

PLANNING POLICY STATEMENT

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1. Introduction

This Statement identifies the context and need for the proposed development. In particular it is intended to show how the applicant considers that the proposed development accords with relevant national and local development plan policies and supplementary planning documents.

This statement was prepared by David Collier, who has been a Chartered Town Planner since 1986 and has been a full Member of the Royal Town Planning Institute since that time. His experience includes a decade as national planning adviser to the National Farmers' Union of England and Wales, and seven years as a self-employed planning consultant. He holds undergraduate and postgraduate

qualifications in spatial planning. He has also been elected to full membership of the British Institute of Agricultural Consultants.

2. Description of Proposed Development

The proposal is the erection of an alpaca welfare building and feed store, field shelters and poultry shed together with associated works including an access track, all-weather turn-out / exercise area, and hard standing.

This application should be considered alongside two others: for temporary accommodation for a farm worker, and for stables for non-commercial use.

The land has been purchased by the applicants expressly to enable the establishment of a viable agricultural business utilising alpacas (for breeding, rearing and sale) and also for use in special needs educational settings. It is noted that both of the applicants' children have special needs and the applicants use the alpacas for their educational and developmental needs. Having seen the benefits afforded by these animals, they wish to develop the business model further and offer special educational opportunities to others. Poultry will also be kept with hens and ducks producing eggs for local sales.

It is understood that the applicants have been in contact with the Council's Environmental Health Department with a view to obtaining a licence under the Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018, though they cannot complete the forms until all the agricultural buildings have been approved and erected so that the appropriate care can be given.

The applicants' intention is to develop the farm over the next three years such that there will be:

- **alpacas** – working towards a breeding herd of 20-30 females, plus stud males and youngstock. The applicants presently own some 29 alpacas with breeding females and a stud male along with 5 entire males – waiting for evaluation as stud animals, thereafter to be sold – and 4 “walking boys” (wethers); herd growth will be by natural (home-bred) expansion. Sales of alpacas will occur (starting in Year 1) with additional diversified income streams including the provision of care facilities and occasional experience days;
- **chickens and ducks** producing free-range eggs, which will be sold locally, either roadside or delivered, with 100 hens/ducks in Year 1 rising to approximately 300 in Year 3 (the budgets use hens as the model, albeit the actual ratio of hens/ducks will vary depending on market growth);
- **bee hives** with honey harvested and sold.

The alpaca welfare building is needed to fulfil a number of functions. It will provide a suitably sheltered space for veterinary checks and treatment. Alpacas require regular worming, clostridial disease vaccination, and (as in this case) occasional toenail trimming when kept on soft pasture. Breeding animals (as in this instance) require more husbandry than fibre or ornamental stock, particularly during pregnancy.

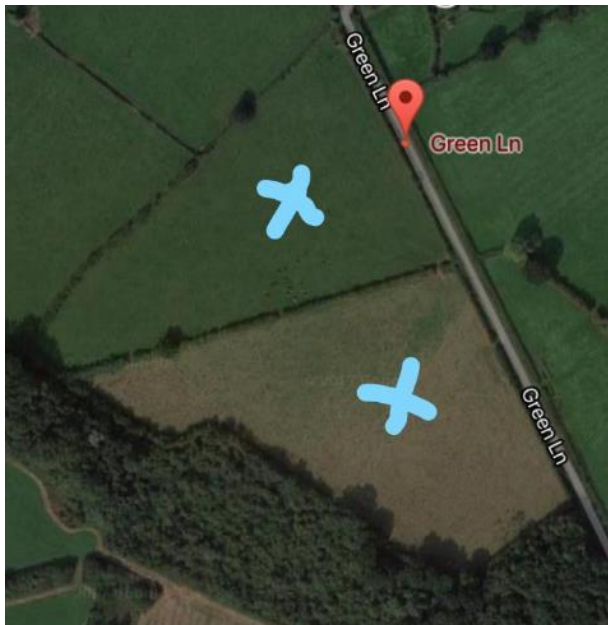
Although alpacas are able to survive out of doors, they benefit from shelter from rain, which is why the field shelters are proposed.

