

Site Condition Report

1.0 SITE DETAILS	
Applicants Name	Mercer Farming Ltd
	Gulham Poultry Unit Owersby West Lindsey Lincolnshire LN76JF
National Grid Reference	503299,395188
Document Reference for Site Condition Report at permit application and surrender	08/07/2026
	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 west of Owersby, Predominant land use is arable farming. Field pattern is semi large scale with a strong pattern of field boundaries. There are no sensitive receptors within 400m of site. Topography and Drainage The poultry houses are 70 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 offsite ditch. Geology and Hydrogeology According to the BGS Extract Map shows the site geology to be of Tealby Formation - Mudstone Searches indicate the site is not underlain

	with a Bedrock Aquifer. The Site is not situated in a Groundwater Vulnerability Zone. The site is situated within a Surface water Nitrate Vulnerable Zone. The site is not situated in a Groundwater/Source or drinking water protection zone. Installation lies in a Flood Zone 2, all poultry houses, feed silos, carcass store, biomass building, LPG tanks, fuel tank and all ancillary structures are mounted on raised concrete pads, preventing the ingress of flood waters and subsequent release of contaminated water. Hydrology General drainage is in a Southerly direction. Average rainfall for this area is 1200 mm.
<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	None noted Polluting substances – None noted Previous use prior to 2026 – Arable Farming. None noted None noted

Evidence of historic contamination, historical site investigation, assessments, remediation and verification reports.	Not applicable
Baseline soil and groundwater reference data.	No formal assessments have been made of the soils on site.
Evidence of historical contamination	N/A
3.0 Permitted Activities	The site consists of six poultry houses for Broiler chicken. This will give a total of 240000 places. Biomass boiler with LPG supplementary for heating the poultry houses. Houses will be fitted with heat exchangers. 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. 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	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.