



**Philip Somerfield B.A. Dip T.P., D.M.S. M.R.T.P.I**  
**Head of Regulatory Services**

Date : 12 January 2012

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Our Ref: P/2011/01526/JI  
*(please quote this reference on all correspondence with us)*

C T Planning Ltd  
Trafalgar House  
20a Market Street  
Lichfield  
Staffordshire  
WS13 6LH

Dear Sir/Madam

**Re: Screening Opinion, Land at Bonthorne Farm**  
**Dogshead Lane**  
**Barton Under Needwood**  
**Staffordshire**  
**DE13 8AN**

I refer to your request for a Screening Opinion relating to the above site, which was received on 22<sup>nd</sup> December 2011.

I confirm that the Local Planning Authority has considered the information submitted, and in accordance with Regulation (5) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 has concluded that the development does not constitute EIA development and as such a formal Environmental Statement will not be required in this instance.

Yours faithfully

*Jonathan Imber*

Jonathan Imber  
Planner  
Planning Delivery

**Town and Country Planning (Environmental Impact Assessment) Regulations 2011**

**Request for a “Screening Opinion” in respect of the following development:**

<b>Proposed Development:</b>  <b>Proposed Pig Finishing Facility Bonthorne Field, Dogshead Lane, Barton under Needwood</b>	
<b>Introduction:</b>  The Council has been requested to adopt a screening opinion as to whether the above development is EIA development requiring the submission of an Environmental Statement.	
<b>Schedule 1:</b> <input type="checkbox"/> No	<b>Schedule 2:</b> <input type="checkbox"/> Yes
The development proposed does not fall within Schedule 1 of the Regulations where an assessment is mandatory. However, the development falls within Schedule 2, Category 1 (c) as an intensive livestock installation. The proposal exceeds the 500m <sup>2</sup> floor area threshold laid down by the above regulations beyond which an Environmental Statement may be required.	
<b>Town and Country Planning (Environmental Impact Assessment) Regulations 2011</b>  In respect of Schedule 2 development, an assessment will only be required if the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location. Town and Country Planning (Environmental Impact Assessment) Regulations 2011 require regard to be had to Schedule 3 of the Regulations when considering whether an Assessment should be required.  <ol style="list-style-type: none"><li>1. Characteristics of the development – size of the development, cumulative effects with other development, use of natural resources, production of waste, pollution and nuisances, risk of accidents with regard to substances or technologies utilised.</li><li>2. Location of the development: the environmental sensitivity of geographical areas likely to be affected must be considered, in particular<ul style="list-style-type: none"><li>• the existing land use,</li><li>• the relative abundance, quality and regenerative capacity of natural resources,</li><li>• the absorption capacity of the natural environment, with</li></ul></li></ol>	

particular emphasis to the following areas:

- (i) wetlands
- (ii) coastal zones
- (iii) mountain and forest areas
- (iv) nature reserves and parks
- (v) areas designated by Member states
- (vi) where environmental quality standards have been laid down in Community legislation and have been exceeded
- (vii) densely populated areas
- (viii) landscapes of historical, cultural or archaeological importance.

3. Characteristics of the potential impact, with regard to :

- The extent of the impact
- Transfrontier nature of the impact
- Magnitude and complexity of the impact
- Probability of the impact
- Duration, frequency and reversibility of the impact

**In assessing whether an Environmental Assessment will be required, Column 2 adds that in the case of changes or extensions to development listed in paragraphs 1 to 12 an EIA is more likely to be required if the development as changed or extended may have significant adverse effects on the environment: or in relation to development of a description mentioned in column 1 of this table, the thresholds and criteria in the corresponding part of column 2 of this table applied to the change or extension are met or exceeded.**

Assessment:

The proposal involves the erection of a pig finishing facility comprising two parallel units with a total capacity of 1750 pigs. The site comprises Greenfield agricultural land within a rural area.

The proposed development is not unusually large for an agricultural building. The key environmental effects of the proposal are considered to be odour, increased vehicle movements and impact upon nearby ancient monument.

The nearest dwelling to the proposal is approximately 320 metres from the site. A degree of odour related to agricultural practice could reasonably be expected in rural areas. It is not considered that odour generated would be sufficient to cause significant effects.

It is anticipated that a maximum of 10 HGVs would visit the site per day. The site lies in close proximity to the A38, which sees significantly larger numbers of HGV movements per hour.

