

Site Condition Report

1.0 SITE DETAILS	
Applicants Name	ECD Poultry Ltd
Activity Address	Setchey Poultry Farm Manor Farm West Winch Setchey Norfolk PE32 1SL
National Grid Reference	564037,314164
Document Reference for Site Condition Report at permit application and surrender	16th March 2025
	Location Plan
	Layout/Drainage Plan

2.0 Condition of the Land at Permit issue	
Environmental setting including: Geology Hydrogeology Surface Waters	<p>The poultry unit lies on level ground to the east of Setchey. 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.</p> <p>Topography and Drainage</p> <p>The poultry houses are around 4 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 French drains with outlets to an unnamed Drain to the east, ultimately reaching the River Nar.</p> <p>Geology and Hydrogeology</p>

	<p>According to the BGS Extract British Geological Survey map shows that the Bedrock geology comprises Kimmeridge Clay formation – Mudstone, of the Jurassic period.</p> <p>Searches indicate the site is not underlain with a Bedrock Aquifer. No Superficial drift aquifer.</p> <p>The Site is situated in a Groundwater Vulnerability Zone – Low/medium.</p> <p>The site is situated within a Surface Nitrate Vulnerable Zone.</p> <p>The site is not situated in a Groundwater/Source water protection zone.</p> <p>The site is not situated in a drinking water protection/safeguard zone</p> <p>Hydrology</p> <p>General drainage is in a easterly direction. Average rainfall for this area is 1100 mm.</p>
<p><u>Pollution history including:</u></p> <p>Pollution incidents that may have affected land</p> <p>Historical land uses and associated contaminants</p> <p>Any visual/olfactory evidence of existing contamination</p> <p>Evidence of damage to pollution prevention measures</p>	<p>None noted</p> <p>Polluting substances – None noted Previous use prior to 2025 – Arable farming.</p> <p>None noted</p> <p>None noted</p>

Evidence of historical contamination	N/A
3.0 Permitted Activities	<p>Twelve poultry houses for Broiler chicken. This will give a total of 415,000 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.</p>
Non permitted activities undertaken	N/A
Document References	<p>Location Plan Layout/Drainage Plan H1 Assessment</p>
4.0 Changes to Activity	N/A
5.0 Measures taken to protect Land	<p>Site will be operated in compliance with “how to comply” routine maintenance schedules are followed and recorded and with any abnormal operations recorded.</p>
6.0 Pollution Incidents	N/A
7.0 Soil, gas and water quality monitoring	<p>No monitoring will be undertaken at the installation.</p>