Site Condition Report

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| 1.0 SITE DETAILS |  |
| Applicants Name | Broachdale Birds Limited |
| Activity Address | Staxton, Scarborough, North Yorkshire. YO12 4TD |
| National Grid Reference | 500775,478017 |
| Document Reference for Site Condition Report at permit application and surrender | 7th June 2024 |
|  | 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 southwest of Staxton, 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.**Topography and Drainage** Staxton Hens poultry operations lie on a level area to the southwest of Staxton, draining to French drains. The poultry house is between 130 and 135 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 Cretaceous period of Welton Chalk Formation and Burnham Chalk formation.Searches indicate the site is located in a Ground Water Protection Zone- None.Site is located over a Principal Bedrock Aquifer.Ground water vulnerability – High.The site is situated in a Surface NVZ area.Site is located in a drinking water safeguard zone (Surface)The site, and clean water drainage is directed to French drains. Average rainfall for this area is 1150mm.HydrologyNo nearby watercourses listed.  |
| 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 – Free range egg production and arableNone notedNone noted |
| Evidence of historical contamination | N/A |
| 3.0 Permitted Activities | Single 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 sold to third parties with Duty of Care letters held from all recipients giving assurances of 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. |
| 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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