It is not considered that the proposal would have any unusually complex effects upon the adjacent ancient monument.

The proposed development is on a local scale rather than a regional scale, and as such the impacts of the proposal will be localised rather than transfrontier. The proposal does not involve any unusually complex or potentially hazardous effects, and does not affect any of the sensitive or vulnerable locations in paragraph 2 of Schedule 3 of the Regulations.

It is not considered that an Environmental Statement is required in this instance.

**Recommendation:**

**A formal screening opinion be adopted that Environmental Assessment is not required**

*JL 12/1/12*

**Team Leader/Planning Manager comments:**

The following decision is made by the undersigned in accordance with powers delegated to the undersigned under the provision of S101 of the Local Government Act 1972.

**A formal Environmental Statement is not required in respect of the development as proposed.**

TL Signature

*Jeanne Roebuck*

Date 12<sup>th</sup> January 2012



Our Ref: PMK/CMF/3850

20<sup>th</sup> December 2011

Mr P Somerfield  
East Staffordshire Borough Council  
The Maltsters  
Wetmore Road  
Burton upon Trent  
DE14 1LS



P/11/01526

Dear Mr Somerfield

**TOWN AND COUNTRY PLANNING (EIA) REGULATIONS 2011  
PROPOSED PIG FINISHING FACILITY  
LAND AT BONTHORNE FIELD, OFF DOGSHEAD LANE, BARTON  
UNDER NEEDWOOD : FOR MERCER FARMING**

Mercer Farming is proposing to apply for planning permission to erect a pig finishing unit on Bonthorne Field, Barton Under Needwood for some 1750 pigs. The site location is identified on the enclosed drawings 3850.5D (Site Layout Plan) and 3850.10 (Constraints Plan).

I am writing to obtain a Screening and Scoping Opinion from the Local Authority as to whether the project falls within Schedule 2 of the above Regulations and therefore requires an Environmental Statement to be submitted as part of a planning application.

If the Local Authority do require an Environmental Statement to be submitted I wish to ascertain the Scope of the Statement. I have set out below the background to the project, the proposed development, the application site and the potential environmental effects.

**Background**

Mercer Farming currently operates from 19 farms in the local area; they are renowned for their free range Packington Pork brand. The farms in total support, at any one time, some 42,000 pigs comprising 2,400 sows, 4,800 piglets, 14,500 grower pigs (7kgs – 40kgs) and 20,000 fattening pigs (40kgs – 110kgs). The sows are kept outdoors and the piglets reared outside until 12 weeks of age. The pigs are then finished in either large outdoor paddocks as free range pigs or in indoor facilities to high welfare standards for supermarket premium ranges. Currently, many of the pigs are finished in indoor facilities on third party farms. To improve control over the welfare and performance of the pigs Mercer Farming are seeking to undertake more indoor finishing within their own business.

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### **Site Location**

The proposed location of the finishing units is shown on the submitted Constraints Plan drawing no. 3850.10. The site is located in the south-eastern corner of Bonthorne Field, screened on the southern and eastern boundary by an extensive, mature hedgerow. Access to the site would be gained via the existing field access onto Dogshead Lane. The site is located some 200 metres to the west of the A38.

### **Proposed Development**

The draft site layout is submitted on drawing 3850.5D. The scheme comprises the erection of 2 parallel finishing units on a concrete apron, with a bunded manure storage area to the rear of the units and the creation of a new access track linking the units to the existing access on Dogshead Lane. The units are some 61 metres in length, 15 metres wide and 6 metres high. The elevational treatment of the units is shown in more detail on the submitted drawing 001 but briefly comprise concrete base walls with gale breaker curtain walls which are raised to allow natural ventilation of the units. A feed silo would serve each unit. The height of each feed silo is some 7.5 metres.

### **Proposed Operation**

The fattening process takes approximately 15 weeks and therefore the units would be stocked some 3.5 times per year. Both units would operate on the same cycle, ie stocked at the same time. Approximately 5 HGVs would be required to deliver the pigs and 9 HGVs to remove them at the end of the cycle. The pigs can be delivered to site at the start of the cycle in one day but could be sold over a 3 week period. One 25 tonne of feed would be delivered per week. The HGVs would access the site from Dogshead Lane, via the A38 Catholme Junction. Provision has been made on site for the HGVs to enter/exit the site in a forward gear.

Manure from the units would be removed on a weekly basis and stored temporarily in the bunded manure storage area to the rear of the units.

