



Title:	Site Condition Report	
Report Reference:	PF-R05-F2	
Client:	Penty Farming	
Submitted To:	Environment Agency	
Date:	11-06-2025	
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Report Issue History	<i>Report Reference</i>	<i>Details</i>
	PF-R05-D1	12-04-25 Draft for internal review
	PF-R05-F1	24-04-25 Finalised for EA Issue
	PF-R05-F2	11-06-25 Updated with Duly Making Amends

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1 Introduction

1.1 Background

The following Site Condition Report (SCR) has been developed for the proposed Penty Farming – Partnership Hen Unit. The farm is located at Oak Tree Farm, Swainby Lane, Swainby with Allerthorpe, Burneston, North Yorkshire YO7 4LJ. The is farm approximately 1.5km South East of the Village of Burneston, Bedale, North Yorkshire.

The report is based on the Environment Agency’s ‘H5 Site condition report – guidance and templates’ guidance, which can be found via the following link –

https://assets.publishing.service.gov.uk/media/5a7c788040f0b62aff6c1e60/LIT_8001_38258e.pdf

Further details of the Environmental Permit application can be found within the report reference **PF-R01-F1**, Site Information.

1.2 SCR Scope

The application form requires Section 1-3 of the H5 Site Condition Report to be completed and submitted with the application. This report provides these completed Sections and covers only the area of land to be Permitted, as shown by the ‘Permit Boundary Plan’ within the report referenced **PF-R06-F1** Site Drawings.

1.3 Sources of Information

The following internet based environmental data sources were utilised to assess, establish and describe the environmental setting and, in particular, to determine the potential for substances to be present in, on or under the land associated with present and past uses of the site and adjacent areas.

- Historical Aerial Imagery.
- British Geological Survey data sets.
- Environment Agency data sets.
- MAGIC.
- <https://www.ukradon.org/information/ukmaps>.

1.4 Report Format

This report has been set out as follows:

- **Site Details** = Section 1 of the H5 Template.
- **Condition of Land at Permit Issued** = Section 2 of the H5 Template.
- **Permitted Activities** = Section 3 of the H5 Template.

2 Site Details

2.1 Introduction

The Site Details requested in Section 1 of the H5 Guidance Note have been provided in Table 2.1 below.

2.2 Site Details

Table 2.1 – H5 Guidance Note – Site Details	
Name of the Applicant	Penty Farming – Partnership
Activity Address	Oak Tree Farm, Swainby Lane, Swainby with Allerthorpe, Burneston, North Yorkshire YO7 4LJ. Located approximately 1.5km South East of the Village of Burneston, Bedale, North Yorkshire
National Grid Reference	SE 32295 84908.
Document reference and dates for Site Condition Report at permit application and surrender	Report Referenced = PF-R05-F1. Date = As dated on title page of this Report.
Document references for site plans (including location and boundaries)	The Site Location and Installation Boundary Plan are provided within the document reference PF-R06-F1

3 Condition of Land at Permit Issue

3.1 Introduction

The requested detail to outline the Condition of the Land at Permit Issue in Section 2 of the H5 Guidance Note has been provided in Table 3.1 below.

3.2 Condition of Land at Permit Issue

Table 3.1 - Condition of the Land at Permit Issue	
Environmental setting including: <ul style="list-style-type: none"> • Geology • Hydrogeology • Surface waters 	See Section 3.3 below.
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 	See Section 3.4 below.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	See Section 3.4 below.
Baseline soil and groundwater reference data	N / A
Supporting information -	The source information used to produce the Site Condition Report has been listed in Section 1.3 above. Information relating to Relevant Hazardous Substances (RHS) stored on site has been detailed within the document referenced PF-R01-F2 Site Information.

3.3 Environmental Setting

3.3.1 Current Use

The farm is currently a laying hen farm, with the number of bird places below Environmental Permit thresholds.

3.3.2 Topography and Surface Water

The areas of site where the units are located and ranging areas near the units is generally flat. Moving away from the sheds there is variance in the topography. There are no surface water receptors within the installation boundary.

3.3.3 Site Drainage Description

The proposed drainage systems can be described as follows –

- Roof run off / surface water – discharged to surface water.
- Wash waters - collected in a dedicated storage tanks prior to recovery to land off site.

Further details of the drainage systems have been included as part of the Environmental Permit application. This can be found within the reports referenced PF-R01-F2, Site Information and the Drainage Plan within PF-R06-F1.

3.3.4 Operational Areas and Bunds

Details as to the surfacing of operational areas and secondary containment:

- The floors within the hen sheds will be fitted with an impermeable surface.
- The generator fuel tank is bunded.

3.3.5 Vegetation

Given this is a free-range hen unit, there are significantly large areas of the proposed site covered in grass, shrubbery and other vegetation for the hens. Site Management confirm that this vegetation appears in good health.

3.3.6 Neighbouring Land Uses

The immediate neighbours to the site comprise of:

- North – Agricultural land.
- East – Agricultural land.
- South – Agricultural land.
- West – Motorway / Agricultural land.

3.3.7 Geology

Table 3.2 details the geological sequence beneath the site.

