –Sandstone, of the Permian period.  Searches indicate the site is underlain with a Bedrock Aquifer – Secondary A. No Superficial drift aquifer.  The Site is situated in a Groundwater Vulnerability Zone – Medium.  The site is situated within a Surface Nitrate Vulnerable Zone.  The site is not situated in a Groundwater/Source water protection zone.  The site is situated in a drinking water surface protection/safeguard zone    Hydrology  General drainage is in a south easterly direction. Average rainfall for this area is 900 mm. |
| 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 noted  Polluting substances – None noted  Previous use prior to 2025 – Arable farming.  None noted  None noted |
| Evidence of historical contamination | N/A |
| 3.0 Permitted Activities | Four poultry houses for Broiler chicken. This will give a total of 180,000 places. Heating will be provided by LPG heaters.  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.  Immediately following depopulation, litter is removed off site and sent to the nearby AD plant.  The houses are then washed and disinfected prior to the cycle beginning again. Underground storage tanks have been installed to catch all wash waters.  Dead birds are removed from the houses and stored in sealed containers awaiting regular collection by a licensed collection agent.  Diesel fuel storage is in a bunded integral tank in the standby generator. |
| Non permitted activities undertaken | N/A |
| Document References | Location Plan  Layout/Drainage Plan  H1 Assessment |
| 4.0 Changes to Activity | N/A |
| 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. |
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