

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 Christopher Sargent
Activity address	EPR/VP3138FM7MY/V003 Friars Farm, Morningthorpe, Long Stratton, Norfolk, NR15 2QL
National grid reference	Study area centred on TM 21591 92469 and covers 1.96 ha.
Document reference and dates for Site Condition Report at permit application and surrender.	1. Used desk top study to research, identify and examine in broad terms readily available information without intrusive investigation and a site walkover on 10th July 2026. 2. Updated SCR with additional information including potential sources of ground contamination and contaminants in sections 1-3 and section 4. For application variation V003 to extend the installation boundary to enclose approx. 0.09 ha land east side of site to extend concrete apron to improve HGV access, create additional space for new LPG storage tanks, carcass store, utilities and enclose all drainage features including an unlined pond. acting as a soakaway. Plus enclose approx. 12 square metres north-east to enclose an unlined ditch acting as a soakaway.
Document references for site plans (including location and boundaries)	3. Groundsure: Centre of Pond 28m From Friars Farm Cottage 11m From Unnamed Road, Church Lane Morningthorpe, Norfolk, NR15 2QL, 1:1250 scale.

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:

- geology
- hydrogeology
- surface waters

Landscape setting

1. Study area located in National Character Area Profile: 83 South Norfolk and High Suffolk Claylands⁵. Area characterised by relatively flat topography, incised by stream and river valley corridors that drain the plateau and are mostly small in scale. The underlying bedrock is Late Cretaceous Chalk overlain by a chalky glacial till (also known as boulder clay) on the plateau and with bands of glacial outwash sands and gravels on the valley sides. In the north the deposits are typically less chalky and include far-travelled erratics of igneous rock brought here by the ice sheets. The underlying chalk forms the principal aquifer which supplies East Anglia. The principal river, the Waveney, flows into the southern part of The Broads at Earsham on its route out to the North Sea.
2. The till gives rise to typical stagnogley soils on the plateau, which difficult to work when wet, are extremely fertile when drained. The area is predominantly agricultural with arable farming dominating, particularly cereals, sugar beet, and oilseed rape. Intensive pig and poultry rearing takes place in large units⁵.

Topography

3. Study area located at an altitude of 50m with the land rising towards slightly higher ground to the to the southwest and falling towards the River Tas valley to the north-east. The surrounding land is used predominantly for arable farming, however there are some wooded areas and areas of semi-natural grasses.
4. There are 5no. existing poultry houses, concrete apron and associated drainage infrastructure inside the study area.

Geology

5. Artificially modified landscaped ground is to be expected. Result of earthworks for construction of the existing poultry houses, including removed a limited amount of topsoil and granular subsoil. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions, and instability.
6. Natural superficial deposits onsite are Lowestoft Formation - Diamicton. These sedimentary deposits are glacial in origin. They are detrital, created by the action of ice and meltwater, they can form a wide range of deposits and

geomorphologies associated with glacial and inter-glacial periods during the Quaternary between 423,000 and 480,000 years ago. Also known as 'drift', these are the youngest geological deposits. They rest on older deposit rocks referred to as bedrock¹.

7. Bedrock geology onsite is Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formations (Undifferentiated) – Chalk. These sedimentary rocks are shallow marine in origin. They are biogenic and detrital, generally comprising carbonate material (coccoliths), forming distinctive beds of chalk. Formed during the Cretaceous period between 72.1 and 93.9 million years ago¹.
8. Local geology has been logged below ground level (bgl) in the surrounding land. Nearest boreholes 130m to the east of the study area at Morningthorpe Manor BGS borehole reference TM29SW8 and 260m to the south-west at Long Stratton Mill BGS borehole reference TM29SW20²: -

BGS borehole reference TM29SW8	Depth bgl m
Boulder clay & glacial sands	14.5
Norwich Crag	23.8
Chalk	43.6

BGS borehole reference TM29SW20	Depth bgl m
Topsoil	0.6
Brown clay	3.1
Blue clay	5.2
Sandy clay	13.7
Blue clay	17.4
Sand and gravel	22.9
Brown clay	24.1
Brown sand	28.4
Grey clay	36.3
Chalk and flints	61.0

Hydrogeology

9. Principal bedrock aquifer onsite⁸. 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 scale⁷.
10. Secondary (undifferentiated) superficial drift aquifer onsite⁸. In general, these layers have been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.
11. Principal bedrock aquifer onsite has low groundwater vulnerability, and the secondary superficial drift aquifer onsite has medium groundwater vulnerability⁸. An 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. There are no groundwater abstractions onsite.

