

Site Condition Report

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| 1.0 SITE DETAILS | |
| Applicants Name | PA & BJ Warkup & Sons |
| Activity Address | High Emotland Farm, Howes Lane, Driffield, Yorkshire YO25 8JS |
| National Grid Reference | 508627,451600 |
| Document Reference for Site Condition Report at permit application and surrender | 10 th February 2024 |
| | Location Plan |
| | Layout/Drainage Plan |

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| 2.0 Condition of the Land at Permit issue | |
| <p>Environmental setting including:</p> <p>Geology Hydrogeology Surface Waters</p> | <p>The poultry unit lies on level ground to the sothwest of North Frodingham. 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 between 3 and 5 metres above sea level. Tree planting will help to minimise the visual intrusion normally associated with poultry units. Clean roof and yard water drainage all goes to off-site ditch.</p> <p>Geology and Hydrogeology</p> <p>According to the BGS Extract Map shows the site geology to be of Santonian age of Rock Type – Flamborough Chalk Formation. Searches indicate the site is underlain with a Bedrock Aquifer – Principal.</p> |

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| | <p>The Site is situated in a Groundwater Vulnerability Zone, classified medium/high. The site is situated within a Surface Nitrate Vulnerable Zone. The site is not situated in, or within 250m of its boundary, to a Groundwater/Source protection zone.</p> <p>Hydrology</p> <p>General drainage is in a westerly direction. Average rainfall for this area is 1100 mm. The River Hull lies some 20m to the west.</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>None noted</p> <p>Polluting substances – None noted Previous use prior to 2024 – Free Range Egg production Arable Farming/Grazing.</p> <p>None noted</p> <p>None noted</p> |
| <p>Evidence of historical contamination</p> | <p>N/A</p> |
| <p>3.0 Permitted Activities</p> | <p>2 poultry houses for Free Range Egg production. This will give a total of 48000 places. 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> |

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| | <p>Litter belt removal operated twice weekly Immediately following depopulation, litter is removed off site 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 by a licensed renderer Diesel fuel storage is in a bunded tank/storage area.</p> |
| Non permitted activities undertaken | N/A |
| Document References | Location Plan Layout/Drainage Plan H1 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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