

## Appendix 15: Site Condition Report – Greenacre Farm, Dated 27/05/20

<b>1.0 SITE DETAILS</b>	
Name of the applicant	Mr Tom Kirkwood
Activity address	K Fresh Ltd, Cedarwood Farm, Aldbrough Road, Garton, HU11 4FB
National grid reference (centre of site)	TA 26761 34739
Document reference and dates for Site Condition Report at permit application and surrender	27/05/20
Document references for site plans (including location and boundaries)	Appendix 1a – Detailed Site Plan Appendix 1b – Full Installation Plan Appendix 1c – Drainage Plan

<b>2.0 CONDITION OF THE LAND AT PERMIT ISSUE</b>	
<p>Environmental setting including:</p> <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	<p>The two poultry houses and associated ranging grass area covers approximately 80 acres. The surrounding land is used for arable farming. The site itself is flat as is the immediate surrounding area. There are none of the following within 5km of the site; Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites</p> <p>There are none of the following within 2km of the site; any Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Local Nature Reserves (LNR), ancient woodlands and local wildlife sites (LWS)</p> <p>According to the groundwater vulnerability map obtained from the Environment Agency, the site is a non-aquifer and the vulnerability classification is low. The site is not within a Groundwater Catchment Zone. However, the site is within a Nitrate Vulnerable Zone. Confirmation of this is detailed on the DEFRA website.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<p>There have been no pollution incidents at the site.</p> <p>The site has previously been farmed arable land.</p>

Evidence of historic contamination, for example, historic site investigation, assessment, remediation and verification reports (where available)	n/a
Baseline soil and groundwater reference data	No formal assessments have been made of the soils on the site.
Supporting information	Ordnance Survey Map 295 Bridlington, Driffield and Hornsea DEFRA <a href="http://www.defra.gov.uk">www.defra.gov.uk</a> East Yorkshire RIGS Group <a href="http://www.yhgeodiversity.org.uk">www.yhgeodiversity.org.uk</a>

### 3.0 PERMITTED ACTIVITIES

Permitted activities	n/a
Proposed permitted activities to be undertaken	<p>Two free range laying houses with a total of 32,000 places in each house, giving a total of 64,000 places.</p> <p>The laying houses are not heated and rely on the building insulation to maintain the required temperature for the birds.</p> <p>Feed is delivered via a sealed bulker unit transported by an articulated lorry and transferred from the bulker unit into the static fibre glass feed bins through a sealed pipe.</p> <p>Manure is currently removed weekly via automated belt system and a full muck-out at the end of the laying cycle. Manure is not stored on the site and is removed immediately for exportation to other farms.</p> <p>When houses are depopulated cleaning takes place using a pressured water system.</p> <p>Throughout the time the houses are populated, any dead birds are removed immediately. The carcasses are transferred to the main site for incineration.</p>
<p>Documented references for:</p> <ul style="list-style-type: none"> <li>• plan showing activity layout</li> <li>• environmental risk assessment</li> </ul>	<p>Appendix 1a – Detailed Site Plan</p> <p>Appendix 1b – Full Installation Plan</p> <p>Appendix 1c – Drainage Plan</p> <p>Appendix 6b – Environmental and Accident Risk Assessment and Management Plan</p>

To be maintained throughout the life of the permit

<b>4.0 CHANGES TO THE ACTIVITY</b>	
Have there been any changes to the activity boundary?	No
Have there been any changes to the permitted activities?	No
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	n/a
<b>5.0 MEASURES TAKEN TO PROTECT LAND</b>	
Checklist of supporting information	n/a
<b>6.0 POLLUTION INCIDENTS THAT MAY HAVE HAD AN IMPACT OF LAND AND THEIR REMEDIATION</b>	
Checklist of supporting information	n/a
<b>7.0 SOIL GAS AND WATER QUALITY MONITORING</b>	
Checklist of supporting information	n/a
<b>8.0 DECOMMISSIONING AND REMOVAL OF POLLUTION RISK</b>	
Checklist of supporting information	n/a
<b>9.0 REFERENCE DATA AND REMEDIATION (where relevant)</b>	
Checklist of supporting information	n/a
<b>10.0 STATEMENT OF SITE CONDITION</b>	
Checklist of supporting information	n/a