

## SITE CONDITION REPORT

For full details, see H5 *SCR guide for applicants* v2.0 4 August 2008

**COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION**

**DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7**

**AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.**

1.0 SITE DETAILS	
Name of the applicant	Mr Robert Fowell & Mr James Fowell
Activity address	EPR/LP3629LF Longfield Poultry Farm, Halls Corner Lane, Hevingham, Norwich, NR10 5NQ
National grid reference	Study area for SCR centred on TG 19529 21480
Document reference and dates for Site Condition Report at permit application and surrender	<ol style="list-style-type: none"> <li>1. Site Condition Report for Longfield Farm Poultry Unit at permit application 24<sup>th</sup> June 2025.</li> <li>2. Used desk top study to identify and examine in broad terms readily available information without intrusive investigation and a site walkover on 9<sup>th</sup> April 2025.</li> </ol>
Document references for site plans (including location and boundaries)	<ol style="list-style-type: none"> <li>1. Groundsure; 24/06/2025; Longfield Poultry Farm, Halls Corner Lane, Hevingham, Norfolk, NR10 5NQ; created at the 1:1250 scale.</li> </ol>

**Note:**

In Part A of the application form, you must give us details of the site's location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- 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.

If this information is not shown on the site plan required by Part A of the application form, then you should submit the additional plan or plans with this site condition report.

2.0 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none"> <li>• geology</li> <li>• hydrogeology</li> <li>• surface waters</li> </ul>	<p style="text-align: center;"><b><u>Landscape setting</u></b></p> <ol style="list-style-type: none"> <li>1. Located in National Character Area Profile: 78 Central North Norfolk<sup>4</sup>. Area characterised by gently undulating, sometimes flat, landscape dissected by river valleys, with the glacial landform of the Cromer Ridge and dramatic coastal cliffs</li> </ol>

providing distinctive features to the north. Gravels, sands, chalk erratics and glacial till left behind by the retreating ice of Pleistocene glaciations, and the resulting complexity of soils determine natural vegetation. Underlying chalk aquifer, fast flowing chalk rivers and biodiversity-rich, wide, lush river valleys with wooded valley slopes, including the internationally important chalk-fed River Wensum. Tranquil agricultural landscape with extensive areas of arable land, dominated by cereals with break-cropping of sugar beet and oilseed rape, and some pastures along valley floors. Ancient countryside, much of it enclosed by the 16<sup>th</sup> century, with sporadically rationalised patchwork field systems, sinuous lanes and mixed hedges with hedgerow oaks. Relatively well wooded landscape, with ancient oak and beech woodland and areas of conifer plantation.

2. Land immediately surrounding the study area used primarily for arable farming. The highway Halls Corner Lane is at the eastern end and a paddock and garden to the south-east are enclosed with No.29 Halls Corner Lane a dwelling house associated with Longfield Poultry Farm.

#### **Topography**

3. The study area is at an altitude of around 20m and is generally flat. The surrounding land rises to slightly higher ground to the north and falling to the south.

#### **Geology**

4. Artificially modified landscaped ground is to be expected onsite result of earthworks for construction of poultry houses including a limited amount of topsoil and granular subsoil.
5. Natural superficial deposit onsite is Till<sup>7</sup>. Deposited directly by and underneath a glacier without subsequent reworking by water from the glacier. It consists of a heterogenous mixture of clay, sand, gravel and boulders varying widely in size and shape (Diamicton)<sup>3</sup>.
6. Bedrock geology onsite is Wroxham Crag Group Formation resting on the chalk. It is of shallow marine origin and was deposited within the western margins of the Southern North Sea Basin during the late early to early Middle Pleistocene. Deposits consist predominantly of sand and gravel transported by rivers that drained across Triassic rocks in the English Midlands, and brown and white flint incorporated locally from the reworking of older Pleistocene deposits<sup>1</sup>.

7. Local geology has been logged 1.1 km northwest of the study area at TG18312156<sup>2</sup>.

BGS borehole reference TG12SE13	Depth metres
Ground level/topsoil	0-4.6
Sand and Gravel	4.6
Boulder clay	12.2
Crag	19.2
Chalk	42.7

*(Create table at bottom of page, copy & paste in)*

**Soil vulnerability classification - leaching potential**

8. Soilscape 6 onsite, characterised as freely draining slightly acid, loamy soil. Groundwater is vulnerable to contamination<sup>5</sup>.

