

## Site Condition Report

<b>1.0 SITE DETAILS</b>	
Applicants Name	T W Sewell & Sons
Activity Address	Southross Farm Poultry Unit, Southross Farm, Ellerton, York, YO42 4PX
National Grid Reference	472993, 441577
Document Reference for Site Condition Report at permit application and surrender	15 <sup>th</sup> April 2023
	Location Plan
	Layout/Drainage Plan

<b>2.0 Condition of the Land at Permit issue</b>	
<p>Environmental setting including:</p> <p>Geology Hydrogeology Surface Waters</p>	<p>The poultry unit lies on level ground to the southwest of Melbourne. Predominant land use is grazing/arable. Field pattern is small scale with a strong pattern of field boundaries. There are sensitive receptors within 400m of site.</p> <p><b>Topography and Drainage</b></p> <p>The poultry houses are between 5 and 10 metres above sea level. Extensive hedges surrounding will help to minimise the visual intrusion normally associated with poultry units. Site clean water drainage all goes to soakaway/French drain areas.</p> <p><b>Geology and Hydrogeology</b></p> <p>According to the BGS Extract Map shows the site geology to be of the Induan Age, comprising Sherwood Sandstone Formation–Sandstone. Searches indicate the site is underlain with a Bedrock Aquifer classified</p>

	<p>Principal. No Superficial Aquifer  The Site is situated in a Groundwater Vulnerability Zone, Low.  The site is not situated within a Surface Nitrate Vulnerable Zone.  The site is not situated in a drinking water protection zone.  The site is not located in a source protection zone.</p> <p><b>Hydrology</b></p> <p>General drainage is in a northerly direction. Average rainfall for this area is 1100 mm.</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 2022 – Stag Turkey production.</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>Rearing of Broiler chicken in two poultry houses. This will give a total of 80,000 places. LPG heating will provide heating for 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</p>

	<p>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. Above ground slurry store has been installed to catch all wash waters. Dead birds are removed from the houses and stored in sealed containers awaiting collection by a licensed collection agent. Diesel fuel storage is in a bunded tank/storage area.</p>
Non permitted activities undertaken	N/A
Document References	<p>Location Plan Layout/Drainage Plan H1 Assessment</p>
4.0 Changes to Activity	N/A
5.0 Measures taken to protect Land	<p>Site will be operated in compliance with “how to comply” routine maintenance schedules are followed and recorded and with any abnormal operations recorded.</p>
6.0 Pollution Incidents	N/A
7.0 Soil, gas and water quality monitoring	<p>No monitoring will be undertaken at the installation.</p>