

## Site Condition Report

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| 1.0 SITE DETAILS                                                                 |                                                                                    |
| Applicants Name                                                                  | Potters Farm Production LLP                                                        |
| Activity Address                                                                 | Thornton Le Moor<br>Station Road<br>Thornton Le Moor<br>North Yorkshire<br>DL7 9FB |
| National Grid Reference                                                          | 438335,487918                                                                      |
| Document Reference for Site Condition Report at permit application and surrender | 12 <sup>th</sup> August 2026                                                       |
|                                                                                  | Location Plan                                                                      |
|                                                                                  | Layout/Drainage Plan                                                               |

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| 2.0 Condition of the Land at Permit issue                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>Environmental setting including:</p> <p>Geology</p> <p>Hydrogeology</p> <p>Surface Waters</p> | <p>The pullet rearing unit lies on level ground to the west of Thornton Le Moor, with the surrounding area being flat. Predominant land use is arable and grazing. Field pattern is semi large scale with a medium pattern of field boundaries. There are nearby residences within 400 metres from the poultry house, the nearest being 143m to the east of the installation boundary.</p> <p><b>Topography and Drainage</b></p> <p>Thornton Le Moor Poultry Unit operations lie on a level area to the west of Thornton Le Moor, draining to French drains, leading to an unlined attenuation pond. The poultry houses are between 34 and 38 metres above sea level. Careful choice of approved building material colours help to minimise the visual intrusion normally associated with poultry units.</p> <p><b>Geology and Hydrogeology</b></p> |

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|                                                                                                                                                                                                            | <p>The British Geological Survey shows the solid geology beneath the site to be of the Triassic period, comprising Mercia Mudstone Group - Mudstone</p> <p>Searches indicate the site is not located in a Ground Water Protection Zone.<br/> Site is located over a Bedrock Aquifer – Secondary B.<br/> Site is not located over a Surface Aquifer.<br/> Ground water vulnerability – Low/Medium/High.<br/> Site is not located in a Source Protection Zone.<br/> The site is situated in a Surface NVZ area.<br/> Site is located in a drinking water surface safeguard zone</p> <p>The site, and clean water drainage is directed to French drains and an unlined attenuation pond. Average rainfall for this area is 1150mm.</p> <p><b>Hydrology</b></p> <p>General drainage flow is in a westerly direction.</p> |
| <p><u>Pollution history including:</u></p> <p>Pollution incidents that may have affected land</p> <p>Historical land uses and associated contaminants</p> <p>Any visual/olfactory evidence of existing</p> | <p>None noted</p> <p>Polluting substances – None noted<br/> Previous use – Arable farming.</p> <p>None noted</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| contamination                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Evidence of damage to pollution prevention measures | None noted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Evidence of historical contamination                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 3.0 Permitted Activities                            | <p>Two poultry houses, for pullet rearing. This will give a total of 80,000 places. Heating will be provided by direct fired Kerosene heaters. The working area where vehicles operate is laid to concrete and hard standing.</p> <p>Feed is delivered in covered lorries and stored on site in vermin proof steel galvanised bins.</p> <p>Manure is removed from house by a belt system twice weekly.</p> <p>Immediately following depopulation, litter is removed off site, and sold for third party land spreading, under a manure management plan adhering to the DEFRA Codes of Good Agricultural Practices and sufficient available spreading acreage.</p> <p>The houses are then washed and disinfected prior to the cycle beginning again. Underground storage tank will have been installed to catch all wash waters.</p> <p>Dead birds are removed from the houses and stored in sealed bins awaiting collection by a licensed agent.</p> <p>Diesel fuel storage is in a bunded tank. Kerosene fuel storage is in a bunded tank.</p> |
| Non permitted activities undertaken                 | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Document References                                 | <p>Location Plan</p> <p>Layout/Drainage Plan</p> <p>H1 Assessment</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 4.0 Changes to Activity                             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 5.0 Measures taken to protect Land                  | <p>Site will be operated in compliance with “how to comply” routine maintenance schedules are followed and recorded and with any abnormal operations recorded.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 6.0 Pollution Incidents                             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 7.0 Soil, gas and water quality monitoring          | No monitoring will be undertaken at the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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