

Site Condition Report

1.0 SITE DETAILS	
Applicants Name	Crown Chicken Ltd
Activity Address	Lower Barn Poultry Unit Thetford Road Garboldisham Diss Norfolk IP22 2SP
National Grid Reference	601837,281025
Document Reference for Site Condition Report at permit application and surrender	August 2026
	N/A
	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 southeast of Garboldisham, 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 20 - 30 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 leading to unlined attenuation pond, with controlled discharge to off-site ditch. Geology and Hydrogeology

	According to the BGS Extract Map shows the site geology to be of Cretaceous period of Rock Type – Lewes Modular Chalk formation/Seaford Chalk formation/Newhaven Chalk formation/Culver Chalk formation and Portsdown Chalk formation (undifferentiated) . Searches indicate the site is underlain with a Bedrock Aquifer – Principal. Superficial aquifer – Secondary (undifferentiated). The Site is not situated within a ground water protection zone. The Site is situated in a Groundwater Vulnerability Zone – Med/High. The site is situated within a Surface water Nitrate Vulnerable Zone. The site is situated in a Groundwater/Source protection zone - 3. The site is not situated in a surface water safeguard/protection 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 leading to an unlined attenuation pond with controlled discharge to an off-site ditch.
<u>Pollution history including:</u> Pollution incidents that may have affected land Historical land uses and associated contaminants	None noted Polluting substances – None noted Previous use prior to 2026 – Broiler production.

Any visual/olfactory evidence of existing contamination	None noted
Evidence of damage to pollution prevention measures	None noted
Evidence of historical contamination	N/A
3.0 Permitted Activities	The site consists of four poultry houses for Broiler chicken. This will give a total of 194000 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 to AD plant. 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	Layout/Drainage Plan H1 Assessment
4.0 Changes to Activity	Operator is proposing to add an additional 4 poultry houses fitted with wet acid air scrubbing, bird place numbers to increase to 274800, with 137,400 birds housed in the existing 4 houses and 137,400 housed in the 4 new proposed houses. No additional ground to be included in the installation boundary. All four new houses will be fitted with a wet acid air scrubbing system to reduce

	the emissions of odour, dust and ammonia. Maximum storage of acid on site 1600kg stored in double skinned IBC's (800kg each) and placed in the bunded areas in the pump rooms with a capacity of 125% of the acid storage. No filling of tanks, acid pump fitted with leak detection. Spent acid is piped through non corrosive pipework to the double skin spent liquor tank which is fitted with overfill and leak detection alarms, tanker connections for emptying are within bunded area
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.