

Site Condition Report

1.0 SITE DETAILS	
Applicants Name	W. & A. C. Rose (Farms) Ltd
Activity Address	Water Tower Farm Fillingham Park Fillingham CP West Lindsey Lincolnshire DN21 5BX
National Grid Reference	496030,387307
Document Reference for Site Condition Report at permit application and surrender	August 2026
	Location Plan
	Layout/Drainage Plan

2.0 Condition of the Land at Permit issue	
Environmental setting including: Geology Hydrogeology Surface Waters	The poultry unit lies on level ground to the northeast of Fillingham, 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 60 - 65 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 French drains routed to an unlined attenuation pond. Geology and Hydrogeology According to the BGS Extract Map shows the site geology to be of Jurassic period

	of Rock Type – Lincolnshire Limestone Formation – Limestone. Searches indicate the site is underlain with a Bedrock Aquifer – Principal No superficial aquifer. The Site is not situated within a ground water source protection zone. The Site is situated in a Groundwater Vulnerability Zone – High. The site is situated within a Surface water Nitrate Vulnerable Zone. The site is situated in a surface water safeguard drinking zone. Site is not situated in a flood risk zone. Hydrology General drainage is in an westerly direction. Average rainfall for this area is 1100 mm. The site clean drainage passes through French drains routed to an unlined attenuation pond.
<u>Pollution history including:</u> Pollution incidents that may have affected land Historical land uses and associated contaminants Any visual/olfactory evidence of existing contamination Evidence of damage to pollution prevention measures Evidence of historical contamination	None noted Polluting substances – None noted Previous use prior to 2026 – Arable production. None noted None noted N/A

3.0 Permitted Activities	The site consists of six poultry houses for Broiler chicken. This will give a total of 350,000 broiler places. LPG heaters for heating 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 steel galvanised bins. Immediately following depopulation, litter is removed from sheds and sold for third party land spreading. 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 collection from a licensed renderer Diesel fuel storage is in a bunded tank/storage area.
Non permitted activities undertaken	N/A
Document References	Location Plan Layout/Drainage Plan H1 Assessment
4.0 Changes to Activity	New bespoke permit application.
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.