The poultry will have access to runs in the daytime and are locked up at night. The rules for free-range egg production are set out in the Egg Marketing Regulations. Birds must have continuous day-time access to land mainly covered in vegetation. Runs should extend no more than 150m from the

nearest building (350m if shelters and drinkers are provided), and should not be used for any other purpose apart from orchards, woodland or livestock. More details of the enterprise appear in the technical appraisal for the temporary worker accommodation. The number of egg-laying birds will be increased to 300 over a three-year period. Although this constitutes a relatively small unit, we have completed a SCAIL¹ analysis (see Appendix 3) in order to reassure Natural England (and other interested parties) that there will be no adverse implications for Sites of Special Scientific Interest (SSSI) in the locality.

3. Site and surroundings

The land at Burnaston extends to 6.4ha (approximately 15.8 acres) and is agricultural grassland. Along the eastern boundary runs Green Lane, a lightly-trafficked *cul-de-sac* serving an emergency exit from the neighbouring Toyota car factory, to the south-east. There are hedgerows to the north and east, while the south-western boundary is marked by woodland (New Gorse Fox Covert). Photographs of the site and surrounding area can be found in Appendix 1.



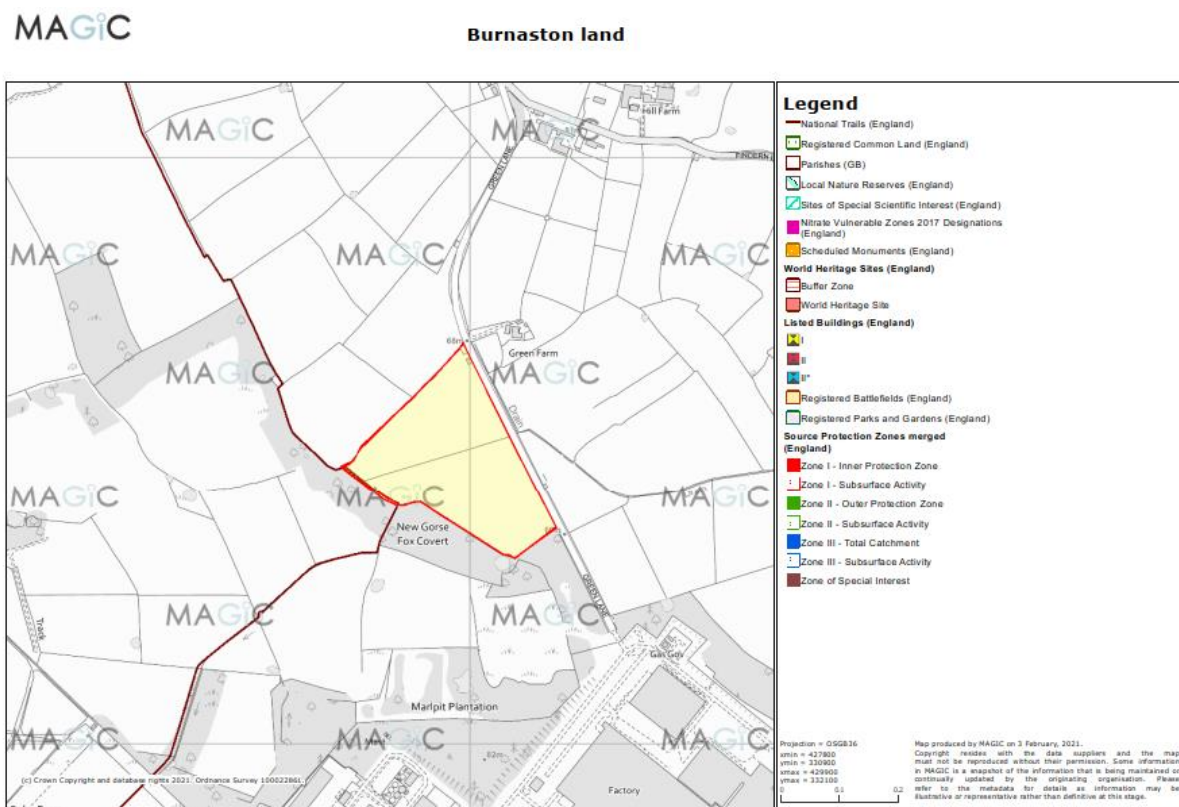
1. The two fields, marked with crosses

The land is on the border between Etwall and Burnaston parishes. The site of the proposed buildings lies approximately 450 metres to the north of the nearest part of the aforementioned Toyota car factory. It is 1 kilometre due south of the centre of the village of Burnaston, and 2 kilometres to the east of the larger settlement of Etwall. The site is 9 kilometres south-west of the centre of Derby.

