Site Condition Report

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| 1.0 SITE DETAILS |  |
| Applicants Name | Mr Hugh Carter |
| Activity Address | East House Farm, Trimdon, County Durham. TS29 6NH |
| National Grid Reference | 438455,533455 |
| Document Reference for Site Condition Report at permit application and surrender | February 2023 |
|  | Location Plan |
|  | Layout/Drainage Plan |

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| 2.0 Condition of the Land at Permit issue |  |
| Environmental setting including:  Geology  Hydrogeology  Surface Waters | The poultry unit lies on level ground to the East of Trimdon. 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.  **Topography and Drainage**  The poultry houses are between 125 and 130 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 soakaways and an attenuation pond.  **Geology and Hydrogeology**  According to the BGS Extract Map shows the site geology to be of Ford Formation – Dolostone.  Searches indicate the site is underlain with a Bedrock Aquifer – Principal.  The Site is situated in a Groundwater Vulnerability Zone classified medium/medium low.  The site is situated within a Surface Nitrate Vulnerable Zone.  The site is situated in a  Groundwater/Source protection zone classified Zone III Total Catchment.  Hydrology  General drainage is in a south-easterly direction. Average rainfall for this area is 1100 mm. No nearby watercourses listed. |
| Pollution history including:  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 | None noted  Polluting substances – None noted  Previous use prior to 2023 – Arable Farming/Grazing and free-range egg production.  None noted  None noted |
| Evidence of historical contamination | N/A |
| 3.0 Permitted Activities | East House currently consists of six poultry houses 4,5 & 6 with aviary systems and houses 1-3 flat deck systems. This will give a total of 70720 places for free range layers. The working area where vehicles operate is laid to concrete. Dust deposited on grassed area by end gable fans will prevent run off to water course. Feed is delivered by the permitted mobile feed mill and stored on site in vermin proof steel galvanised bins.  Immediately following depopulation, litter is removed off site and used on operator controlled land.  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.  Dead birds are removed from the houses and stored in sealed containers awaiting collection by licensed collection agent.  Diesel fuel storage is in a bunded tank/storage area. |
| Non permitted activities undertaken | N/A |
| Document References | Location Plan  Layout/Drainage Plan  H1 Assessment |
| 4.0 Changes to Activity | Operator is applying for planning permission for a further two poultry houses with aviary systems as well as decommissioning houses 1&2. This will give a total of 124000 places for free range layers. New houses 7&8 will have heat exchangers and a litter drying system with heat provided by a biomass boiler using straw as fuel, they will also house a feed mill and silos for feed storage. Additional ground to be e installation boundary. The working area where vehicles operate is laid to concrete. Dust deposited on grassed area by end gable fans will prevent run off to water course.  Immediately following depopulation, litter is taken to the 2 litter stores.  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.  Dead birds are removed from the houses and stored in sealed containers awaiting collection by licensed collection agent.  Diesel fuel storage is in a bunded tank/storage area. |
| 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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