

Site Condition Report

1.0 SITE DETAILS	
Applicants Name	J C Frost & Co Ltd
Activity Address	Downmore Farm Poultry Unit Downmore Farm Banham Road Old Buckenham Norfolk NR17 1PN
National Grid Reference	606748,290322
Document Reference for Site Condition Report at permit application and surrender	August 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 south of Old Buckenham, 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 40-45 metres above sea level. Existing mature hedges and extensive woodland help to minimise the visual intrusion normally associated with poultry units. Site clean water drainage all goes to French drains acting as soakaways. Geology and Hydrogeology According to the BGS Extract Map shows

	the site geology to be of Cretaceous period, comprising Lewes Modular Chalk formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown (Undifferentiated) Chalk. Searches indicate the site is underlain with a Bedrock Aquifer – Principal Superficial aquifer – Secondary A. The Site is situated in a Groundwater Vulnerability Zone – Medium. The site is situated within a Surface water Nitrate Vulnerable Zone. The site is situated in a Source protection zone – 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 roof drainage passes through French drains acting as soakaways. Clean yard water goes to soakaway.
<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	None noted Polluting substances – None noted Previous use prior to 2026 – Free Range Broiler production. 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 three poultry houses for Broiler chicken. This will give a total of 80000 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 spread on operator land. 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	Location Plan Layout/Drainage Plan H1 Assessment
4.0 Changes to Activity	New bespoke permit application.
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.