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# SITE CONDITION REPORT

**Sutton Veny Farm Poultry Unit**
**Amber Real Estate Investments Ltd**
**Deverill Trading Estate**
**Sutton Veny**
**Warminster**
**Wiltshire**
**BA12 7BZ**

**Pre-App no: EPR/FP3836TC/A001**

**Grid Reference: ST888 417**

**March 2014**

# SITE CONDITION REPORT FOR SUTTON VENY FARM

| 1.0 SITE DETAILS | |
|---|---|
| Name of the applicant | **Amber Real Estate Investments Ltd** |
| Activity address | Sutton Veny Poultry Unit, Deverill Trading Estate, Sutton Veny, Warminster, Wiltshire, BA12 7BZ |
| National Grid Reference | ST888 417 (388881, 141745) |
| Document reference and dates for Site Condition Report at permit application and surrender | Site Condition Report – Application Part Only (October 2013) |
| Document references for site plans (including location and boundaries) | Site Location and Layout Plan<br>Site Drainage Plan |

**Note:**
Appendix 1 shows the following:

- 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.

| 2.0 Condition of the land at permit issue | |
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| Environmental setting including:<br><br>• geology<br>• hydrogeology<br>• surface waters | The farm is situated at the South East end of Deverill Trading Estate located just off Deverill Road, the site is 650 meters South West of the village of Sutton Veny.<br><br>It is set at an altitude of approximately 117m and covers an area of around 6.5 acres. The site is in a rural location with both commercial properties and working farms in the surrounding area.<br><br>The land in the immediate vicinity of the site is predominately flat with little to no fall in any direction.<br><br>From detail shown on the Environment Agency's website the site is located outside any flood risk areas with a less than a 1 in 200 chance of flooding.<br><br>The Soil Survey of England and Wales shows the soil type to be:-<br><br>**Boyne Hollow Chert Member - Sandstone**<br>Sedimentary Bedrock formed approximately 99 to 112 million years ago in the Cretaceous Period. Local environment previously dominated by shallow seas. These rocks |

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| | were formed in shallow seas with mainly siliciclastic sediments (comprising of fragments or clasts of silicate minerals) deposited as mud, silt, sand and gravel.<br><br>There are no watercourses in close proximity to the site, with the nearest ground water area being over 1km for the site<br><br>There is currently no information available to show if water quality is carried out in the local area<br><br>Although there are some designated sites within the areas an Environment Agency search it shows the site is with all the relevant threshold limits. Included as a appendix to this report is a Ammonia concentration and dispersion study. |

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| Pollution history including:<br><br>• pollution incidents that may have affected land<br>• historical land-uses and associated contaminants<br>• any visual/olfactory evidence of existing contamination<br>• evidence of damage to pollution prevention measures | The site was constructed some 35 - 40 years ago and was use for housing poultry until 2007 at which time the site was decommissioned as the current building we're nearing the end of their lifespan.<br><br>The current owners have been associated with the site for approximately 5 years and are not aware of any previous pollution incidents. |
| Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available) | There is no evidence of existing contamination on the site at present. |
| Baseline soil and groundwater reference data | The site is not in a groundwater source protection zone. |
| **Supporting information** | |

| **3.0 Permitted activities** | |
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| Permitted activities | Rearing of chickens for meat production. Associated activities include the storage of diesel, LPG and feed. |
| Non-permitted activities undertaken | None |
| Document references for:<br><br>• plan showing activity layout; and<br>• Environmental risk assessment. | Separate documents have been prepared and submitted separately. |

| 4.0 Changes to the activity | |
|---|---|
| Have there been any changes to the activity boundary? | There has been no change to the activity boundary the current 4 buildings are to be demolished and replaced with 4 new poultry buildings build to new building, ventilation and welfare standards |
| Have there been any changes to the permitted activities? | The site will continue to be used for poultry production. |
| Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities? | No |
| Checklist of supporting information | 1 - Plan showing site boundary and housing |