The only public right of way in the vicinity is Burnaston FP 6, which runs through the woodland (New Gorse Fox Covert) just beyond the south-west boundary of the land. An extract from the County Council's interactive map appears below.

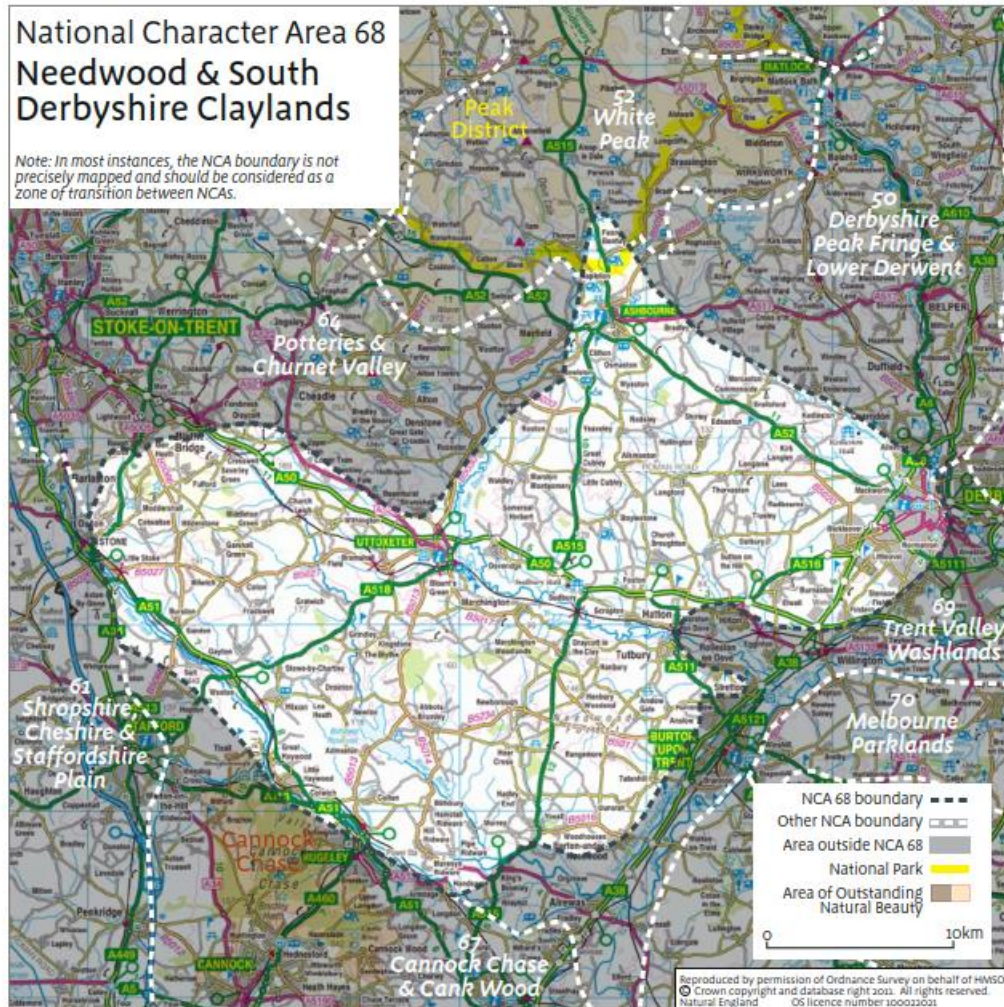
¹ Simple Calculation of Atmospheric Impact Limits

An analysis using the government's MAGIC database (see map, below) confirms that the site is not within a Green Belt, a Scheduled Monument, World Heritage Site, Registered Battlefield, Nitrate Vulnerable Zone (NVZ) or Source Protection Zone. There are no Listed Buildings in the vicinity. Although the site is within the consultation zone for SSSIs, there are no SSSIs (or Nature Reserves) in the immediate vicinity.



The land falls within the Needwood and South Derbyshire Claylands National Character Area (NCA). Although divided by the River Dove's wide flood plain, the NCA is predominately a rolling plateau that slopes from the southern edge of the Peak District to the valley of the River Trent in the south-

west. Also in the south are frequent plantations and ancient woodlands of the former Forest of Needwood. Elsewhere, the extensively hedged and pastoral landscape is dominated by mixed farming and features a dispersed pattern of villages and other settlements. Hedgerow trees also contribute to the wooded character of this NCA.