The proposed finishing units comprise naturally ventilated buildings, kept to a low stocking density and are bedded with straw. Such requirements are essential for supermarkets, such as Marks and Spencers to purchase the pigs for their premium ranges.

The proposed development would employ one full time member of staff.

### **Possible Effects on the Environment**

In my opinion the potential environmental concerns relating to this proposal comprise odour and noise nuisance, an increase in local HGV traffic and the proximity of a Scheduled Ancient Monument. The submitted Constraints Plan identifies the nearby sensitive receivers such as residential dwellings, Listed Buildings and the Scheduled Ancient Monuments. The nearest dwelling and Listed Building are located at



Wychnor Bridges Farm, some 320 metres south of the site and on the opposite side of the A38 to the proposed scheme.

### **Odour**

The main source of odour from the site would be from the manure generated during the pig finishing process. It is not anticipated that there would be an odour nuisance from the proposed facility which would affect the living conditions of residential properties in the vicinity of the site. This is due in part to the proposed management of the operation; the relatively small scale of the operation and the low stocking density. The units are naturally ventilated via the raising of the flexible, plastic curtain walls to form an opening to the atmosphere and immediate dissipation of any odour. There would be no active ventilation from the units and therefore there would be no fan/extractor noise related to the proposal.

Straw bedding soaks up urine and manure and is removed weekly from the sheds and stored in the temporary storage area to the rear of the units. Approximately once per month the manure will be removed from site and either spread directly onto fields or stored in temporary field mounds on land owned/controlled by the applicant. Manure would not be spread on Bonthorne Field surrounding the proposed pig units.

The nearest residential property to the site is some 320 metres to the south on the opposite side to the A38. The nearest properties "downwind" of the site, given a south-westerly prevailing wind are some 500 metres from the site at Catholme Lane, again on the opposite side of the A38 to the proposed scheme. It is not considered that any odour emanating from the site will affect the living conditions at these dwellings given the substantial distances from the site.

### **Noise**

The two main sources of noise emanating from the site would be from the pigs and HGV movements.

The maximum number of HGVs visiting the site on one day would be 10 if all the pigs were removed in one day and a feed delivery occurred. Moreover, this would only potentially occur 3 times per year. Regular visits to the site would comprise one car belonging to the Site Manager and the weekly feed delivery. It is not considered that such movements would comprise a significant noise source. Any noise emanating from the site must be set in the context of the site's proximity to the A38. I would suggest that any such site-related noise would not be discernible against the prevailing A38 traffic noise at the nearest properties to the site, particularly given the position of such properties at Wychnor Bridges Farm and Catholme Lane which are located adjacent to the A38.



### **Traffic Impacts**

In terms of traffic movements, it is not considered that the articulated lorries required to deliver and remove the pigs would comprise a significant traffic impact in the local area. The maximum number of articulated lorries visiting the site on one day would be 10 if all the pigs were removed from the site on one day and a feed delivery occurred, although, as set out above it would more commonly take 2-3 weeks to empty the units fully.

The HGVs will access Dogshead Lane from the A38 Catholme Junction. The site access is situated some 40 metres to the west of the junction and therefore the traffic related to the project would not be passing through the local villages; indeed there are no residential properties adjoining the route to and from the site and the Catholme Junction.

### **Scheduled Ancient Monuments**

To the south east of the proposed site, in the adjoining field is a Scheduled Ancient Monument, protected for "ridge and furrow, enclosure and pit alignment" features. The applicant recognises the importance of the Scheduled Ancient Monument and appreciates that further work may be required prior to the submission of the application given the proximity of the Scheduled Ancient Monument boundary to the site. However, it is considered that this is not necessarily a matter for investigation through an Environmental Impact Assessment, but can be addressed through the normal requirements of development control.

I trust this information is sufficient for your Screening and Scoping requirements, but please do not hesitate to contact me if you require any further details.

If the Authority consider that a formal Environmental Impact Assessment is not required, I would welcome clarification of the technical documents you would require to support the application.

