Site Condition Report

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| 1.0 SITE DETAILS |  |
| Applicants Name | Scutt’s Eggs Limited |
| Activity Address | Owsthorpe Lane Eastrington Goole East Yorkshire DN14 7QH |
| National Grid Reference | 481039,429901 |
| Document Reference for Site Condition Report at permit application and surrender | 7th June 2025 |
|  | Location Plan  |
|  | Layout/Drainage Plan |

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| 2.0 Condition of the Land at Permit issue |  |
| Environmental setting including:GeologyHydrogeologySurface Waters |  The free-range poultry unit lies on level ground to the east of Eastrington, 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 range area, the nearest being 296m to the northeast.**Topography and Drainage** Owsthorpe Farm poultry operations lie on a level area to the east of Eastrington, draining to French drains, leading to an unlined attenuation pond. The poultry houses is between 5 and 10 metres above sea level. Careful choice of approved building material colours help to minimise the visual intrusion normally associated with poultry units.**Geology and Hydrogeology**The British Geological Survey shows the solid geology beneath the site to be of the Triassic period of Mercia Mudstone Group – Mudstone..Searches indicate the site is located in a Ground Water Protection Zone- None.Site is located over a Bedrock Aquifer – Secondary B.Ground water vulnerability – Low.The site is not situated in a Surface NVZ area.Site is not located in a drinking water safeguard zone (Surface)The site, and clean water drainage is directed to French drains and attenuation pond. Average rainfall for this area is 1150mm.HydrologyThere are named drains at the installation boundaries. The birds will be fenced off from these areas preventing any run off contamination. |
| 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 – Arable farming.None notedNone noted |
| Evidence of historical contamination | N/A |
| 3.0 Permitted Activities | Two poultry houses, for free range egg production. This will give a total of 64,000 places. The working area where vehicles operate is laid to concrete and hard standing. Free range birds are allowed to range by means of pop holes in the sides of the poultry houses.Feed is delivered in covered lorries and stored on site in vermin proof steel galvanised bins.Manure is removed from houses by a belt system twice weekly. Immediately following depopulation, litter is removed off site, and used on operator controlled land under a manure management plan adhering to the DEFRA Codes of Good Agricultural Practices and sufficient available spreading acreage.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.Dead birds are removed from the houses and stored in freezers awaiting collection by a licensed agent.Diesel fuel storage is in a bunded tank.Chemicals are stored in a locked, frost free, bunded store. |
| Non permitted activities undertaken | N/A |
| Document References | Location PlanLayout/Drainage PlanH1 Assessment |
| 4.0 Changes to Activity | N/A  |
| 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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