

Site Condition Report

1.0 SITE DETAILS	
Applicants Name	Mr Robert Read
Activity Address	Rise Hill Farm Langton East Lindsey LN9 5JT
National Grid Reference	522854,368006
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 free-range poultry unit lies on level ground to the southwest of Langton, with the surrounding area being flat. Predominant land use is arable and grazing. Field pattern is semi large scale with a medium pattern of field boundaries. There are nearby residences within 400 metres from the poultry range area, the nearest being 224m to the northwest of the installation boundary. Topography and Drainage Rise Hill Farm poultry operations lie on a level area to the southwest of Langton, draining to French drains, leading to two soakaways. The poultry houses are between 20 and 30 metres above sea level. Careful choice of approved building material colours help to minimise the visual intrusion normally associated with poultry units. Geology and Hydrogeology The British Geological Survey shows the

	solid geology beneath the site to be of the Jurassic period, comprising Kimmeridge Clay Formation – Mudstone. Searches indicate the site is not located in a Ground Water Protection Zone. Site is not located over a Bedrock Aquifer. Site is located over a Surface Aquifer – Secondary Undifferentiated. Ground water vulnerability – Low. The site is situated in a Surface NVZ area. Site is not located in a drinking water protected/safeguard zone The site, and clean water drainage is directed to French drains and two soakaways. Average rainfall for this area is 1150mm. Hydrology General drainage flow is in a southerly direction.
<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	None noted Polluting substances – None noted Previous use – Arable farming. None noted None noted

prevention measures	
Evidence of historical contamination	N/A
3.0 Permitted Activities	Two poultry houses, for free range egg production. This will give a total of 64,000 places. The working area where vehicles operate is laid to concrete and hard standing. Free range birds are allowed to range by means of pop holes in the sides of the poultry houses. Feed is delivered in covered lorries and stored on site in vermin proof steel galvanised bins. Manure is removed from houses by a belt system twice weekly. Immediately following depopulation, litter is removed off site, and used on operator controlled land under a manure management plan adhering to the DEFRA Codes of Good Agricultural Practices and sufficient available spreading acreage. The houses are then washed and disinfected prior to the cycle beginning again. Underground storage tank will have been installed to catch all wash waters. Dead birds are removed from the houses and stored in freezers awaiting collection by a licensed agent. Diesel fuel storage is in a bunded tank.
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.