Soil vulnerability classification - leaching potential

13. Soilscape 18 onsite, characterised as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. Impeded drainage. Main risks are associated with overland flow from compacted or poached fields. Organic slurry, dirty water, fertiliser, pathogens, and fine sediment can all move in suspension or solution with overland flow or drain water¹⁰.
14. Study area located inside a nitrate vulnerable zone⁴. 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 manure from poultry houses.

Surface waters, hydrology & catchment

15. **Unlined pond and ditch acting as soakaways to be utilised in the existing drainage system for roof water runoff from poultry houses 1-5 and the concrete apron.** Roof water runoff from the poultry houses and concrete apron outfalls into an unlined pond offsite which acts as a partial soakaway and overflows into an inland drainage network and watercourse on the ground surface to the north. A watercourse which contains water year-round (in normal circumstances)⁸.
16. Study area located within the Hempnall Beck Water Body, a tributary of the River Yare in the Yare Operational Catchment and Broadland Rivers Management Catchment³. The Water Framework Directive (WFD) 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 ecological rating for Hempnall Beck Water Body was classified as Poor³ as recently as 2022. To achieve purpose of the WFD, environmental objectives have been set and are reported on by the Environment Agency at the end of each six-year cycle. 18. Study area located in the Broadland Rivers Chalk and Crag groundwater body and overall rating was Poor as recently as 2019³. Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting. <u>Sources of flooding</u> 19. Study area located in Flood Zone 1⁶. Present day chance of flooding from rivers and the sea is very low staying at very low between 2036 and 2069 with climate change. Less than 0.1% chance of a flood each year⁵. Low lying areas close to rivers or the sea are more likely to flood when water levels rise 20. Yearly chance of surface water flooding is Very Low staying at Very Low between 2040 and 2060 with climate change⁷. Surface water map on the government website shows medium chance localised in between poultry houses 2-5 and high chance between 2040 and 2060 with climate change⁷. Surface water flooding is sometimes known as flash flooding and happens when rainwater cannot drain away through normal drainage systems. 21. Risk of groundwater flooding is Low⁷. Study area outside of a groundwater flood alert area⁷. 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.
Pollution history including: • pollution incidents that may have affected land. • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination	<u>Pollution incidents that may have affected land.</u> 22. Potential sources of ground contamination inside study area associated with intensive rearing of poultry since the 1970s. Including storing solid feedstuffs in silos, diesel in tanks for emergency back-up generator, dirty water in below ground tanks and use of Defra approved disinfectants. 23. Potential contaminants associated with these sources include nutrient nitrogen, phosphorous, ammoniacal nitrogen, biological and chemical oxygen demand, hydrocarbons, and

