Site Condition Report

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| 1.0 SITE DETAILS |  |
| Applicants Name | ECD Poultry Ltd |
| Activity Address | Hungry Hill Poultry Farm Hungry HillNorthreppsNorfolk NR27 0LN |
| National Grid Reference | 625104,339583 |
| Document Reference for Site Condition Report at permit application and surrender | 20th March 2025  |
|  | Location Plan  |
|  | Layout/Drainage Plan |

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| 2.0 Condition of the Land at Permit issue |  |
| Environmental setting including:GeologyHydrogeologySurface Waters |  The poultry unit lies on level ground to the east of Northrepps. 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 around 60 - 65 metres above sea level. Hedges and tree planting will help to minimise the visual intrusion normally associated with poultry units. Site clean water drainage all goes to on-site soakaway and French drains.**Geology and Hydrogeology**According to the BGS Extract British Geological Survey map shows that the Bedrock geology comprises Wroxham Crag formation – Sand and Gravel, of the Quaternary period.Searches indicate the site is underlain with a Principal Bedrock Aquifer. Superficial drift aquifer – Secondary A. The Site is situated in a Groundwater Vulnerability Zone – Medium/High.The site is situated within a Surface Nitrate Vulnerable Zone.The site is not situated in a Groundwater/Source water protection zone.The site is not situated in a drinking water protection/safeguard zone HydrologyGeneral drainage is in a south westerly direction. Average rainfall for this area is 1100 mm.  |
| Pollution history including:Pollution incidents that may have affected landHistorical land uses and associated contaminantsAny visual/olfactory evidence of existing contaminationEvidence of damage to pollution prevention measures | None notedPolluting substances – None notedPrevious use prior to 2025 – Turkey production.None notedNone noted |
| Evidence of historical contamination | N/A |
| 3.0 Permitted Activities | Eight poultry houses for Broiler chicken. This will give a total of 214,000 places. Heating will be provided by LPG heaters. 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 off site and sold.The houses are then washed and disinfected prior to the cycle beginning again. Underground storage tanks have been installed to catch all wash waters.Dead birds are removed from the houses and stored in sealed containers awaiting collection. Diesel fuel storage is in a bunded integral tank in the standby generator. |
| Non permitted activities undertaken | N/A |
| Document References | Location PlanLayout/Drainage PlanH1 Assessment |
| 4.0 Changes to Activity | N/A  |
| 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. |
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