4. Map showing the Natural Character Area

Natural England have identified four Statements of Environmental Opportunities (SEO) for the NCA, including SEO 1: Conserve and enhance the essential character of this mainly pastoral mixed farm landscape with its distinctive field and settlement patterns, hedgerow trees, varied hedgerow types and heritage assets, enhancing and expanding the network of farmland habitats and improving access opportunities while sustaining food provision.

The NCA Profile indicates that the aims of SEO1 can be achieved by means of, *inter alia*, seeking to retain the mixed land use pattern of pasture and dairying, arable and woodland; maintaining the distinctive enclosure patterns to conserve the historical record of small- to-medium-sized fields north of the Dove; and managing hedgerows in traditional local Midlands style.

Continued agricultural use of the land will be consistent with another SEO (3), concerned with protecting the cultural and historic features of the NCA.

The NCA Profile indicates that none of the agricultural land therein is classified Grade 1 and only 7% of the NCA is Grade 2. Most of the remainder (70% of the total) is Grade 3, with other agricultural land (19% of the total) in Grade 4. There is no Grade 5 land. Around 1% of the NCA is classed as non-urban non-agricultural land, while 4% is urban. The total area of Nitrate Vulnerable Zone (NVZ) in the area is 81,540 ha (though most of the area to the west of Derby towards Uttoxeter is excluded).

The NCA Profile states that Farms of size 5 – 20 hectares are the most common, accounting for 27 per cent of holdings; followed by farms of size 20 – 50 ha, accounting for 25 per cent of holdings. Therefore it may be said that, while small, the farm in this instance is typical of the NCA.

In summary, continuing agricultural use of the land and maintaining the field boundaries will be consistent with the Statements of Environmental Opportunities for the NCA.

4. Planning History

A prior approval application was made in 2019 for an alpaca welfare building (ref. 9/2019/0208). On 26 March 2019 the Council wrote to the applicants to advise them that its prior approval was not required and they were therefore free to erect the building (although in line with the Council's normal practice the letter did not provide any assurance that all limitations were satisfied). The applicants have decided not to erect the building because they discovered that it would not be large enough. The alpaca welfare building now being applied for is intended to be erected in its stead. The consent can be considered a fall-back position because there is a realistic prospect of its implementation should planning permission be refused, though clearly this would not be the applicants' preferred option.

5. National Planning Policy Framework

Paragraph 2 of the NPPF (February 2019), states that the Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. The NPPF has economic, social and environmental objectives (Paragraph 8), and one arm of its environmental objective is 'making effective use of land'. It also reminds users (Paragraph 9), that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. The NPPF also explains the all-important presumption in favour of sustainable development (Paragraph 11). For decision-taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The NPPF goes on to state (Paragraph 38) that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available ... , and work proactively with applicants to secure developments that will improve

the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

In a later section on determining applications, the NPPF states (Paragraph 47) that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing (though see section 14, below).

In Chapter 6, *Building a strong, competitive economy*, the NPPF states (Paragraph 80), that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

It adds that (Paragraph 82) planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

In a section headed *Supporting a prosperous rural economy*, the NPPF states (Paragraph 83) that planning policies and decisions should enable:

- the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- the development and diversification of agricultural and other land-based rural businesses;
- sustainable rural tourism and leisure developments which respect the character of the countryside; and
- the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Importantly, the NPPF reminds us (Paragraph 82) that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

In Chapter 9, *Promoting sustainable transport*, the NPPF states (Paragraph 102) that transport issues should be considered from the earliest stages of plan-making and development proposals. It adds (Paragraph 103) that the planning system should actively manage patterns of growth in support of these objectives. **Significant development** (our emphasis) should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, adds the NPPF, **opportunities to maximise sustainable transport solutions**

will vary between urban and rural areas (our emphasis), and this should be taken into account in both plan-making and decision-making.

The NPPF states (Paragraph 109) that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

In Chapter 11, on Making effective use of land, the NPPF emphasises that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

In Chapter 12, *Achieving well-designed places* the NPPF states that (Paragraph 126), to provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high-quality standard of design. However, their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.

The NPPF states that (Paragraph 130) permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. It adds though that, conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. In this instance, care has been taken to ensure that the design of each of the structures is acceptable and will not harm the rural character of the surrounding area.

