

Birch Tree Poultry Site

SITE CONDITION REPORT

Ref: CFL/19/SCR

For full details, see H5 *SCR guide for applicants* v2.0 4 August 2008

COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION

DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7

AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.

1.0 SITE DETAILS	
Name of the applicant	Corbett Farms Limited
Activity address	Birch Tree Poultry Site Little Witley, Worcester, WR6 6LQ
National grid reference	Grid Ref: SO 78990 65240
Document reference and dates for Site Condition Report at permit application and surrender	CFL/19/SCR June 2021
Document references for site plans (including location and boundaries)	Site Plan – Drawing CFL/19/90 Site Drainage – Drawings CFL/19/10,11,12 Local receptors – residential – see Odour management plan – page 7 Local receptors – ecological – see Ammonia dispersion model – page 20-22.

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: <ul style="list-style-type: none"> • geology • hydrogeology • surface waters 	See Appendix A for an assessment of these items
Pollution history including: <ul style="list-style-type: none"> • 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 	There are no records of any historic pollution on the site Historic Land use has been investigated and is shown via various maps / aerial photos in Appendix B There is no visual evidence of any contamination, or damage caused by pollution on site
Evidence of historic contamination, for	There are no records of any historic

example, historical site investigation, assessment, remediation and verification reports (where available)	contamination
Baseline soil and groundwater reference data	As noted in the British Geological Reports (Appendix A) – ground water level is circa 25m below the site and so it has not been possible to take a sample.
Supporting information	<ul style="list-style-type: none"> • 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	No permitted activities were being undertaken on the site prior to this permit application
Non-permitted activities undertaken	The site was being used to house 22,000 laying hens (which is below the permitting threshold)
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	Site Layout Drawing – CFL/19/90 Environmental Risk Assessment – CFL/19/ERA

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.

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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Records of pollution incidents that may have impacted on land • Records of their investigation and remediation

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	<ul style="list-style-type: none">• Description of soil gas and/or water monitoring undertaken• Monitoring results (including graphs)
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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	<ul style="list-style-type: none">• Site closure plan• List of potential sources of pollution risk• Investigation and remediation reports (where relevant)
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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	<ul style="list-style-type: none">• 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)
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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:

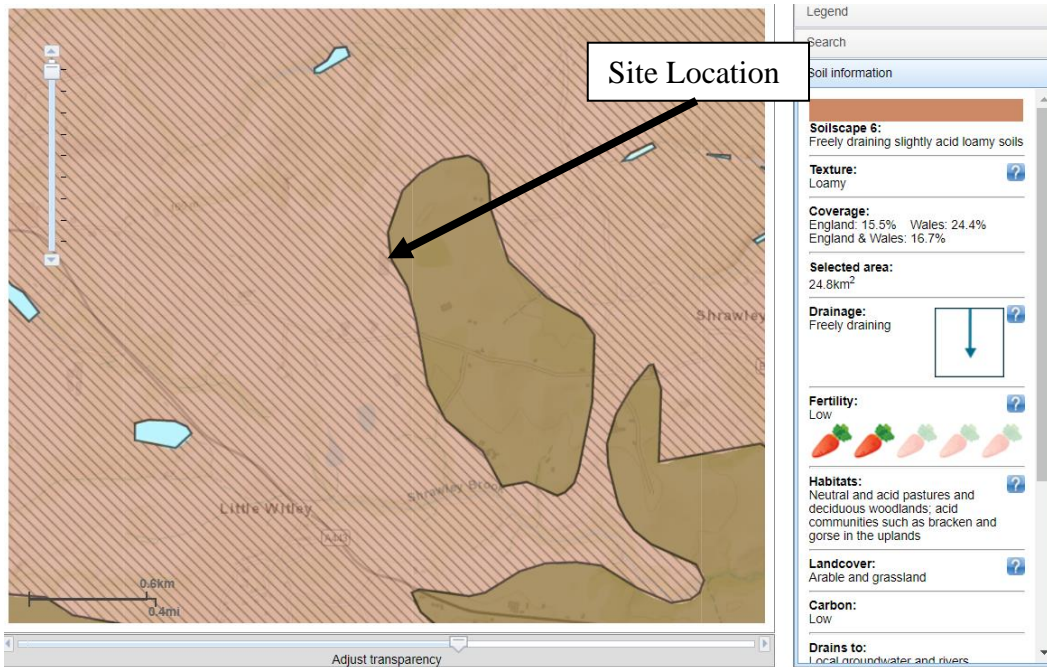
- the permitted activities have stopped
- decommissioning is complete, and the pollution risk has been removed
- the land is in a satisfactory condition.

