Site Condition Report

1.0 SITE DETAILS	
Applicants Name	Stonegate Agriculture Ltd
Activity Address	Fulbeck Farm South Heath Lane Fulbeck Grantham Yorkshire NG32 3HR
National Grid Reference	495390,349965
Document Reference for Site Condition Report at permit application and surrender	26th May 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 east of Fulbeck. Predominant land use is arable farming. Field pattern is semi large scale with a strong pattern of field boundaries. There are sensitive receptors within 100m of site. **Topography and Drainage** The poultry houses are between 55 and 50 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 French drains & soakaways. **Geology and Hydrogeology** According to the BGS Extract British Geological Survey map shows that the Bedrock geology comprises Marlstone

	rock Formation – Ferruginous sandstone and ironstone - of the Jurassic age. Searches indicate the site is underlain with a Bedrock Aquifer – Secondary A. Superficial drift aquifer – Secondary A The Site is situated in a Groundwater Vulnerability Zone - High. The site is situated within a Surface Nitrate Vulnerable Zone. The site is not situated in a Groundwater/Source water protection zone. The site is not situated in a drinking water surface and groundwater safeguard zone. **Hydrology** General drainage is in a southerly direction. Average rainfall for this area is 1100 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 historical contamination	N/A
3.0 Permitted Activities	Three poultry houses for Pullet rearing. This will give a total of 80,000 places.

	Heating will be provided by LPG heaters. 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 off site and land spread on third party land. The houses are then washed and disinfected prior to the cycle beginning again. Underground storage tank has been installed to catch all wash waters. Dead birds are removed from the houses and stored in sealed containers awaiting collection. Diesel fuel storage is in a bunded integral tank in the standby generator.
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.