

Site Condition Report

1.0 SITE DETAILS	
Applicants Name	Wot A Pullet Ltd
Activity Address	Clarks Common Farm, Blamire Lane, Everingham, York. YO42 4LQ
National Grid Reference	525704,243930
Document Reference for Site Condition Report at permit application and surrender	15 th June 2020
	Location Plan
	Layout/Drainage Plan

2.0 Condition of the Land at Permit issue	
<p>Environmental setting including:</p> <p>Geology</p> <p>Hydrogeology</p> <p>Surface Waters</p>	<p>The poultry unit lies on level ground to the North East of Newsholme. 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 5 and 10 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 an attenuation pond before discharging to off-site ditch to the south west.</p> <p>Geology and Hydrogeology</p> <p>According to the BGS Extract Map shows the site geology to be of Triassic period of Rock Type – Mudstone, Mercia Mudstone Group.</p>

	<p>Searches indicate the site is underlain with a Bedrock Aquifer – Secondary B. The Site is not situated in a Groundwater Vulnerability Zone.</p> <p>The site is situated within a Surface Nitrate Vulnerable Zone.</p> <p>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 south westerly 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>None noted</p> <p>Polluting substances – None noted Previous use prior to 2020 – 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>Planning permission is being sought for two poultry houses for Broiler chicken. This will give a total of 76000 places. LPG heaters will provide hot water for heating the poultry houses. The working</p>

	<p>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 in covered lorries and stored on site in vermin proof steel galvanised bins. 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 from 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.