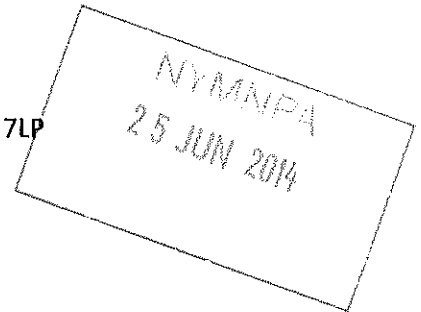


Cundalls

15 Market Place, Malton, North Yorkshire, YO17 7LP

www.cundalls.co.uk



PROPOSED ERECTION OF A GENERAL PURPOSE BUILDING TO HOUSE PIGS AT THIRLSEY FARM, SILPHO, SCARBOROUGH, NORTH YORKSHIRE REF. NO. NYM/2014/0198/

ENVIRONMENTAL STATEMENT

DESCRIPTION OF DEVELOPMENT

The proposed Development will be a single storey unit of approximately 1021 sq. Mtrs.

The external elevations will be constructed of concrete panels to 2 Metres high with natural grey Yorkshire Boarding to the eaves. The roof will be constructed of dark grey fibre cement roof panels with some roof light panels to add extra natural light into the Building.

The external appearance of the proposed Building has been specifically designed to mirror the existing buildings in as many ways as possible.

There is a need for the Development to increase the viability of the established business. Pig keeping on a straw based system causes no environmental issues.

Due to the nature of the management of the Development after Completion, there will be no significant emissions or residues. Farmyard manure will be a bi-product of the activity which is a valuable fertiliser to the farming enterprise, and can be spread on the adjoining land.

LANDSCAPING/SCREENING

The Development will be situated adjacent to established tree planting areas with other significant mature tree planting close by resulting in little or no landscaping requirements. Hence there are no aspects of the environment to be significantly affected by the Development.

The applicants would consider if necessary a screening belt of native trees to the south of the development if this was considered essential

ALTERNATIVES CONSIDERED

All areas of the holding were considered by the applicant but the proposed site put forward was considered to be the best taking into account the environmental effects because

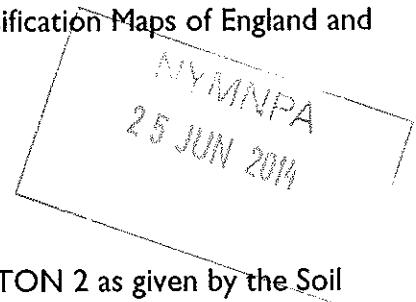
- 1) The proposed site is relatively flat and so requires the least amount of excavation work to prepare the base work
- 2) The proposed site is best screened by established trees and shelter belts
- 3) Existing roadways will serve the site
- 4) The proposed new development is close to buildings of the main holding so reducing mechanical transport between sites

LAND CLASSIFICATION

DESCRIPTION

The Land Classification is shown as Grade III on the Land Classification Maps of England and Wales.

This is important land for Agricultural purposes.



SOIL TYPE

The Soil type at Thirlsey Farm is predominantly known as ELMTON 2 as given by the Soil Survey of England and Wales.

The geology of ELMTON 2 is Jurassic Limestone and Clay with soil and site characteristics of shallow, well drained brashy Calcareous Fine Loamy Soils over Limestone. Some deeper fine loamy or fine loamy over clayey soils.

The main type of cropping/land use on these soils is noted as Cereals, short term grassland with stock rearing and dairying.

NITROGEN VULNERABLE ZONE

The site of the proposed new Building is within a Groundwater Nitrogen Vulnerable Zone (NVZ) as reviewed by The Environment Agency.

Where the land falls within an NVZ, the Nitrate Pollution Prevention Regulations require the occupier to work within certain rules and restrictions (known as the action programme).

THE LIVESTOCK MANURE N FARM LIMIT

The Rules state that in any calendar year, the amount of Nitrogen in livestock manure that is applied does not exceed 170kg/ha. This is a 'loading limit'. The figure is averaged over the Farm.

GROUND WATER

FROM TABLES:

1 Sheep produced 11.9 KgN/year
 1 Pig produced 11.0 KgN/year



AT THIRLSEY FARM:

Total Area = 151.64 Ha.	=	£ 4,165 KgN/Year
350 Breeding Ewes @ 11.9 KgN/Year	=	£16,000 KgN/Year
2000 Pigs @ 8 KgN/Year		-----
	TOTAL	£20,165 KgN/Year

This calculation gives a figure of 132 Kg/Ha. of livestock manure applied, well within the 170kg/Ha maximum given by The Environment Agency.

GROUND WATER PROTECTION ZONE

The site is located in a Groundwater Source Protection Zone (SPZI) for an important public water supply.

Groundwater Protection Principles and Practice (GP3) sets out the approach to managing and protecting ground water. Position Statements H7 (Livestock Housing) and H8 (Storage of Organic Manure on Farms) relate to farm activities and development.

Site Specific Mitigation is required to minimise the risk drinking water supplies.

LIVESTOCK MANAGEMENT/SITE SPECIFIC MITIGATION

Up to 1000 production pigs will be kept in the development at anyone time which is well below the need for an Environmental Impact Assessment which comes into effect when any development exceeds 900 breeding sows or 3000 production pigs

All livestock houses inside including the proposed new building for Pigs will be on straw bedding, with the bedding renewed on a daily basis.

There will be no slurry or any liquid waste removed from the building.

All farm yard manure is stored on the holding and spread on land attached to the Holding 375 acres as and when conditions are suitable.

All clean water (rainwater run off from roofs and open concrete areas) will be directed to soakaways

CONCLUSION

The amount of development at Thirlsey Farm, if approved by the Application will:

- (i) Mirror existing buildings and other developments in the area
- (ii) The development is located close to established tree screening and, therefore, the impact on the landscape is insignificant.
- (iii) There is a demand for the development to increase the viability of the farming unit.
- (iv) Be well within Guidelines issued by The Environmental Agency as regards Nitrate levels.
- (v) Be of little or no risk to ground water
- (vi) Offers good conditions for Pig production as regards to animal welfare.
- (vii) No aspects of the environment will be significantly affected by the Development.

Keith D. Warters, MRICS
Business Partner
CUNDALLS

KDW/LAB

23rd June, 2014.