In Chapter 15, *Conserving and enhancing the natural environment*, the NPPF states (Paragraph 170) that planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- minimising impacts on and providing net gains for biodiversity;
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. (Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans); and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

In summary, the Government is saying in the NPPF that:

- The NPPF is a material consideration in planning decisions, though planning law requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise;
- It favours making effective use of land and measures to enable land to be used properly and to reach its potential;
- It favours the development and diversification of agricultural and other land-based rural businesses;
- Where design accords with clear expectations in plan policies (or local style guides etc), design is not a valid reason to object to development;
- development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe;
- Planning decisions should contribute to and enhance the natural and local environment; and
- Development should not lead to unacceptable levels of pollution or land instability.

6. Development Plan Policies of relevance

The development plan for the area comprises the South Derbyshire Local Plan Part 1 (adopted 2016) and Part 2 (adopted 2017). Neighbourhood Plans have been made in parts of the district though not in relation to the application site or surrounding area. Policies believed relevant to this proposal are:

- Policy S1 Sustainable Growth Strategy
- Policy S2 Presumption in Favour of Sustainable Development
- Policy E7: Rural Development
- Policy SD1: Amenity and Environmental Quality
- Policy SD2: Flood Risk
- BNE6: Agricultural Development

The technical appraisal prepared to support the related application for temporary worker's accommodation looks in detail at Policy H25 on rural workers' dwellings including temporary accommodation.

7. Consideration of Development Plan Policies

A Vision and Local Plan Objectives for South Derbyshire set the scene for what follows. This notes in the Key Issues that three quarters of the District is in agricultural use, but farmers and those in related businesses are facing increasing pressure to consider diversification.

Policy S1 states that it is essential that the District's heritage assets, landscape and rural character are protected, conserved and enhanced. I believe that the proposed design and siting of the structures will be consistent with this objective.

Policy S2 is consistent with the Paragraph 11 of the NPPF as discussed above. In my view the proposal merits support from the policy and that accordingly planning permission should be granted subject to reasonable conditions.

The proposal merits support from Policy E7, which states that proposals that diversify and expand the range of sustainable employment activities on land outside of settlement boundaries will be

supported by the Council provided they support the social and economic needs of the rural communities in the District. The policy appears to be concerned primarily with the diversification of farm businesses, whereas this proposal centres on agricultural development, though the proposal will satisfy requirements that the local highway network is capable of accommodating the traffic generated; it will not give rise to any undue impacts on neighbouring land; it is well designed and of a scale commensurate with the proposed use; and visual intrusion and the impact on the character of the locality is minimised.

Policy SD1 will be satisfied because the proposal will not harm water or air quality or create disturbance.

The proposal merits support from Policy SD2 because it is located in Flood Zone 1, and any marginal increase in the amount of surface water will go to a nearby watercourse; it will not increase the risk of flooding elsewhere.

BNE6 in Part 2 of the Local Plan will be satisfied because:

- i) the proposal is suitable for its intended purpose;
- ii) it is of an appropriate scale and design;
- iii) it is not practicable to site the structures in proximity to existing agricultural buildings; and
- iv) landscape mitigation is not necessary.

The recent judgment in *Corbett*² makes it clear that, when determining whether a proposal is “in accordance with” the statutory development plan, for the purposes of section 28(6) of the Planning & Compulsory Purchase Act 2004, the breach of a single policy does not axiomatically translate into a circumstance where the proposal is not “in accordance with” the plan. The Court held that a planning officer (and then Planning Committee) acted correctly when acknowledging that a policy pulled in one direction but going in the other, supported by another policy; resolving that tension was a matter of judgment.

I conclude that the proposal merits support from Policies S1, S2, E7, SD1, SD2 and BNE6, and there is no significant conflict with relevant policies.

8. Consideration of main Issues

a) Acceptability of proposal in this rural location

The relevant land has been in agricultural use since time immemorial, and further agricultural development would be both appropriate and expected. The structures have been carefully designed and their form follows their function.

b) Transport and highways

There will be a need for occasional deliveries of animal feed and more rarely veterinary visits. The applicants will take eggs to local customers on a daily basis once the flock has been built up. Waste will be collected weekly. There will be few other visits generated by the agricultural activity, and the small number of traffic movements will not result in a significant increase in the use of local roads.