**Hydrogeology**

9. Secondary B superficial aquifer onsite<sup>7</sup>. Predominantly lower permeability layers which may store/ yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.
10. Principal bedrock aquifer onsite<sup>7</sup>. Geology of high intergranular and/or fracture permeability usually providing a high level of water storage and may support water supply (drinking waste supply) and/or rivers base flow on a strategic scale.
11. Secondary superficial aquifer onsite has high groundwater vulnerability<sup>7</sup>. Assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one-kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

High	Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
Medium	Intermediate, between high & low vulnerability
Low	Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

12. Study area located inside a Drinking Water Safeguard zone for surface water<sup>5</sup>. Environment Agency has established zones around public water supplies where additional pollution control measures are needed. Water Framework Directive

(WFD) requires that Drinking Water Protected Areas be identified and given necessary protection with the aim of avoiding deterioration in quality to reduce the level of purification treatment required in the production of drinking water.

13. Study area located inside a nitrate vulnerable zone<sup>5</sup>. Areas designated as being at risk from agricultural nitrate pollution. Farmers operating within these areas must follow mandatory rules to tackle nitrate loss from agriculture including when land spreading used litter and manure from poultry houses.

14. There are no groundwater abstractions onsite.

#### **Surface waters, hydrology & catchment**

15. There are no surface water features or networks onsite.

16. Study area located within water body catchment of Hevingham Watercourse, a tributary in the operational catchment of the River Bure main river and management catchment of the Broadland Rivers<sup>7</sup>. The Water Framework Directive is an EU led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water these basins are broken down into small units known as management, operational and water body catchments.

17. Overall, chemical and ecological ratings for Hevingham Watercourse water body were Moderate, Fail and Moderate, respectively as recently as 2019<sup>7</sup>. To achieve the purpose of the Directive, environmental objectives have been set for each water body and reported on by the Agency at the end of each six-year cycle.

18. Study area located within Broadland Rivers Chalk and Crag WFD groundwater body. Overall, chemical and quantitative ratings were all Poor as recently as 2019<sup>7</sup>. Groundwater bodies are also covered by WFD with the same regime of objectives and reporting as for WFD inland surface waters.

#### **Sources of flooding**

19. Highest yearly chance of surface water flooding inside study area is medium. Between 1% and 3.3% chance of localised flooding each year in-between poultry houses 4&5 where ground level is low<sup>6</sup> and there is a soakaway. Elsewhere chances are very low staying at very low between 2040 and 2060. Surface water flooding is sometimes known as flash flooding happens when rainwater cannot drain away through normal drainage systems.

