Site Condition Report

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| 1.0 SITE DETAILS |  |
| Applicants Name | Cullingworth LLP |
| Activity Address | Lower Pyethorns Farm, Wigglesworth, Skipton, North Yorkshire. BD23 4SB |
| National Grid Reference | 378943,456655 |
| Document Reference for Site Condition Report at permit application and surrender | July 2021 |
|  | Location Plan  |
|  | Layout/Drainage Plan |

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| 2.0 Condition of the Land at Permit issue |  |
| Environmental setting including:GeologyHydrogeologySurface Waters |  The poultry unit lies on level ground to the east of Wigglesworth. Predominant land use is arable farming. Field pattern is semi large scale with a strong pattern of field boundaries. There are sensitive receptors within 400m of site. **Topography and Drainage** The poultry houses are between 190 and 200 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 to constructed wetland.**Geology and Hydrogeology**According to the BGS Extract Map shows the site geology to be of Zechstine Group – Dolomotised Limestone and Dolomite.Searches indicate the site is underlain with a Bedrock Aquifer – Secondary A.The Site is situated in a Groundwater Vulnerability Zone, classified Medium-Low.The site is situated within a Surface Nitrate Vulnerable Zone.The site is not situated in, or within 250m of its boundary, to a Groundwater/Source protection zone.HydrologyGeneral drainage is in a southerly direction. Average rainfall for this area is 1100 mm. |
| Pollution history including:Pollution incidents that may have affected landHistorical land uses and associated contaminantsAny visual/olfactory evidence of existing contaminationEvidence of damage to pollution prevention measures | None notedPolluting substances – None notedPrevious use prior to 2021 – Arable Farming/Grazing.None notedNone noted |
| Evidence of historical contamination | N/A |
| 3.0 Permitted Activities | Permitted for 4 poultry houses for Broiler chicken. Indirect heating will provide hot water for heating the poultry houses. The working area where vehicles operate is laid to concrete. Dust deposited from end gable fans will be regularly cleaned. 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 sold.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 incineration in a licensed incinerator. Diesel fuel storage is in a bunded tank/storage area. |
| Non permitted activities undertaken | N/A |
| Document References | Location PlanLayout/Drainage PlanH1 Assessment |
| 4.0 Changes to Activity | Increase of site boundary, additional two poultry houses increasing places to 250,000  |
| 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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