² (R(Corbett) v Cornwall Council [2020] EWCA Civ 508

There is good visibility in both directions from the entrance on Green Lane, which is in any event lightly-trafficked.

c) Noise

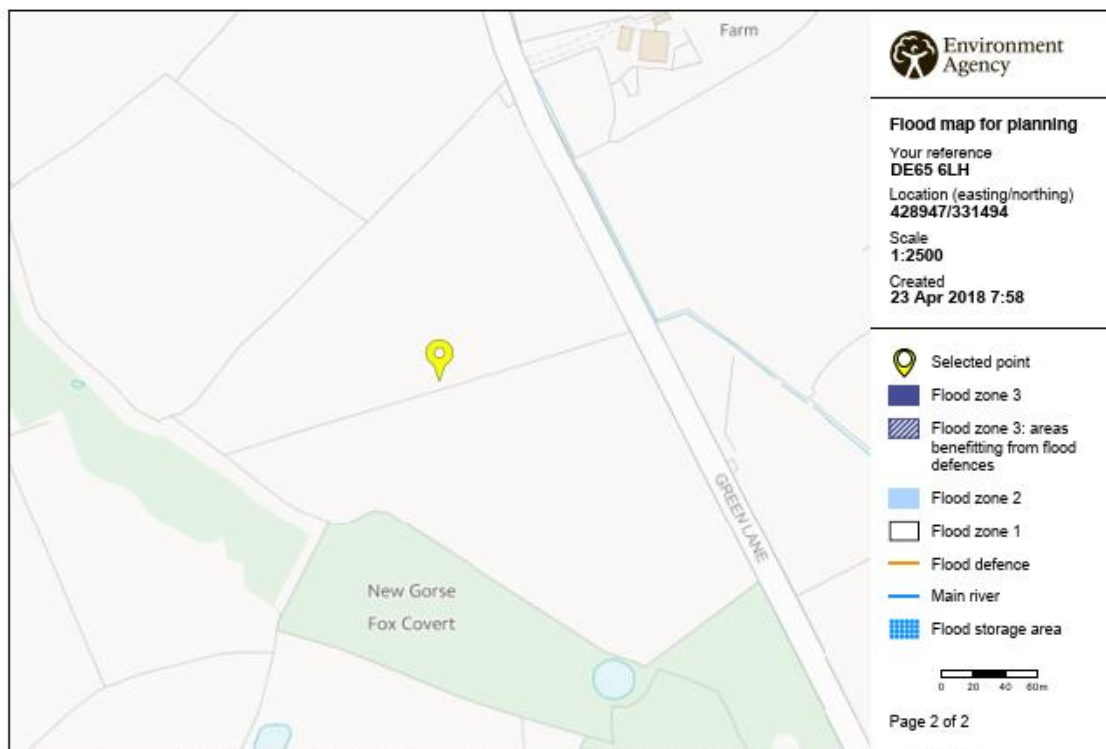
Alpacas are not particularly noisy animals, and the small poultry numbers will not produce a significant amount of noise. The nearest noise-sensitive receptor, at Green Farm, to the north-east, would be almost 400 metres away, so they are unlikely to experience any problems.

d) Biodiversity

There will be no significant harm to biodiversity resulting from the proposed building works and related engineering operations. A standard condition requiring that works be covered overnight, and another requiring the installation of an artificial bird nest and a bat box would be sufficient to protect wildlife during construction and ensure a net gain for biodiversity.

e) Flooding

The Environment Agency's Flood Map for Planning is shown below and their full report is appended. The map confirms that the site is in Flood Zone 1 with the lowest possible flood risk. There have been problems with surface water on the land, though the County Council have undertaken to clear their land drains, which have been blamed for the problems.



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5. Flood Map for Planning (full report appended)

9. Other considerations

a) Effects on heritage assets

There are no designated or non-designated heritage assets in the vicinity, so there will be no impact.

10. Conditions

The NPPF states (Paragraph 54) that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

It adds (Paragraph 55) that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. It further states that agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making; and that conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

In this case, there is no need for a condition requiring the production of a landscaping scheme because the proposed structures are small in scale and will be seen from Green Lane against the backdrop of the woodland.

A standard condition requiring that work begin within three years would be appropriate.

A standard condition requiring that the building operations be carried out in accordance with the approved plans would be appropriate.

A standard condition requiring that works be covered overnight would protect local wildlife during construction.

A condition requiring the installation of an artificial bird nest and a bat box would be sufficient to ensure a net gain for biodiversity.