	<p>20. Yearly chances of groundwater flooding in offsite features are medium-high in a field depression within 100m north of the boundary. Between 1% and 3.3% chance of flooding each year<sup>6</sup>. Relevant on account the depression has filled with groundwater for months and risk of overspilling onsite. Excavated an offsite ditch alongside the boundary for extra infiltration. Generally, groundwater flooding is unlikely in this area<sup>6</sup>. Groundwater flooding is caused by unusually high groundwater levels when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, lasting weeks, or months.</p> <p>21. Yearly chance of flooding from rivers and the sea inside study area is very low staying at very low between 2036 and 2069. Less than 0.1% chance of a flood each year<sup>6</sup>. Low lying areas that are close to rivers or the sea are more likely to flood when water levels rise.</p> <p>22. Flooding from reservoirs is unlikely in this area<sup>6</sup>.</p> <p>23. No records for any historical flood events that may have affected land within the study area<sup>7</sup>.</p>										
<p>Pollution history including:</p> <ul style="list-style-type: none"> <li>• pollution incidents that may have affected land</li> <li>• historical land-uses and associated contaminants</li> <li>• any visual/olfactory evidence of existing contamination</li> <li>• evidence of damage to pollution prevention measures</li> </ul>	<p><b><u>Pollution incidents that may have affected land</u></b></p> <p>24. No records for any pollution incidents that may have affected land within the study area<sup>7</sup>.</p> <p><b><u>Historical land-uses and associated contaminants</u></b></p> <p>25. Established historical land-uses from OS maps at the six-inch scale (1:10,500)<sup>8</sup> and aerial photographs<sup>7</sup>:</p> <table border="1" data-bbox="673 1413 1359 1910"> <tr> <td>1887 1907 1950</td> <td>Greenfield, mostly arable agriculture, area of trees alongside Halls Corner Lane, no buildings onsite.</td> </tr> <tr> <td>1999</td> <td>Aerial photograph with 6no. poultry houses erected onsite at Longfield Poultry Farm.</td> </tr> <tr> <td>2010 2014</td> <td>Aerial photograph with 6no. poultry houses. Land use at east end near the highway has changed and 3no. liquified petroleum gas tanks have been installed.</td> </tr> <tr> <td>2020</td> <td>Aerial photograph with 6no. poultry houses. Land use at east end near the highway has changed, 3no. LPG tanks are not visible and a small building to provide welfare facilities for workers has been installed.</td> </tr> <tr> <td>2022</td> <td>Aerial photograph with 6no. poultry houses and a building for welfare facilities.</td> </tr> </table>	1887 1907 1950	Greenfield, mostly arable agriculture, area of trees alongside Halls Corner Lane, no buildings onsite.	1999	Aerial photograph with 6no. poultry houses erected onsite at Longfield Poultry Farm.	2010 2014	Aerial photograph with 6no. poultry houses. Land use at east end near the highway has changed and 3no. liquified petroleum gas tanks have been installed.	2020	Aerial photograph with 6no. poultry houses. Land use at east end near the highway has changed, 3no. LPG tanks are not visible and a small building to provide welfare facilities for workers has been installed.	2022	Aerial photograph with 6no. poultry houses and a building for welfare facilities.
1887 1907 1950	Greenfield, mostly arable agriculture, area of trees alongside Halls Corner Lane, no buildings onsite.										
1999	Aerial photograph with 6no. poultry houses erected onsite at Longfield Poultry Farm.										
2010 2014	Aerial photograph with 6no. poultry houses. Land use at east end near the highway has changed and 3no. liquified petroleum gas tanks have been installed.										
2020	Aerial photograph with 6no. poultry houses. Land use at east end near the highway has changed, 3no. LPG tanks are not visible and a small building to provide welfare facilities for workers has been installed.										
2022	Aerial photograph with 6no. poultry houses and a building for welfare facilities.										

	<p>26. No records for any historical land uses prior to the poultry houses being erected that may have affected land inside the study area<sup>7</sup>.</p> <p>27. No.29 Halls Corner Lane a dwelling house associated with Longfield poultry farm was already in place in 1887<sup>8</sup>.</p> <p><b><u>Licensed industrial activities (Part A(1))</u></b></p> <p>28. No records for any licensed industrial activities inside the study area<sup>7</sup>. Existing poultry houses were used for rearing broiler breeders (layers) below the threshold to be required to obtain an environmental permit.</p> <p>29. No records for any waste exemption activities inside the study area<sup>7</sup>.</p> <p><b><u>Visual/olfactory evidence of existing contamination</u></b></p> <p>30. No visual/olfactory evidence of existing contamination inside the study area.</p> <p><b><u>Evidence of damage to pollution control measures</u></b></p> <p>31. No evidence of damage to any pollution control measures inside the study area.</p>
Evidence of historic contamination, for example, historical site investigation, assessment, remediation, and verification reports (where available)	32. No evidence of historic contamination or records for any historical site investigation, assessment, remediation or verification.
Baseline soil and groundwater reference data	33. Based on the information available intrusive investigation to establish baseline soil and groundwater reference data was not considered warranted.
References & supporting information	<ol style="list-style-type: none"> <li>1. British Geological Survey (2014); <i>England and Wales; Sheet 147 Aylsham; Bedrock and Superficial Deposits; 1:50,000 Scale</i>.</li> <li>2. British Geological Survey; <i>Onshore borehole records</i>. Available at bgs.ac.uk</li> <li>3. British Geological Survey; <i>The BGS Lexicon of Named Rock Units</i>. Available at bgs.ac.uk</li> <li>4. Government website <i>National Character Area Profiles: information for local decision making</i>. Available at www.gov.uk</li> <li>5. Government website; <i>Soilscape (England), Drinking Water Safeguard Zones (Surface Water) (England), Nitrate Vulnerable Zones 2017 Designations (England)</i>; Available at magic.defra.gov.uk</li> <li>6. Government website; <i>Flood Risk Summary for NR10 5NQ</i>; Available at check-long-term-flood-risk.service.gov.uk</li> <li>7. Groundsure (24/06/2025) <i>Enviro Insight</i>.</li> </ol>