evidence of damage to pollution prevention measures	pesticides. Demolition and construction work have potential to mobilise existing sources of contamination via disturbance of contaminated ground causing sediment runoff to surface water and possibly facilitate contamination to groundwater. 24. Most recent pollution inventory substances released from the poultry rearing activity to the environment included ammonia and particulate matter PM10 to air⁸. Impacts of releases inside the study area are considered to have been insignificant. The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters, and land. <u>Historical land-uses and associated contaminants</u> 25. Historical industrial land use might include potentially contaminative features⁸. Established historical land-uses from OS maps at the 1:1,250, 1:2,500, and 1:10,000 scale⁹ and aerial photographs⁸: - <table border="1"> <tr> <td>1883</td><td>Greenfield for pasture or arable agriculture, field boundaries with trees, pond and a footpath north-east to west</td></tr> <tr> <td>1884</td><td>Unchanged</td></tr> <tr> <td>1905</td><td>Removed most trees in field boundaries</td></tr> <tr> <td>1906</td><td>Unchanged</td></tr> <tr> <td>1946</td><td>Unchanged</td></tr> <tr> <td>1951</td><td>Unchanged</td></tr> <tr> <td>1976</td><td>Removed a field boundary, footpath not marked</td></tr> <tr> <td>1979</td><td>Erected a building in north-east corner presume for housing livestock (poultry). With a feed silo and concrete apron in 1999 aerial photograph.</td></tr> <tr> <td>1992</td><td>Unchanged</td></tr> <tr> <td>1999</td><td>Erected two buildings in the north – presume for housing livestock (poultry) and present-day poultry houses 2&3, with feed silos, concrete apron and a straw barn in the south in a 1999 aerial photograph</td></tr> <tr> <td>2001</td><td>Unchanged</td></tr> <tr> <td>2003</td><td>Erected a small building same place as present-day office and welfare facilities</td></tr> <tr> <td>2006</td><td>Erected present-day poultry house No 1, feed silos and extended concrete apron in the south. LPG tanks are visible. Two buildings in the north presumed for housing livestock (poultry) have been taken down to slab level in 2006 aerial photograph</td></tr> <tr> <td>2010</td><td>Unchanged</td></tr> <tr> <td>2014</td><td>Erected present-day poultry houses No 4&5 with feed silos, LPG tanks, building for emergency back-up diesel-fired generator south side of no.4 and extended the concrete apron in the north-east – all in place of concrete slabs of former livestock houses in 2014 aerial photograph. The straw barn in the south has been substantially extended.</td></tr> </table>	1883	Greenfield for pasture or arable agriculture, field boundaries with trees, pond and a footpath north-east to west	1884	Unchanged	1905	Removed most trees in field boundaries	1906	Unchanged	1946	Unchanged	1951	Unchanged	1976	Removed a field boundary, footpath not marked	1979	Erected a building in north-east corner presume for housing livestock (poultry). With a feed silo and concrete apron in 1999 aerial photograph.	1992	Unchanged	1999	Erected two buildings in the north – presume for housing livestock (poultry) and present-day poultry houses 2&3, with feed silos, concrete apron and a straw barn in the south in a 1999 aerial photograph	2001	Unchanged	2003	Erected a small building same place as present-day office and welfare facilities	2006	Erected present-day poultry house No 1, feed silos and extended concrete apron in the south. LPG tanks are visible. Two buildings in the north presumed for housing livestock (poultry) have been taken down to slab level in 2006 aerial photograph	2010	Unchanged	2014	Erected present-day poultry houses No 4&5 with feed silos, LPG tanks, building for emergency back-up diesel-fired generator south side of no.4 and extended the concrete apron in the north-east – all in place of concrete slabs of former livestock houses in 2014 aerial photograph. The straw barn in the south has been substantially extended.
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	2020	Unchanged
	2022	Unchanged
	2025	Unchanged
	<u>Visual/olfactory evidence of existing contamination</u>	
	26. No visual/olfactory evidence for any existing contamination inside study area on the site walkover on 10 th July 2026.	
	<u>Evidence of damage to pollution control measures</u>	
	27. No evidence of damage to any pollution control measures inside the study area on the site walkover on 10 th July 2026.	
	28. The poultry houses had been destocked, washed out and disinfected and feed silos emptied. In recent weeks installed new underground utilities, new below ground package dirty water storage tank with associated drainage and extended the concrete apron to protect the land.	
Evidence of historic contamination, for example, historical site investigation, assessment, remediation, and verification reports (where available)	29. No records of any historical site investigation, assessment, remediation, or verification reports to evidence any historic contamination of land inside the study area.	
Baseline soil and groundwater reference data	30. Based on the information available intrusive investigation to establish baseline soil and groundwater reference data inside the study areas was not considered warranted.	
References & supporting information	1. British Geological Survey; <i>Geology Viewer</i>. Available at https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/ 2. British Geological Survey; <i>Onshore borehole records</i>. Available at https://www.bgs.ac.uk/information-hub/borehole-records/ 3. Defra website; Catchment Data Explorer. Available at https://environment.data.gov.uk/catchment-planning 4. Government website: <i>Nitrate Vulnerable Zones 2017 Designations (England)</i>. Available at https://magic.defra.gov.uk/ 5. Government website <i>National Character Area Profiles: information for local decision making</i>. Available at https://www.gov.uk/guidance/national-character-area-profiles-information-for-local-decision-making 6. Government website; at https://flood-map-for-planning.service.gov.uk/ 7. Government website; at https://www.gov.uk/check-long-term-flood-risk 8. Groundsure Enviro+Geo Insight; <i>Centre of pond 28m from Friars Farm Cottage 11m from Unnamed Road, Church Lane, Morningthorpe, Norfolk, NR15 2Q; Date 08/07/2026</i>; Available at https://insights.groundsure.io/ 9. Groundsure Map Insight; <i>Centre of pond 28m from Friars Farm Cottage 11m from Unnamed Road, Church Lane, Morningthorpe, Norfolk, NR15 2Q; Date 08/07/2026</i>; Available at https://insights.groundsure.io/ 10. Landis; <i>Soilscapes Viewer</i>. Available at https://www.landis.org.uk/soilscapes/	