Appendix A

Environmental Setting of the site

Soilscapes Website

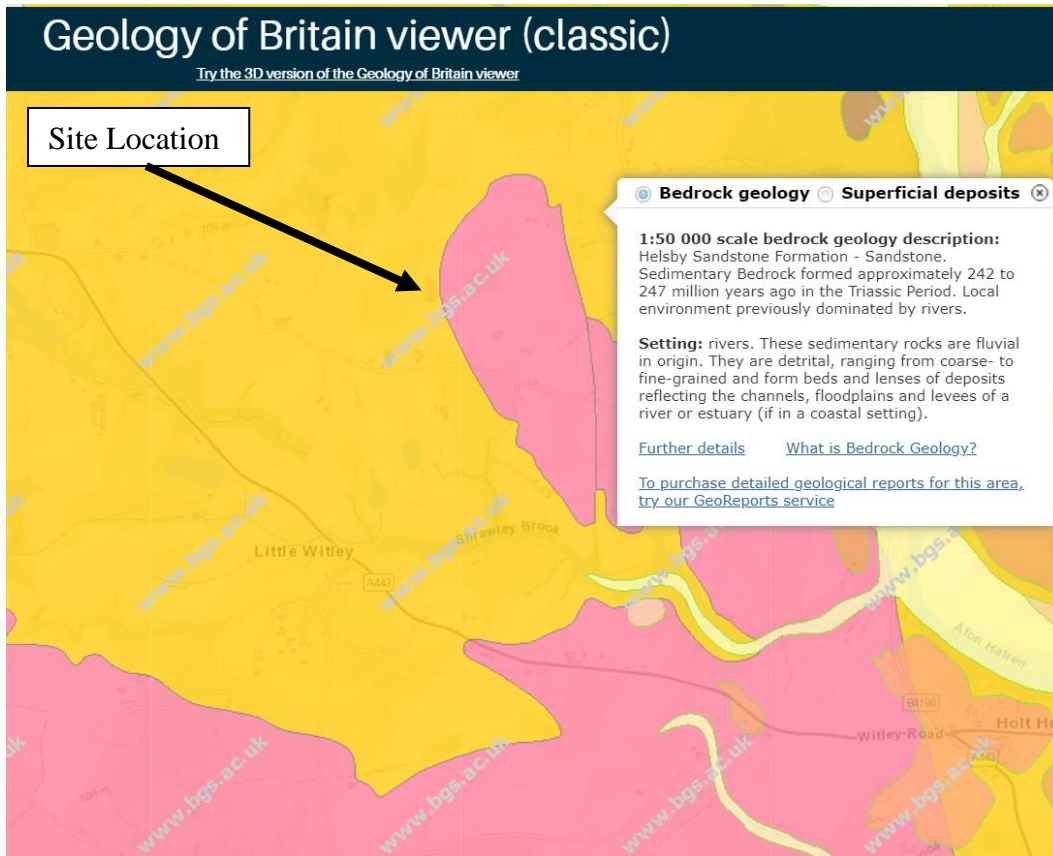
This describes the soil type on site as being: "Freely draining slightly acid loamy soils". However, adjoining to the west the soil type is described as "Slightly acid loamy and clayey soils with impeded drainage". On site excavations would describe the soil type closer to the latter.