In my view, no other conditions are required in order to make the proposed development acceptable. If the LPA concludes that other conditions are necessary, I would expect officers to be in contact regarding any pre-commencement conditions in accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018 and section 100ZA(6) of the Town and Country Planning Act 1990.

11. Conclusions

Continuing agricultural use of the land and maintaining the field boundaries will be consistent with the Statements of Environmental Opportunities for the Natural Character Area.

There is considerable support in the development plan for proposals of this nature. The proposal merits support from Policies S1, S2, E7, SD1, SD2 and BNE6, and there is no significant conflict with relevant policies.

There is also support from the government, and especially the NPPF's statement that it wishes to see the development and diversification of agricultural and other land-based rural businesses.

The 2019 consent for an alpaca welfare building can be regarded as a fall-back position because there is a realistic prospect of its implementation should planning permission be refused, though clearly this would not be the applicants' preferred option.

I conclude that planning permission should be granted without delay, subject to reasonable conditions as outlined above.

12. Validation Considerations

We are conscious that the NPPF states that LPAs should only request supporting information that is relevant, necessary and material to the application in question (paragraph 44). This reflects the legal obligation in section 62(4)(a) of the 1990 Act³ on LPAs to ensure that their demands are reasonable having regard, in particular, to the nature and scale of the proposed development; and to require particulars of, or evidence about, a matter only if it is reasonable to think that the matter will be a material consideration in the determination of the application. We have also had regard to the Council's Validation Requirements adopted in April 2019 (just inside the relevant 2-year limit). The application is accompanied by:

- A site plan to a metric scale and showing the direction of North;
- A location plan to a metric scale and showing the direction of North, with the application site edged in red and other nearby land under the control of the applicant edged in blue; and
- Floor plans and elevations.

We have considered the need for a **Design & Access Statement** but concluded that this is not required because the application is not for major development, as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015; nor is it a development to which Article 9(1)(b)⁴ of the Order applies.

13. Further Information

Should the local planning authority require further information we request that officers make contact with the applicant's agent. The NPPF (paragraph 38) states that LPAs should approach decision-taking in a positive and creative way; and that decision-takers at every level should seek to approve applications for sustainable development where possible. And the NPPF states that LPAs should only request supporting information that is relevant, necessary and material to the application in question (paragraph 44). In order to satisfy these requirements and those of Article 35 of the DMPO⁵, we would expect the Council to request any necessary further information (and allow a reasonable period for its provision) rather than refuse an application for lack of information.

14. Extensions of Time

Although we will be prepared to consider agreeing an extension of time where this is justified, we consider that the target times for determination of planning applications are reasonable and should be observed wherever possible. We are reluctant to agree extensions of time without good reason because of the *Provectus Remediation Ltd v Derbyshire County Council* case. The Court, in its judgment of 8 June 2018, found that an applicant was not entitled to a refund of a planning fee where it had agreed with the LPA that the period for determining the application was to be extended, and the LPA failed to determine the application within the extended period.

³ Inserted by s5 of the Growth & Infrastructure Act 2013

⁴ Article 9(1)(b) states that a DAS is required "where any part of the development is in a designated area (i.e. a conservation area or World Heritage Site), development consisting of—

(i) the provision of one or more dwellinghouses; or

(ii) the provision of a building or buildings where the floor space created by the development is 100 square metres or more."

⁵ Town and Country Planning (Development Management Procedure) (England) Order 2015

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19 April 2021

Appendix 1 – Photographs



1. Land at Clary Meadows from the southernmost point



2. View of south-eastern boundary of land from southernmost point



3. View north across land from southernmost point



4. Water backing up in drainage ditch on boundary, which has been blamed on blockages in County Council land drains (action to alleviate blockages pending)



5. Burnaston FP 6, which runs through woodland beyond the boundary of the land



6. View across Clary Meadows from the south-east



7. View across to the north-western boundary of the land from Green Lane



8. View along Green Lane, which forms the north-eastern boundary of the land

Appendix 2 – Flood map for planning

See separate document.

Appendix 3 – SCAIL Analysis

Note that the nearest SSSIs are listed on the first page and the results (including the nearest human receptor at Green Farm) appear on the second page. There are no exceedances.

