

9.0 AGRICULTURE AND SOIL RESOURCES: SUPPLEMENTARY CHAPTER

9.1 INTRODUCTION

9.1.1 This supplementary Chapter provides a response to the additional information that has been requested by Blaby District Council and comprises the following:-

- Additional detailed information and clarification of the farming businesses affected by the Project and reassessment of the resultant effects.

9.1.2 The following further information, in support of the above, is provided at Appendix 9:-

- Agricultural Users and Usable Agricultural Area (Appendix 9A, Figure 9.2A).

9.2 ASSESSMENT OF EFFECTS

Agricultural Use

9.2.1 The following text replaces paragraphs 9.3.5 - 9.3.9 of Chapter 9: Agricultural Land Quality of the ES.

9.2.2 Most of the application area is part of the Enderby Estate with farms and land let on Agricultural Holdings Act or Farm Business tenancies. This land is under a mixture of arable crops and grassland, and most is subject to Entry Level Environmental Stewardship schemes that provide funding to farmers for delivering effective environmental management. The Estate land is used by four tenants as shown at Appendix 9A, Figure 9.2A.

9.2.3 Hopyard and Abbey Farms (123 ha) are occupied under a single tenancy agreement. Half of the holding is in arable use growing winter-sown crops, and half is grassland used for fattening cattle. A Scheduled Monument inside the farm curtilage cannot be disturbed by ploughing, so its use is limited to grazing on permanent grass. All of the remaining land is in Entry Level Environmental Stewardship. The tenant also farms small areas of land outside of the application area.

9.2.4 New House Farm and Warren Farm are both farmed from Huncote Grange, Enderby, a 75 ha owner-occupied farm that lies to the west of the application area. New House Farm is 92 ha in extent and, as well as 76 ha inside the application area, includes a 10 ha field on the west side of Beggar's Lane and a detached field of almost 6 ha to the east of the M1 beside the River Soar. Warren Farm (99 ha) has 56 ha within the application area and a further 43 ha to the south of Leicester Lane each side of the M1 motorway. A further 17 ha off Narborough Road South is rented from Enderby Estate. The 276 ha of owned and rented land (all in Entry Level Environmental Stewardship) supports winter-sown cereal crops, and over 500 beef cattle, some as a suckler herd, some fattened from stores and all housed in the Warren Farm buildings. The business also contract farms a further 400 ha in the locality.

9.2.5 Old Warren Farm is a 60 ha mixed holding entirely within the application area. It grows grass for dairy cattle, maize for fodder and the remaining land is given over to cereal cropping. The whole farm is in an Entry Level Environmental Stewardship scheme.

9.2.6 Lawn Farm is a 60 ha mixed holding roughly divided by Beggar's Lane into 30 ha within the application area and 30 ha around the farm buildings on the west side of the lane. The farm is

mainly given over to fattening 200 cattle, with most of the land within the application area used for growing feed grain.

- 9.2.7 The remaining land within the application area (14 ha) forms a residual part of Grange Farm, Leicester Forest East, the farm buildings of which lie on Baines Lane to the east of the M1 motorway. The land is partly farmed from Elms Farm, Kirby Muxloe and partly contract-farmed from Huncote Grange.

Residual Effects

- 9.2.8 The following text replaces paragraph 9.5.4 and Table 9g of Chapter 9: Agricultural Land Quality of the ES.
- 9.2.9 There will be a loss of 300 ha of agricultural land, and this will affect all agricultural farm businesses, included at Table 9g below, to a greater or lesser extent. Old Warren Farm is entirely within the land take of the Project, and would cease to exist as stand-alone farm businesses. The Hopyard/Abbey Farm business would become unviable but would retain 30 ha of agricultural grazing land around Abbey Farm. There would be some compensation for severance of the tenancy agreements but the effects would be moderate to major adverse, the actual level of effect dependent on whether the occupiers would be retiring from farming or wished to continue in business. Lawn Farm would lose roughly half of its area and nearly all of the land that currently provides feed grain for its cattle. This would involve a moderate impact on the farm business.
- 9.2.10 The farming business of Huncote Grange would lose 80% of New House Farm and 26% of Warren Farm. The Warren Farm buildings will, however, be retained and 30 ha (two fields) within The Park will remain in agricultural use. The westernmost, currently in arable use, will be returned to grassland in order to facilitate the creation of an avenue of trees extending north-east from Enderby Hall. The retention of 30 ha of grazing adjacent to the Warren Farm buildings might enable the continuance of a reduced animal rearing and fattening operation within the farm business.
- 9.2.11 The use of the remaining parts of the former Grange Farm for the project will have only a minor effect on the Elms Farm agricultural business and will be offset by income from sale of the land.
- 9.2.12 The effects on the farm businesses are summarised in Table 9g below.

Table 9g: Effect of the Project on the Farm Businesses

Agricultural business	Proportion of owned & rented land lost (%)	Effect
Hopyard & Abbey Farms	75	Moderate to major, adverse
Old Warren Farm	100	Moderate to major, adverse
Lawn Farm	50	Moderate, adverse
Huncote Grange	38	Moderate, adverse
Grange Farm, Leicester Forest East	unknown	Minor adverse

9.3 STATEMENT OF EFFECTS

- 9.3.1 The following text replaces paragraph 9.6.1 of Chapter 9: Agricultural Land Quality of the ES.

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- 9.3.2 The development of land to the north of Enderby will remove 300 ha of land from agricultural use and will have a moderate to major adverse effect on at least four farm businesses.
- 9.3.3 The changes to the Project identified at Chapter 2: Development Proposals and shown on the revised Parameters Plans do not affect the overall conclusions reached in the Environmental Statement, as described at Chapter 9: Agriculture and Soil Resources, Table 9h.