Excavations on site have been undertaken to 3.0m below existing ground level, without finding any sign of ground water.

British Geological Survey

Underlying bedrock is generally described on the BGS website as “Helsby Sandstone”. However – matching the change in soil to the east of the site, the bedrock changes to “Sidmouth Mudstone”.

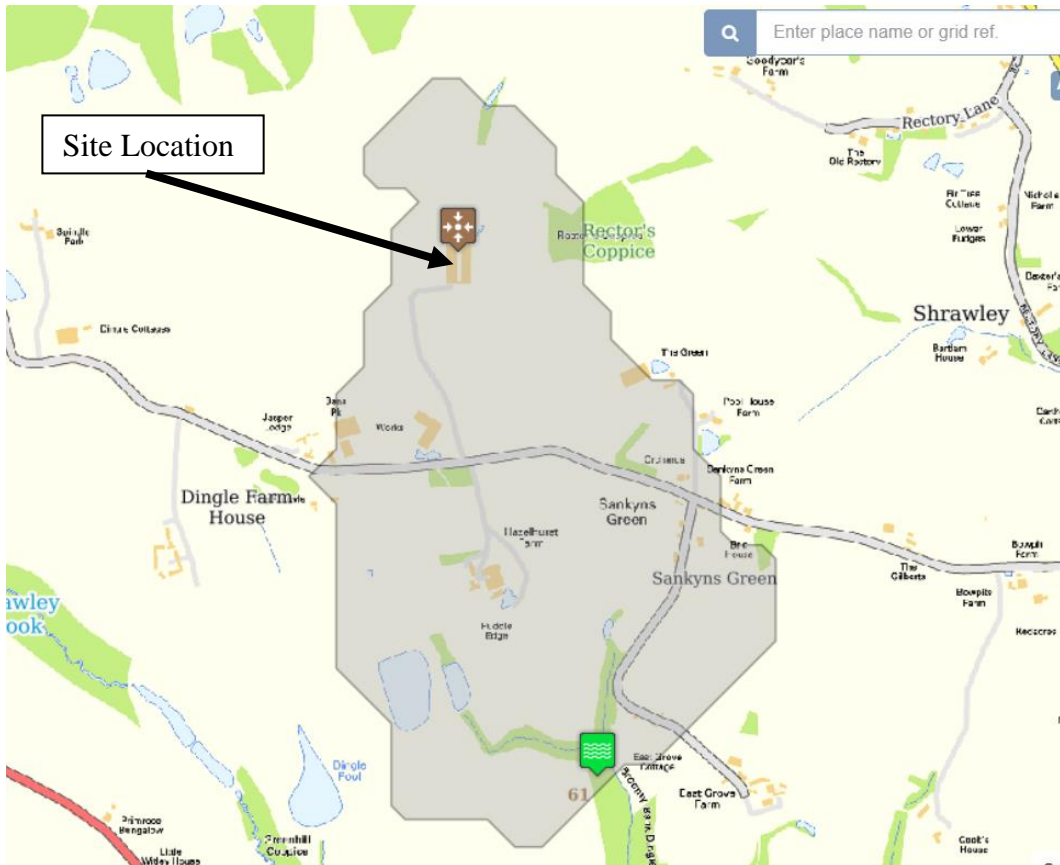


Ground Water Levels

The British Geological Survey has historic borehole records from the east and south of the site from 1980. These show groundwater was found at approximately 25m below ground level in both locations.