Table 3.2 – Site Geology				
Stratigraphy	Thickness	Aquifer Status	Assumed Hydraulic Gradient	Abstractions Within 1km
Made Ground	Unknown	-	-	-
Superficial Geology Variable: <ul style="list-style-type: none"> • Alne Glaciolacustrine Formation - Clay, silty. • Brighton Sand Formation - Sand, silty, gravelly. • Vale Of York Formation - Sand, gravelly. • Vale Of York Formation - Clay, sandy, gravelly. 	Unknown	Secondary A (undifferentiated)	Varying directions, towards the closest watercourse.	-

Table 3.2 – Site Geology

Stratigraphy	Thickness	Aquifer Status	Assumed Hydraulic Gradient	Abstractions Within 1km
Bed Rock Geology - Sherwood Sandstone Group - Sandstone.	Unknown	Principle Aquifer		1
Notes – <ul style="list-style-type: none"> It is assumed that the ground beneath the new site area will have varying permeability rates. The site is not located within a Source Protection Zone. 				

3.3.8 Hydrology

The following watercourses are within 1 km of the Installation Boundary. The closest receptor in each direction is listed below. Note, the distances given are measured using Ordnance Survey data provided by Promap.

- Land Drain c. 0.31 km North.
- Well c. 0.13 km North.
- Stream c.0.30 km East.
- Land Drain c.0.03 km Southeast.
- Pond c.0.62 km Northwest.

Further detail is provided within reports PF-R02-F1 and PF-R06-F1 for those receptors closest to site.

Site Management are unaware of any surface water abstractions within 1 km of the site.

3.3.9 Ecological Receptors

Multi Agency Geographic Information for the Countryside (MAGIC) was utilised to identify the following receptors-

- Ramsar Sites- None identified within 5 km.
- Sites of Special Scientific Interest - None identified within 5 km.
- Special Areas of Conservation - None identified within 5 km.
- Special Protection Areas - None identified within 5 km.
- Local Nature Reserve - None identified within 2 km.
- National Nature Reserve - None identified within 2 km.
- Priority Habitat Inventory Deciduous Woodland - c. 1.25 km Northwest.
- Priority Habitat Inventory Deciduous Woodland - c. 0.98 km Northeast.
- Priority Habitat Inventory Deciduous Woodland - c. 0.57 km East.
- Ancient Woodland - c. 0.65 km West.

3.3.10 Natural Impacts

- Radon Potential – Mapping data provided by <https://www.ukradon.org/information/ukmaps> has been reviewed to assess the Radon potential of the site. The map data is shown in 1km grid squares. The 1km grid squares which cover much of the Permitted site area including where the hen units are located, details that Less than 1% of homes at or above the Action Level.

- Flood Risk – The flood risk for planning service provided by <https://flood-map-for-planning.service.gov.uk/> - details that site is located within a Flood Zone 1. Locations in flood zone 1 have a low probability of flooding i.e. in any year land has a less than 0.1% chance of flooding from rivers or the sea.

3.4 Land Pollution History

3.4.1 Historical Development of the Site and Adjacent Land

Aerial imagery provided on Google Earth has been analysed in order to establish the significant historical developments of the site area to be included within the Permit Boundary and the directly adjacent land.

December 2002 (first available aerial image) – Details a farm stead on the central Southern Boundary adjacent to Swainby Lane and another Farm building adjacent to the central Northern boundary. Remaining land within the proposed installation boundary are arable field. This is based on the tramlines shown within the fields on the image. The adjacent land is Swainby Lane to the South and East onto farmland, a track and Farmland to the North and the A1(M) Motorway running North to South near to the Western Permit Boundary.

The next aerial image available that is of sufficient quality to be evaluated is dated October 2009. The farm stead has now been developed, with what is now the existing Hen S. To the West of the Proposed Permit boundary there is ongoing development of the A1 (M) Motorway, which has resulted in the landscaping of land within the Western boundary and a new road running North to South, adjacent to the Western boundary.

The aerial image dated June 2015 shows further development of the Hen shed with a small extension to the shed.

Further significant developments at the farm are detailed on the most recent image dated June 2023. This shows a development of a building to the South of the Hen unit and further planting of shrubbery in the ranging area.

3.4.2 Potential Contamination Sources from Historical Land Use

The historical land uses of the site and / or surrounding land which may have given rise to land contamination are:

- Agricultural uses.

Potential contaminants associated with historical land use may comprise:

- Organic materials;
- Manures / slurry / litter.
- Fertilisers;
- Pesticide and herbicides.

Of the above list, organic materials are deemed to be the only materials that could be consistent with Relevant Hazardous Substances (RHS) associated with the proposed installation activities.

3.4.3 Site Management Discussions

Site Management confirm no knowledge of any recorded pollution incidents, nor any use of the land which may have led to significant ground contamination issues.

4 Permitted Activities

4.1 Introduction

The requested detail to outline the Activities at Permit Issue in Section 3 of the H5 Guidance Note have been provided in Table 4.1 below.

4.2 Permitted Activities

Table 4.1 – Permitted Activities		
Permitted Activities	EPR Schedule 1 Reference	Description
	Section 6.9 A(1)	Rearing poultry or pigs intensively in an installation with more than-
	(a) (i)	40,000 places for poultry.
Non-permitted activities undertaken	None	
Document references for: <ul style="list-style-type: none"> plan showing activity layout; and environmental risk assessment. 	<ul style="list-style-type: none"> Site Layout Plan detailed within the report referenced - RP-R06-F1. Environmental Risk Assessment detailed within the report referenced RP-R02-F1. 	