Site Condition Report

|  |  |
| --- | --- |
| 1.0 SITE DETAILS |  |
| Applicants Name | Dinsdale Farming Ltd |
| Activity Address | Fox Hills Farm, Hag Lane, Raskelf, Yorkshire. YO61 3LW. |
| National Grid Reference | 447908,469537 |
| Document Reference for Site Condition Report at permit application and surrender | 7th October 2023  |
|  | Location Plan  |
|  | Layout/Drainage Plan |

|  |  |
| --- | --- |
| 2.0 Condition of the Land at Permit issue |  |
| Environmental setting including:GeologyHydrogeologySurface Waters |  The poultry unit lies on level ground to the South west of Raskelf. 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 20 and 25 metres above sea level. Soil bunding and tree planting will help to minimise the visual intrusion normally associated with poultry units. Site clean water drainage all goes to attenuation pond, with controlled outlet to offsite ditch.**Geology and Hydrogeology**According to the BGS Extract Map shows the site geology to be of Rock Type Mercia mudstone group - Mudstone formation.Searches indicate the site is underlain with an Aquifer classified Secondary B.The Site is situated in a Groundwater Vulnerability Zone, 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 water protection zone.The site is situated in a drinking water protection/safeguard zone (surface) HydrologyGeneral drainage is in a northerly direction. Average rainfall for this area is 1100 mm.  |
| 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 prior to 2023 – Arable Farming/Grazing.None notedNone noted |
| Evidence of historical contamination | N/A |
| 3.0 Permitted Activities | Planning permission is being sought for six poultry houses for Broiler chicken. This will give a total of 300,000 places. LPG heating will provide heating the poultry houses. 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.Heat exchangers are fitted to all houses. 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 sold.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 incineration or collection. Diesel fuel storage is in a bunded tank/storage area. |
| 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. |
|  |  |