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	Crown Chicken Limited, (Original permit holders Mr Albert Harvey, Mr Tom Harvey, Mr Tim Harvey, and Mr Adam Harvey trading as A.D. & T.G.F. Harvey).
Activity address	EPR/SP3430JR Beech Farm, Rectory Lane, Bunwell, Norfolk, NR16 1QU
National grid reference	Installation centred on TM 12131 94118 will cover 3.82ha after increasing boundary to enclose more land for 3no. additional houses in application variation V003 (total 10no. poultry houses)
Document reference and dates for Site Condition Report at permit application and surrender.	1. Application Bespoke Site Condition Report September 2017 used desk top study to research, identify and examine in broad terms readily available information without intrusive investigation and a site walkover on 06/09/2017. 2. Updated SCR with additional information that was relevant at permit application including potential sources of ground contamination and contaminants in sections 1-3 and updated section 4 for application variation V003 to increase boundary for more poultry houses.
Document references for site plans (including location and boundaries)	Application Bespoke Appendix 1 Site Location, Layout and Drainage Plan.

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. Site located in National Character Area Profile: 83 - South Norfolk and High Suffolk Claylands[5]. 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. 2. The till (boulder clay) gives rise to typical stagnogley soils on the plateau, which difficult to work when wet, are extremely fertile when drained. The area is agricultural with arable farming dominating, particularly cereals, sugar beet, and oilseed rape. Intensive pig and poultry rearing takes place in large units. **Topography** 3. Site located at an altitude of 68m. Surrounding land gently rises to the southwest and falls away to the east, the site itself is flat. Surrounding land used for arable farming. There is a watercourse, ponds, and a network of ditches alongside the arable field boundaries, the latter also serve site surface water drainage. **Geology** 4. Artificially modified landscaped ground is expected across the site result of earthworks to erect former and present-day livestock housing including removed a limited amount of topsoil and granular subsoil. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions, and instability. 5. Natural superficial deposit onsite is Lowestoft Formation – Diamicton (chalky boulder clay), created by the action of ice and meltwater in the glacial and inter-glacial periods[1]. 6. Bedrock geology onsite is Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portsdown Chalk Formations (Undifferentiated) – Chalk. These sedimentary bedrocks are shallow marine in origin[1]. 7. Local geology has been logged below ground level (bgl) at Common Farm 0.78km to the northeast in 1951 (BGS

borehole reference TM19SW14), at Alder Carr Farm 1.00km to the south (BGS borehole reference TM19SW9) and at Meadow Nurseries Walnut Tree Farm 0.58km to the west of the site (BGS borehole reference TM19SW30)[2]: -

BGS borehole reference TM19SW14	Depth bgl m
Loam	-
Clay & chalk stone	10.36
Brown clay & stone	12.80
Sand, clay & stone	33.22
Sand, shingle	35.36
Chalk	49.38

BGS borehole reference TM19SW9	Depth bgl m
Existing well	8.84
Black clay	19.81
Grey sand	21.34
Grey clay	27.43
Grey sand	32.31
Black sand	33.83
Chalk	49.38

BGS borehole reference TM19SW9	Depth bgl m
Topsoil	-
Loam	0.30
Yellow clay	1.22
Blue clay	5.49
Grey clay	16.76
Grey sand and stones	22.25
Chalk	33.83

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Hydrogeology

8. Secondary (undifferentiated) superficial aquifer onsite. 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[8].

9. Principal bedrock aquifer onsite. 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. Principal aquifers were previously major aquifers[8].

10. Secondary superficial drift aquifer has medium groundwater vulnerability. An assessment of 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[8]:

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.

11. Principal bedrock aquifer has low groundwater vulnerability[8].

12. Site located in a Source Protection Zone 3 Total Catchment. SPZs define the sensitivity of an area around a potable abstraction site to contamination[4]. Environment Agency has defined SPZ around large and public potable groundwater abstraction sites to provide additional protection to safeguard drinking water quality. Zones show risk of contamination from activities that might cause pollution in the zone. Zone 1 is an inner protection zone, 2 is an outer protection zone and zone 3 is the total catchment. Closer the activity, greater the risk.

13. Site located inside a nitrate vulnerable zone. Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture[4].

14. No groundwater abstraction onsite.

Soil vulnerability classification - leaching potential

15. 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 water[10].