Yours sincerely

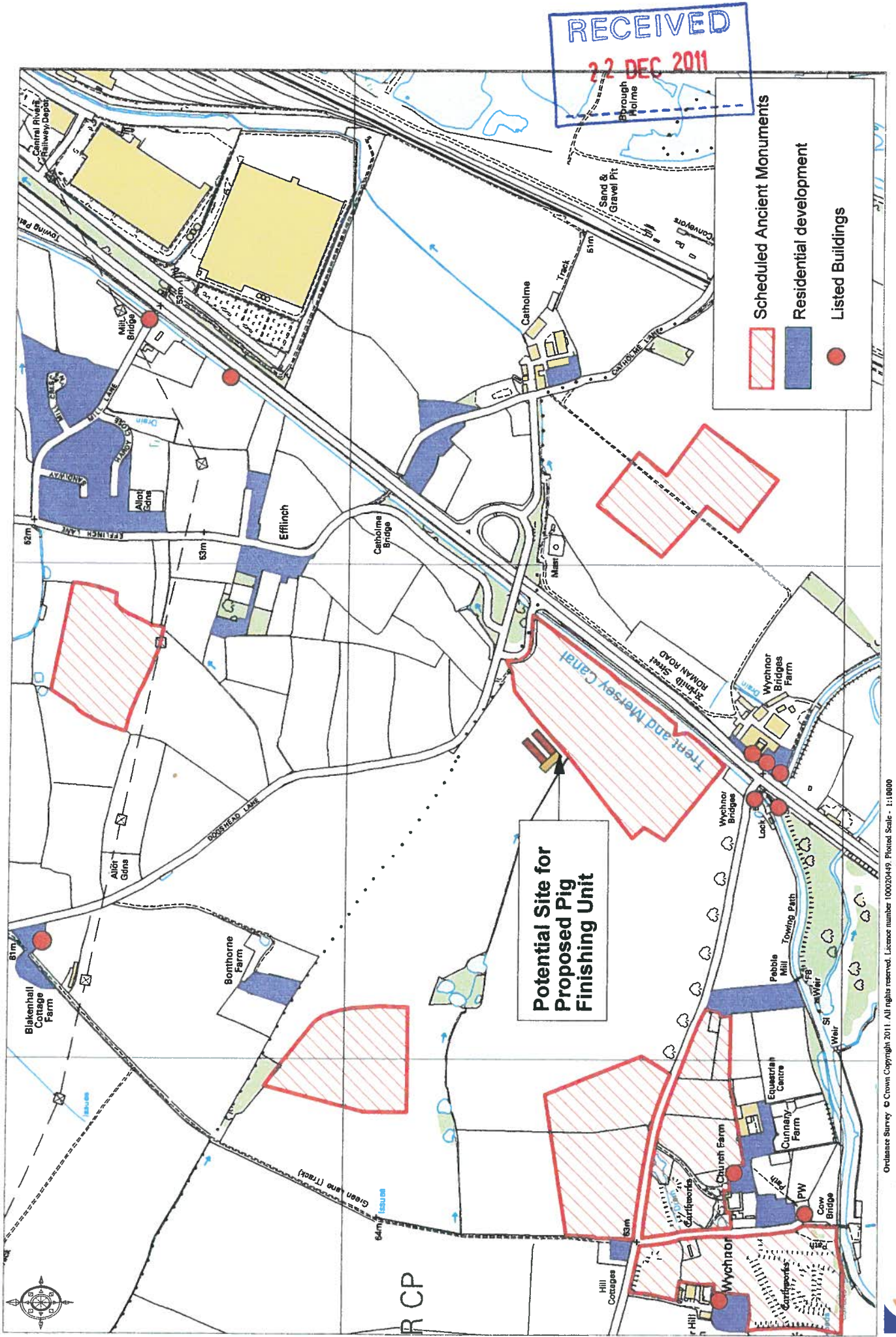
*Per*  
PHILIPPA KREUSER  
BSc(Hons) MA MRTPI  
Email: [philippa.kreuser@ctplanning.co.uk](mailto:philippa.kreuser@ctplanning.co.uk)