	8. National Library of Scotland; <i>Ordnance survey maps Six-inch, England and Wales 1842-1952</i> ; Available at maps.nls.uk
--	---

<b>3.0 Permitted activities</b>	
Permitted activities	Landowner applying for an environmental permit for the rearing of broiler chickens in accordance with the Environmental Permitting (England and Wales) Regulations 2016; Regulation 2(1); Schedule 1; Part 2; Section 6.9; Part A(1)(a)(i) Rearing poultry or pigs intensively in an installation with more than- (i) 40,000 places for poultry.
Non-permitted activities undertaken	None
Document references for:	Environmental risk assessment Longfield Poultry Farm
<ul style="list-style-type: none"> <li>• plan showing activity layout; and</li> <li>• environmental risk assessment.</li> </ul>	

Note:

In Part B of the application form, you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (*Environmental Risk Assessment - EPR H1*) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as 'dangerous' under the Control of Major Accident Hazards (COMAH) regulations and raw materials, fuels, intermediates, products, wastes, and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater, we may need to request further information from you or even refuse your permit application.

*Sections 4.0-10.0 not required for the permit application.*

<b>4.0 Changes to the activity</b>	
<b>Have there been any changes to the activity boundary?</b>	
<b>Have there been any changes to the permitted activities?</b>	
<b>Have any 'dangerous substances' not identified in the Application Site Condition</b>	

<b>Report been used or produced as a result of the permitted activities?</b>	
<b>Checklist of supporting information</b>	

### 5.0 Measures taken to protect land

Use records that you collected during the life of the permit to summarise whether pollution prevention measures worked. If you can't, you need to collect land and/or groundwater data to assess whether the land has deteriorated.

<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Inspection records and summary of findings of inspections for all pollution prevention measures</li> <li>• Records of maintenance, repair, and replacement of pollution prevention measures</li> </ul>
--	---

### 6.0 Pollution incidents that may have had an impact on land, and their remediation

Summarise any pollution incidents that may have damaged the land. Describe how you investigated and remedied each one. If you can't, you need to collect land and /or groundwater reference data to assess whether the land has deteriorated while you've been there.

<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Records of pollution incidents that may have impacted on land</li> <li>• Records of their investigation and remediation</li> </ul>
--	---

### 7.0 Soil gas and water quality monitoring (where undertaken)

Provide details of any soil gas and/or water monitoring you did. Include a summary of the findings. Say whether it shows that the land deteriorated as a result of the permitted activities. If it did, outline how you investigated and remedied this.

<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Description of soil gas and/or water monitoring undertaken</li> <li>• Monitoring results (including graphs)</li> </ul>
--	---

### 8.0 Decommissioning and removal of pollution risk

Describe how the site was decommissioned. Demonstrate that all sources of pollution risk have been removed. Describe whether the decommissioning had any impact on the land. Outline how you investigated and remedied this.

<b>Checklist of supporting information</b>	<ul style="list-style-type: none"> <li>• Site closure plan</li> <li>• List of potential sources of pollution risk</li> <li>• Investigation and remediation reports (where relevant)</li> </ul>
--	--

## 9.0 Reference data and remediation (where relevant)

Say whether you had to collect land and/or groundwater data. Or say that you didn't need to because the information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows that the land has not deteriorated.

If you did collect land and/or groundwater reference data, summarise what this entailed, and what your data found. Say whether the data shows that the condition of the land has deteriorated, or whether the land at the site is in a "satisfactory state." If it isn't, summarise what you did to remedy this. Confirm that the land is now in a "satisfactory state" at surrender.

### Checklist of supporting information

- Land and/or groundwater data collected at application (if collected)
- Land and/or groundwater data collected at surrender (where needed)
- Assessment of satisfactory state
- Remediation and verification reports (where undertaken)

## 10.0 Statement of site condition

Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:

- the permitted activities have stopped
- decommissioning is complete, and the pollution risk has been removed
- the land is in a satisfactory condition.