Project Details
Project Notes [?](#)

Clary Meadows

Project Run Mode [?](#)
☒ Conservative Met
 ☐ Realistic Met

Location Details
Select Country [?](#)

England

Installation Details
Installation [?](#)

1

Installation Name [?](#)

Free range egg unit

Installation Location [?](#)

428867,331638

☐ Landranger
 ☒ x,y

CHOOSE/VERIFY LOCATION [?](#)

Source Details
Source [?](#)

1

☐ Pig
 ☒ Poultry
 ☐ Cattle
 ☐ User defined emissions

New or Existing Source [?](#)

New

Source Name [?](#)

Poultry unit

Source Location [?](#)

Provides a link to GoogleMaps to check the location.

428885,331733

☐ Landranger
 ☒ x,y

VERIFY LOCATION [?](#)

Source Type [?](#)

Litter / Manure storage

Type [?](#)

Other litter

Tonnes Fresh Manure (t) [?](#)

1.0

Area of Storage (m2) [?](#)

12

Total emissions [?](#)

Pollutant	Source Emissions	Running total of all emission sources	Units
NH ₃	2	2	(kg)
PM ₁₀	0	0	(kg)
Odour	1923696	1923696	(kOa)

GET EMISSIONS VALUES [?](#)

Designated Site details:
Search Radius [?](#)

10

 km

RUN RECEPTOR SEARCH [?](#)

No. of Designated Sites [?](#)

5 found

VERIFY RECEPTOR LOCATIONS [?](#)

Site No.	Name	Distance(km)	Designation	Country	Easting	Northing
1	Hilton Gravel Pits	3.51	SSSI	England	425368	331353
2	Old River Dove, Marston On Dove	5.681	SSSI	England	423991	328723
3	Kedleston Park	8.396	SSSI	England	431649	339559
4	Boulton Moor	9.091	SSSI	England	437957	331541
5	Carver's Rocks	9.61	SSSI	England	433232	323077

User specified site [?](#)

Select

Add site

Site Name [?](#)
Site Location [?](#)

☐ Landranger
 ☒ x,y

VERIFY LOCATION [?](#)

Habitat within site [?](#)

please select...

CHECK BACKGROUND LEVELS [?](#)

Human Health Receptor Details
Receptor [?](#)

1

Add Receptor

PM₁₀ percentile [?](#)

90

Receptor Name [?](#)

Green Farm

Receptor Location [?](#)

429039,331720

☐ Landranger
 ☒ x,y

VERIFY LOCATION [?](#)

CHECK BACKGROUND PM10 LEVELS [?](#)



Results

[Scail Home](#) | [User Guide](#) | [SCAIL-Agriculture Report](#) | [SEPA/EA/NIEA/EPA Contact Details](#) | [Online Tutorial](#)

Content Specific Help Text

Site Information

Green Farm

Region:

England

Site Name:

Green Farm

Site Code:

N/A

Designation Status:

Human Health Receptor

Distance from Installation (m):

191

Receptor Type:

N/A

Grid Reference:

429039,331720

Met Site:

COLE

Run Mode:

Conservative

PM₁₀ Percentile:

90

Installation Information

No.	Name	No. of sources	No. of new sources	PM ₁₀ (t/a)	NH ₃ (t/a)	Odour (kOus)	Conc NH ₃ (µg/m ³)	Dep N (kg/ha/yr)	Dep Acid (kEq H ⁺ /ha/yr)	Conc PM ₁₀ (µg/m ³)	Conc Odour (Ou/m ³)
1	Free range egg unit	1	1	0	-	1923.7	-	-	-	0	0.13

Total Depositions/Concentrations and Exceedances

Concentrations/Depositions and Critical Loads/Levels	NH ₃ (µg/m ³)	N Dep. (kg N/ha/yr)	Acid Dep. (kEq H ⁺ /ha/yr)	PM ₁₀ (µg/m ³)	Odour (Ou/m ³)
Process Contribution (PC) at receptor edge	-	-	-	0.00	0.13
Background concentration at receptor edge	-	-	-	29.52	0
Predicted Environmental Concentration/Deposition (PEC)	-	-	-	29.52	0.13
Environmental Assessment Level or Critical Load / Level	-	-	-	50	3
ALTERNATIVE CRITICAL LOAD INFO					
USE OWN THRESHOLDS?					
% of relevant standard PC	-	-	-	0%	4%
% of relevant standard PEC	-	-	-	59%	4%
EXCEEDANCE	-	-	-	-20.48	-2.87

Project Notes

Clary Meadows

SAVE RESULTS

SAVE INPUTS

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