Enclosures : Drawing 3850.5D : Draft Site Layout Plan  
Drawing 3850.10 : Constraints Plan  
Drawing 001 : Proposed Buildings

cc: Mr R Mercer



BONTHORNE FIELD, BLAKENHALL PARK, BARTON UNDER NEEDWOOD, BURTON ON TRENT



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22 DEC 2011

**Scheduled Ancient Monuments** (Red hatched area)

**Residential development** (Blue area)

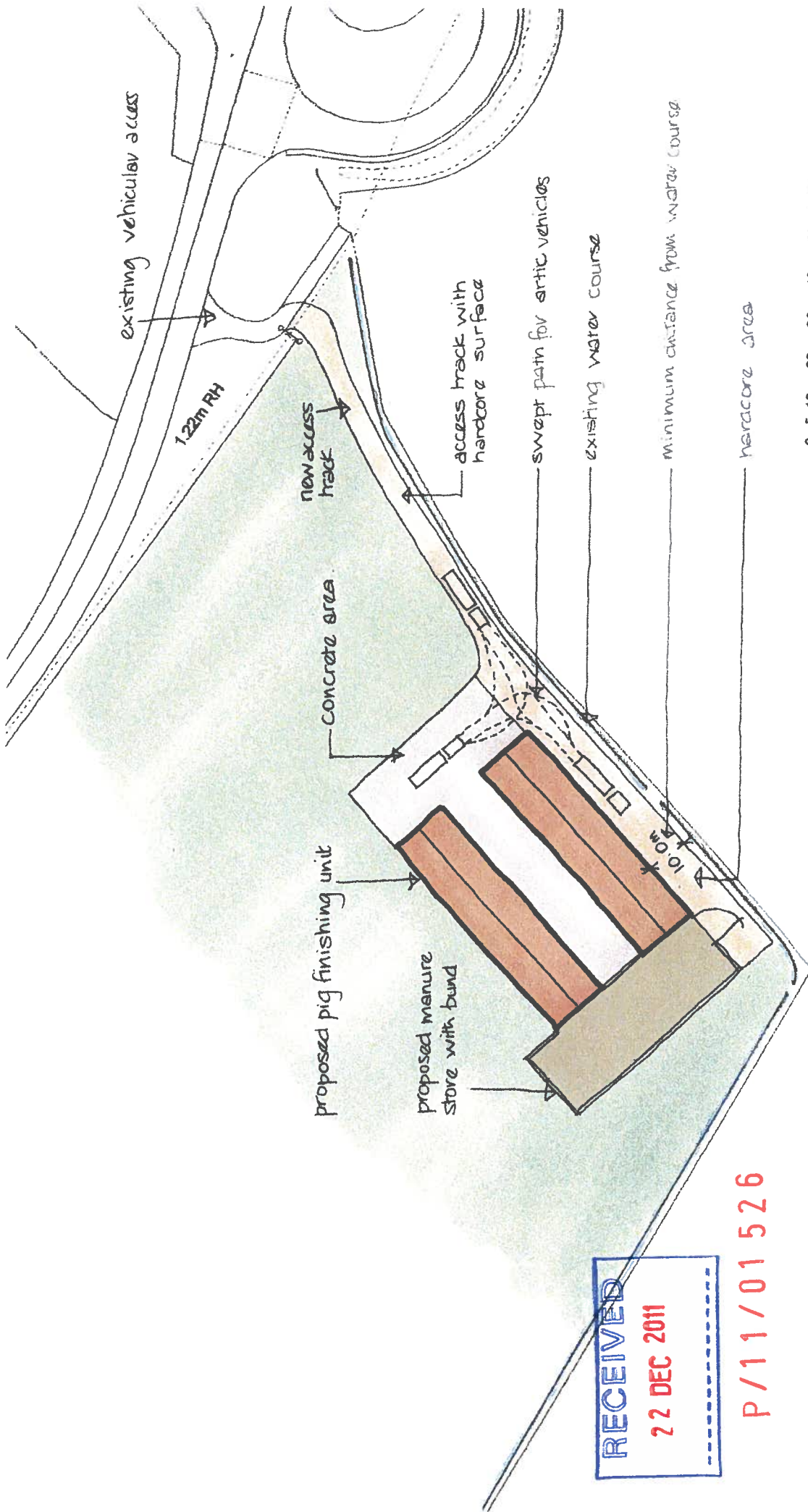
**Listed Buildings** (Red dot)

Potential Site for Proposed Pig Finishing Unit

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PROPOSED PIG FINISHING UNIT  
 BONTHORNE FIELD  
 BLAKENHALL PARK  
 BARTON UNDER NEEDWOOD  
 BURTON UPON TRENT

