

## Site Condition Report

<b>1.0 SITE DETAILS</b>	
Applicants Name	Newcombe-Baker Farms Ltd
Activity Address	Whin Close Poultry Farm Docking Road Sedgeford Hunstanton Norfolk PE36 5LL
National Grid Reference	573095,336273
Document Reference for Site Condition Report at permit application and surrender	18 <sup>th</sup> October 2022
	Location Plan
	Layout/Drainage Plan

<b>2.0 Condition of the Land at Permit issue</b>	
<p>Environmental setting including:</p> <p>Geology Hydrogeology Surface Waters</p>	<p>The poultry unit lies on level ground to the east of Sedgeford. Predominant land use is woodland and 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><b>Topography and Drainage</b></p> <p>The poultry houses are between 110 and 120 metres above sea level. Extensive woodland surrounding will help to minimise the visual intrusion normally associated with poultry units. Site clean water drainage all goes to soakaway areas.</p> <p><b>Geology and Hydrogeology</b></p> <p>According to the BGS Extract Map shows the site geology to be of the Turonian</p>

	<p>Age period, comprising Lewes Chalk Formation.</p> <p>Searches indicate the site is underlain with a Bedrock Aquifer classified Principal and superficial aquifer classified Secondary (Undifferentiated).</p> <p>The Site is situated in a Groundwater Vulnerability Zone, Med/High.</p> <p>The site is situated within a Surface Nitrate Vulnerable Zone.</p> <p>The site is not situated in a drinking water protection zone.</p> <p>The site is located in a source protection zone classified Zone 2 outer protection zone.</p> <p><b>Hydrology</b></p> <p>General drainage is in a southerly 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 2022 – Broiler production.</p> <p>None noted</p> <p>None noted</p>
<p>Evidence of historical contamination</p>	<p>N/A</p>
<p>3.0 Permitted Activities</p>	<p>Rearing of Broiler chicken in eight poultry</p>

	<p>houses. This will give a total of 360,000 places. Biomass heating will provide heating for 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 off site and sold with some used on operator controlled 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.</p> <p>Dead birds are removed from the houses and stored in sealed containers awaiting collection by a licensed collection agent. Diesel fuel storage is in a bunded tank/storage area.</p>
Non permitted activities undertaken	N/A
Document References	<p>Location Plan  Layout/Drainage Plan  H1 Assessment</p>
4.0 Changes to Activity	Installation boundary to be increased for a further two poultry houses and increasing bird places to 380,000
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.