

Site Condition Report

1.0 SITE DETAILS	
Applicants Name	W S Hauxley & Son
Activity Address	Hauxley Farm Great Stainton Stockton on Tees TS21 1NF
National Grid Reference	432673,521845
Document Reference for Site Condition Report at permit application and surrender	9th September 2025
	Location Plan
	Layout/Drainage Plan

2.0 Condition of the Land at Permit issue	
Environmental setting including: Geology Hydrogeology Surface Waters	<p>The poultry unit lies on level ground to the West of Great Stainton, 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.</p> <p>Topography and Drainage</p> <p>The poultry houses are 100 - 105 metres above sea level. Existing mature hedges and some woodland help to minimise the visual intrusion normally associated with poultry units. Site clean water drainage all goes to Attenuation pond.</p> <p>Geology and Hydrogeology</p> <p>According to the BGS Extract Map shows the site geology to be of Permian period of Rock Type – Dolostone of the Ford Formation. Searches indicate the site is underlain</p>

	<p>with a Principal Bedrock Aquifer. The Site is situated within a ground water protection outer zone 2. The Site is underlain with minor aquifer low, situated in a Groundwater Vulnerability Zone. The site is situated within a Surface water Nitrate Vulnerable Zone. The site is not situated in a Groundwater/Source protection zone.</p> <p>Hydrology</p> <p>General drainage is in a Southerly direction. Average rainfall for this area is 1100 mm. There are no nearby watercourses listed.</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 contamination</p> <p>Evidence of damage to pollution prevention measures</p> <p>Evidence of historical contamination</p>	<p>None noted</p> <p>Polluting substances – None noted Previous use prior to 2017 – Arable Farming.</p> <p>None noted</p> <p>None noted</p> <p>N/A</p>
3.0 Permitted Activities	<p>The site will consist of Four poultry houses for Broiler chicken. This will give a total of 220,000 places. Biomass boiler using biomass fuel provides Hot water</p>

	<p>heaters with back up LPG heaters for heating the poultry houses. The working area where vehicles operate is laid to concrete. Feed is delivered in covered lorries and stored on site in vermin proof steel galvanised bins.</p> <p>Immediately following depopulation, litter is removed from sheds and used on operator controlled land.</p> <p>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.</p> <p>Dead birds are removed from the houses and stored in sealed containers awaiting collection from a licensed renderer</p> <p>Diesel fuel storage is in a bunded tank/storage area.</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	Installation is adding an additional poultry house 5 and increasing bird places to 275,000, additional ground to be included in the installation boundary.
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.