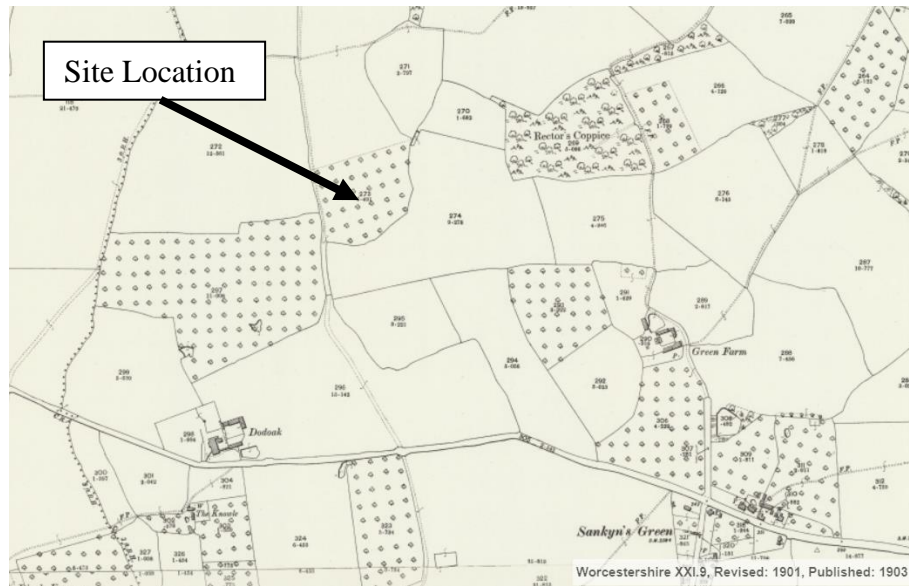
Topography and Surface Water

Ordnance Survey Mapping show the surrounding ground falls to the east, with the occasional local ponds. The first water course is shown approx. 700m to the south-east, with this flowing eastwards towards the River Severn (2.5km east of the site). However, the UK Centre for Hydrology and Ecology website shows the site is in the catchment of the Broomy Bank Dingle, to the south of the site (750m). This drains into the Shrawley Brook, which then drains to the River Severn approx. 2.6km south east of the site.

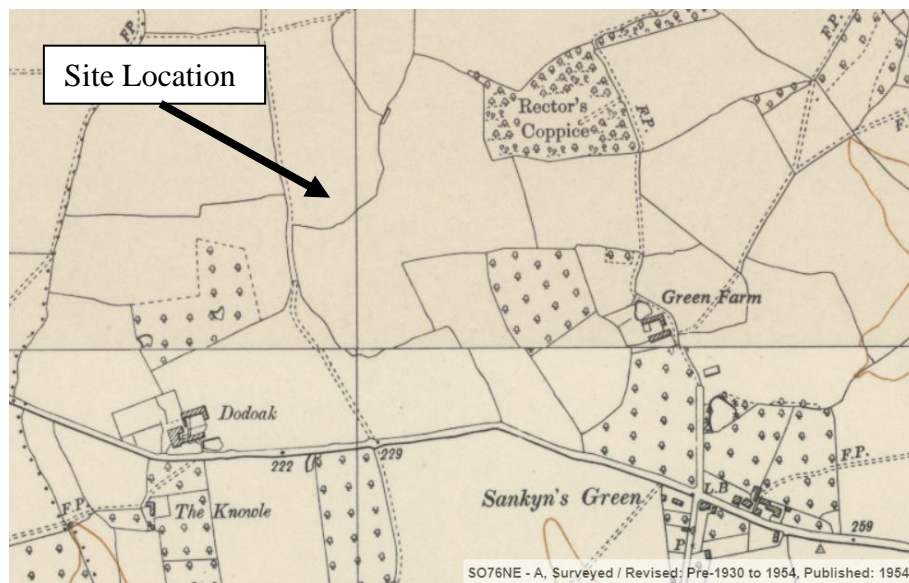


Appendix B
Historic Use of the Site

Historic mapping of the site from 1901 show the site as being an orchard.



The mapping published in 1954 show that the orchard has been removed and the site is in general agricultural use.



The first imagery available on Google Earth (1945) shows the site as a field



Coming forward to 1999, Google Earth shows the first poultry building has been constructed, and the rest of the site is planted with crops.



By 2005 the second building has been constructed, and the site for the third has been stripped of topsoil. The Third building would not be built until 2021.