Surface waters, hydrology & catchment

16. Site bisected by the boundaries of both the River Tiffey (u/s Wymondham STW) and Tas (Head to Tasburgh) waterbody catchments, tributaries of the river Yare operational catchment and Broadland Rivers Management Catchment[3]. 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. Ecological status rating for the River Tiffey (u/s Wymondham STW) and Tas (Head to Tasburgh) waterbody catchments, was Poor and Moderate, respectively as recently as 2019. Chemical status was Fail as recently as 2019 on account of priority hazardous substances – chemicals identified under WFD as posing significant risks to the environment or human health because of their toxicity, persistence, or ability to bioaccumulate. To achieve purpose of WFD, environmental objectives have been set and reported on by the Environment Agency at the end of each six-year cycle. 18. No surface water features or networks onsite. **Sources of flooding** 19. Site located in Flood Zone 1 – present day chance of flooding from rivers and the sea is very low staying at very low between 2070 to 2175 with climate change[6]. Low lying areas that are close to rivers or 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 change, less than 0.1% chance of a flood each year[7]. Present day potential for localised surface water flooding predicted on land north side of poultry house 2 and in between houses 5 and 6 and higher chance between 2040 and 2060 with climate change, however likely mitigated by existing French drains filled with stones in same place. Surface water flooding is sometimes known as flash flooding happens when rainwater cannot drain away through normal drainage systems. 21. Site outside of a groundwater flood alert area[7]. 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 • evidence of damage to pollution prevention measures	**Pollution incidents that may have affected land.** 22. Potential sources of ground contamination associated with operation of pig houses since 1961 at Hercourt's Buildings in southwest area of site – storing solid feedstuffs in silos, storing diesel for tractors, storing carcases in containers, and storing solid manure and slurry. 23. Hercourt's Buildings included seven pig houses, open sided Dutch barn, storage buildings, slurry tank and hardstanding were demolished by professional contractor in 2017 and waste material removed from the site. Residual fragments of solid demolition waste included broken concrete, bricks, fibre

cement board and roofing was visible in the same place on a site walkover on 06/09/2017.

24. Potential sources of ground contamination onsite associated with operation of poultry houses since the mid-1980s – storing solid feedstuffs in silos, storing diesel for emergency back-up generator, using Defra approved disinfectants, storing carcases in containers and dirty water in below ground tanks.

25. These sources may have resulted in contamination migrating into soil, surface water runoff, and seepage into groundwater. Potential contaminants associated with these sources include nutrient nitrogen, phosphorous, ammoniacal nitrogen, biological, chemical oxygen demand, hydrocarbons, and 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 facilitate contamination discharge to the ground.

Historical land-uses and associated contaminants

26. Established historical land-uses onsite from OS maps at the 1:2,500 and 1:1,250 scale[9] and aerial photographs[8]: -

1884	Greenfield for arable agriculture or pasture, field boundaries, trees and trackways off Rectory Lane, three ponds and two small buildings inside southwest corner.
1905	Unchanged besides the two buildings have been removed
1907	Unchanged
1950	Unchanged besides a new building has been erected inside southwest corner
1973	Unchanged besides removed most field boundaries and enclosed a 0.602ha plot in southwest corner next to Rectory Lane and erected four larger buildings and another offsite now labelled as Hercourt's Buildings - for rearing pigs and storing straw. Pond on east side has been infilled. Most land continues to be greenfield for arable agriculture.
1975	Unchanged
1977	Unchanged
1995	Four more buildings for rearing pigs erected with Hercourt's Buildings and marked a slurry pit - or more likely solid manure heaps based on recent aerial photographs. Erected four present day poultry houses with concrete apron. Infilled larger of two ponds inside western boundary to construct the poultry houses. Most land onsite continues to be greenfield for arable agriculture
1999	Unchanged. In addition, feed storage silos on pig and poultry houses, liquified petroleum gas (LPG) tanks and muck heaps are visible on an aerial photograph.
2001	Unchanged

2003	Unchanged
2006	Unchanged on an aerial photograph
2010	Unchanged
2014	Unchanged besides erected a circular feature at Hercourt's buildings an above ground slurry storage tank on an aerial photograph
2020	Demolished and removed all Hercourt's buildings (in 2017) leaving only one present day onsite building converted to an office, cloakrooms and mess and an offsite straw barn. Erected three more present day poultry houses onsite with concrete apron, liquified petroleum gas tanks, feed storage silos and mains water tank. Only a third of the land onsite remains undeveloped and continues to be used for arable agriculture.
2022	Unchanged on an aerial photograph
2026	Marked as Hircocks Farm on present day maps.