MR R MERCER

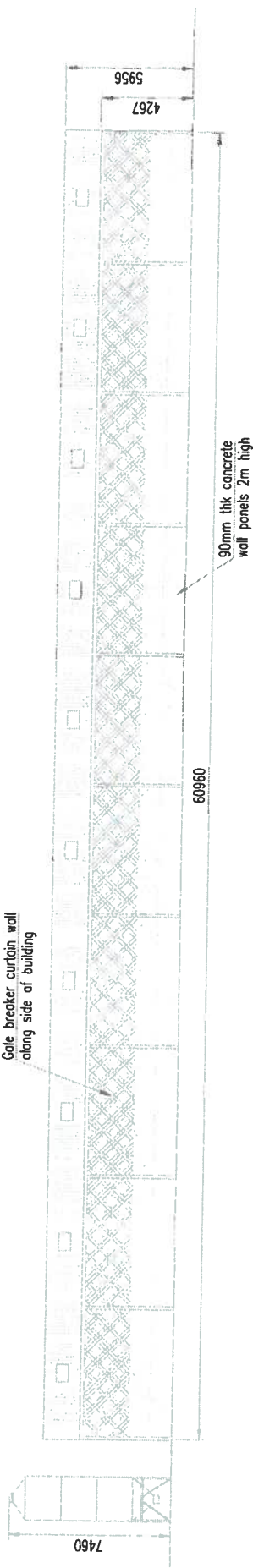
DRAFT SITE LAYOUT PLAN

DRAWING NO 3850-5D SCALE 1:1250

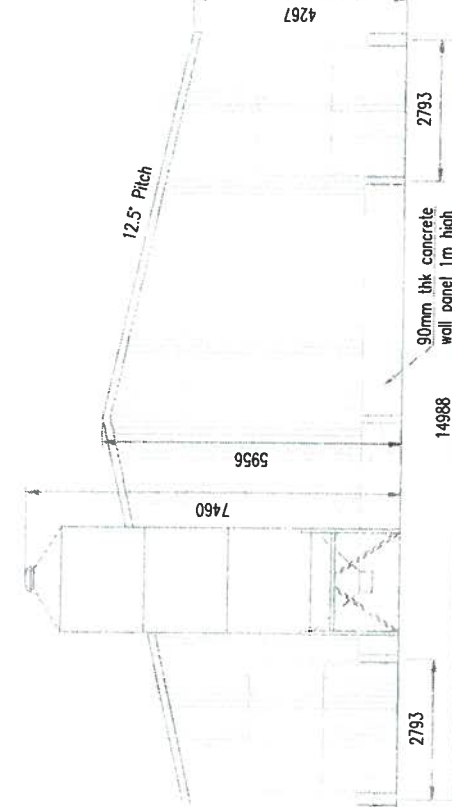
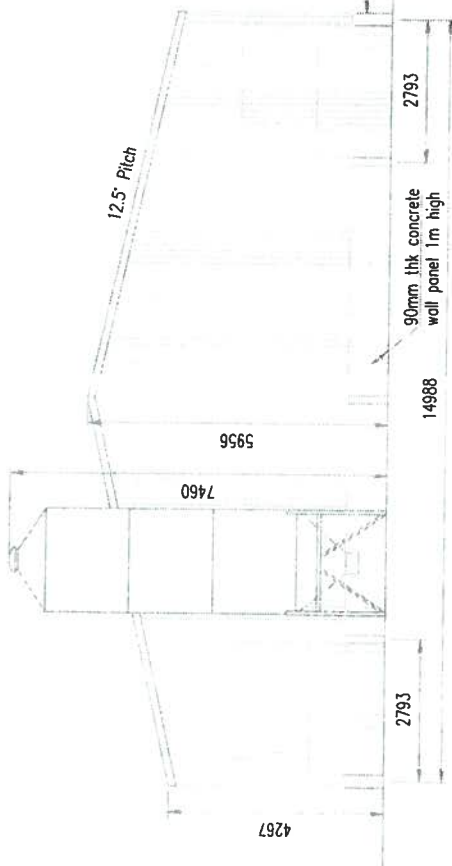
DECEMBER 2011



Gale breaker curtain wall along side of building




90mm thk concrete wall panels 2m high



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		Rev If in doubt, ask	Revision note Customer Mercer	Date 20/09/11	Date 20/09/11	Scale 1:100,200
GEBAKER (UK) LTD				Dwg Title Proposed Buildings		Dwg No 001
Heath Rd, Wroughton, Bury St. Edmunds, Suffolk, IP39 9BU Telephone: 01207 254829 Fax: 01207 252086 Email: info@quality-equipment.co.uk				Drawn by SJC		Rev