3.0 Permitted activities.

Permitted activities.	1. Permit issued 18th December 2012 for Schedule 1; Part 2; Section 6.9; Part A(1)(a) Rearing poultry or pigs intensively in an installation with more than - (i) 40,000 places for poultry. For the rearing of poultry in a facility with capacity for 49,000 duck places. 2. The working area where vehicles operate and the area surrounding the houses laid with a concrete apron. Feed delivered in covered lorries and stored onsite in package silos. Areas around buildings will be kept free from build-up of litter & spilt feed. 3. After destocking used litter is removed from the houses and exported offsite in covered vehicles for spreading on land to confer agricultural benefit or as fuel to local power stations. 4. The houses are washed out and disinfected ready for the next batch of ducks. Package underground tanks to store dirty water meet requirements under the Water Resources (Control of Pollution) (Sludge, Slurry and Agricultural Fuel Oil) Regulations 2010 (SSAFO Regulations). Footbaths managed so that they do not overflow and spent disinfectant emptied into the dirty water tanks. Wheel washings prevented from entering into surface water or groundwater. 5. Dead birds removed from the houses daily and numbers recorded. Store carcasses in secure containers with frequent collections by an approved transporter under National Fallen Stock Scheme. 6. Package, emergency back-up diesel-fired generator with separate bunded fuel tank will meet requirements under the SSAFO Regulations. Generator and fuel tank operated and maintained in accordance with manufacturer's instructions and recommendations. 7. Pesticides and veterinary medicines kept in stores that are resistant to fire, dry, frost-free, and secure against unauthorised access and capable of retaining any spillage. 8. Buildings & equipment are well maintained and kept in good repair. Regularly inspected and checked for visual signs of leakage, corrosion, structural damage, security, and correct operation. 9. Site has an accident management plan which will be implemented if an accident occurs. Events or failures that could damage the environment have been identified using the H1 Environmental Risk Assessment for accidents.
Non-permitted activities undertaken	None
Document references for: • plan to show activity layout; and	Application Variation V003 Friars Farm Surface Water Drainage Schematic Application Variation V003 H1 Environmental Risk Assessment

• environmental risk assessment.	
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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.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	• No boundary changes since permit issue. • For application variation V003 to extend the installation boundary to enclose approx. 0.09 ha land east side of site to extend concrete apron to improve HGV access, create additional space for new LPG storage tanks, carcass store, utilities and enclose all drainage features including an unlined pond. acting as a soakaway. Plus enclose approx. 12 square metres north-east to enclose an unlined ditch acting as a soakaway.
Have there been any changes to the permitted activities?	• No changes to permitted activities since permit issue. • Propose change of use from ducks to rearing broilers in application variation V003 plus add a mobile macerator as a directly associated activity.
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	• Updated Section 2 with the potential sources of ground contamination and contaminants from the intensive rearing of poultry for Application Variation V003, and would have also been evident at permit application
Checklist of supporting information	• Application Variation V003 Form EPC: Application to vary an environmental permit – Part C3.5 Intensive farming installation

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.

Checklist of supporting information

- Inspection records and summary of findings of inspections for all pollution prevention measures
- Records of maintenance, repair, and replacement of pollution prevention measures

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.

Checklist of supporting information

- Records of pollution incidents that may have impacted on land.
- Records of their investigation and remediation

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.

Checklist of supporting information

- Description of soil gas and/or water monitoring undertaken
- Monitoring results (including graphs)

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.

Checklist of supporting information

- Site closure plan
- List of potential sources of pollution risk
- Investigation and remediation reports (where relevant)

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.