

SITE CONDITION REPORT

**Bardney Daries Poultry Unit
Market Rasen
Lincolnshire
LN8 5JN**

Permit Number: GP3431MC

May 2026

SITE CONDITION REPORT FOR TRAFALGAR FARM

1.0 SITE DETAILS	
Name of the applicant	2Agriculture Growing Ltd
Activity address	Bardney Daries,
National Grid Reference	TF 13983 71205
Document reference and dates for Site Condition Report at permit application and surrender	Site Condition Report – Application PSCAPP2AGRI1005
Document references for site plans (including location and boundaries)	Bardney Drainage Plan

Note:

Appendix 1 shows the following:

- Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.
- Locations of receptors, sources of emissions/releases, and monitoring points.
- Site drainage.
- Site surfacing.

2.0 Condition of the land at permit issue	
Environmental setting including: • geology • hydrogeology • surface waters	The original installation covers approx. 8.2 hectares. The additional development covers approximately 14.9 hectares. The site is based on an old airfield. The farm is located in the West Lindsey area of Lincolnshire around Market Rasen. Geology • Bedrock: The LN8 area sits primarily on a transitional belt moving west to east across Lincolnshire. This area features the low-lying mudstones (such as the Charmouth Mudstone and Lias Group) transitioning eastward into the highly permeable Lincolnshire Limestone Formation. • Superficial Deposits: Depending on the exact grid reference, you may find glacial till (diamicton) or alluvial deposits alongside river valleys, influencing how water percolates or pools in the soil.

	Hydrogeology • The Lincolnshire Limestone Aquifer: This is the most dominant hydrogeological feature locally. It is a highly productive, principal aquifer that is heavily relied upon for regional public water supply. • Groundwater/Surface Water Interaction: Because the aquifer is exposed in parts of this region, rapid recharge occurs through rainfall. Conversely, where low-permeability clays and mudstones overlie it, confined groundwater pressures can form artesian conditions, which occasionally results in "blow wells" (rising groundwater) in lower elevations. Surface Water • Local Catchments: Surface drainage is heavily influenced by the River Rase and its tributaries, which run through Market Rasen. The topography slopes toward the Humber Estuary and the Wash basins, with the local streams running through valleys carved into the permeable bedrock.
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Pollution history including: • 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	The original site housed poultry and 2 Agriculture are unaware of any significant pollution incidents that occurred during the operation of the site. These houses have been demolished and 16 new houses constructed.
Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	There is no evidence of existing contamination on the site at present.
Baseline soil and groundwater reference data	Highly productive limestone aquifer heavily relied on for regional public water supply
Supporting information	•

3.0 Permitted activities

Permitted activities	Rearing of broiler chickens for meat production. Associated activities include the storage of diesel, LPG and feed.
Non-permitted activities undertaken	None
Document references for: - plan showing activity layout; and - environmental risk assessment.	Bardney Drainage Plan

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	As a result of the re-development of the site, housing will be built on land which was previously not used for poultry production. The part of the site which was not previously built on appears to have been previously cultivated, but it has been fallow for some time. A plan is submitted which shows the changes made to the activity boundary.
Have there been any changes to the permitted activities?	The site will continue to be used for poultry production.
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No
Checklist of supporting information	1 - Plan showing new site boundary