27. No records of past land use for any historical industrial land uses including tanks, energy features, petrol stations, garages, military land, railway, waste sites historical or active landfill inside the installation boundary[8].

Visual/olfactory evidence of existing contamination

28. No visual/olfactory evidence for existing contamination onsite on a site walkover on 06/09/2017 to create the SCR for the permit application.

29. No visual/olfactory evidence for existing contamination onsite on a site walkover on 14/01/2026 to update the SCR to apply to enclose more land for 3no. additional houses in application variation V003 (total 10no. poultry houses).

Evidence of damage to pollution control measures

30. No evidence for damage to any pollution control measures onsite associated with poultry houses on a site walkover on 06/09/2017. Hercourt's Buildings for rearing pigs had already been demolished and waste material removed from the site.

31. No evidence for damage to any pollution control measures onsite associated with poultry houses on a site walkover on 14/01/2026 to update the SCR to apply to enclose more land for 3no. additional houses in application variation V003 (total 10no. poultry houses).

Evidence of historic contamination, for example, historical site investigation, assessment, remediation, and verification reports (where available)	32. No records of any historical site investigation, assessment, remediation, or verification reports to evidence any historic contamination of land onsite.

Baseline soil and groundwater reference data	33. Based on the information available intrusive investigation to establish baseline soil and groundwater reference data inside the installation was not considered warranted.
References & supporting information	1. British Geological Survey; *Geology Viewer*. Available at https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/ 2. British Geological Survey; *Onshore borehole records*. 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: *Source Protection Zones merged England*; *Nitrate Vulnerable Zones 2017 Designations (England)*. Available at https://magic.defra.gov.uk/ 5. Government website *National Character Area Profiles: information for local decision making.* 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 Insight*; 1 Hircocks Farm, Rectory Lane, Bunwell, Norfolk, NR16 1QU Date 02/01/2026* 9. Groundsure Map Insight*; 1 Hircocks Farm, Rectory Lane, Bunwell, Norfolk, NR16 1QU Date 02/01/2026* 10. Landis; *Soilscapes Viewer*. Available at https://www.landis.org.uk/soilscapes/

3.0 Permitted activities.

Permitted activities.	1. 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. Seven poultry houses for rearing poultry with capacity for 176,000 places for broilers. 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 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 broilers. Installed underground tanks to store dirty water and will meet requirements under the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010 (SSAFO Regulations). Footbaths managed so that they do not overflow, and spent disinfectants 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 macerated eggs, dead chicks, dirty water from cleaning the macerator and carcases of dead chickens

	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 the 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	• Current waste exemptions onsite for burning waste in the open, deposit of waste from dredging internal waters and storage of waste in a secure place[8] are common agricultural waste exemptions and any adverse impacts onsite are considered to be insignificant. • Onsite electricity substation[8].
Document references for: • plan showing activity layout; and • environmental risk assessment.	• Application Variation V003 Site plan inc. drainage schematic, Groundsure; Hircocks Farm, Rectory Lane, Bunwell, Norfolk, NR16 1QU; Date 02/01/2026; 1:1250 scale. • Application Variation V003 Environmental risk assessment.

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?	1. Application Variation V003 to increase the boundary to enclose more land for 3no. additional houses (total 10no. poultry houses) and smaller areas elsewhere so all the activities are within a recognisable boundary on the ground.
Have there been any changes to the permitted activities?	• Medium velocity extraction fans (Vents greater than 3.5m high, fan efflux velocity 11m/s) installed on ridges of houses 1-4 during repairs in 2019 and retained the existing air inlets in sides of houses. Replaced the natural ventilation via the side inlets and taken out through continuous ridge outlets. • Permit holder changed to Mr Tom Harvey, Mr Tim Harvey, and Mr Adam Harvey in 2024. • Full transfer to Crown Chicken Ltd in 2024.
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	2. Updated section 2 with application variation V003 with potential sources of ground contamination onsite and contaminants used or produced as a result of rearing pigs and poultry that would have been evident at permit application.
Checklist of supporting information	EPR/SP3430JR/V002 Notice of variation issued 12/01/2024. EPR/SP3430JR/T003 Notice of transfer to Crown Chicken Ltd issued 19/01/2024.

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.