

**A66 Northern Trans-Pennine Project
TR010062**

**3.4 Environmental Statement
Appendix 13.2 Agricultural land
holding baseline summary**

APFP Regulations 5(2)(a)

Planning Act 2008

**Infrastructure Planning (Applications: Prescribed Forms and
Procedure) Regulations 2009**

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**The Infrastructure Planning
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A66 Northern Trans-Pennine Project
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**3.4 ENVIRONMENTAL STATEMENT APPENDIX 13.2
AGRICULTURAL LAND HOLDING BASELINE SUMMARY**

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13.2 Agricultural land holding baseline summary

13.2.1 Introduction

- 13.2.1.1 The following appendix is a summary of the agricultural land holding baseline conditions and a sensitivity value for each. The appendix is a summary of the information attained from the landowners during a series of meetings and interviews during the production of the ES. It should be read in conjunction with the main ES chapter.
- 13.2.1.2 The level of sensitivity assigned follows the *Design Manual for Roads and Bridges (DMRB) LA 112 Population and Human Health* (Highways England, 2020)¹ standard, and is primarily linked to the frequency of access to the land impacted by the Project.
- 13.2.1.3 Where access between land holdings (land affected) and key agricultural infrastructure (e.g. buildings/milking parlour) is required daily (very frequently) the sensitivity is very high. Where access is required weekly (frequently) the sensitivity is high. Where access is required monthly (reasonably frequent) the sensitivity is medium, and where access is required less than monthly, the sensitivity is low.

¹ Highways England (2020) Design Manual for Roads and Bridges LA 112 Population and Human Health

Table 1: Summary of the agricultural land holding baseline conditions

Farm Holding	Baseline Summary	Baseline Sensitivity
M6 Junction 40 to Kemplay Bank		
Whinfell Park	800ha of land Mixture of owned and rented land Mixed farm with arable crops and pedigree livestock as well as farm shoot (recreational shooting) Access required to land at least once per week on average	High
Leeming	49ha of land Land is owned Business Park and Grazing Access required to land at least once per week on average	High
Coach House	19ha of land. Livery Yard and Equestrian business. Access to land can be required daily.	Very High
Penrith to Temple Sowerby		
Brougham Castle Farm	64ha of land. All Grassland. Sheep. Access required to land at least once per week on average	High
Fremington	143ha of land Access required to land at least once per week on average	High
Winderwath Estate	1,028ha of owned land, mostly occupied by tenants Most of the farms on the estate are mixed with other enterprises including an estate shoot and woodland Access required to land at least once per week on average	High
Temple Sowerby to Appleby		
Bridge End Farm	600ha of land Mixture of owned and rented land	Very High

Farm Holding	Baseline Summary	Baseline Sensitivity
	Principal enterprise is dairy with 1,100 cows plus 1520 young stock. Land is used to grow forage for the dairy cattle. Access to land can be required daily.	
Spitals	176ha of predominantly owned land Principal enterprise is dairy with 300 cows together with 150 followers. Land is used to grow forage for the dairy cattle. Access to land can be required daily.	Very High
Far Broom Lodge	121ha of land Grassland and Barley with Stubble Turnips. Cattle and Sheep. Access required to land at least once per week on average	High
West View Farm	80ha of land. All Grassland. Cattle and Sheep. Access required to land at least once per week on average	High
Broad Lea	79ha of land Access required to land at least once per month on average	Medium
Low Moor Caravan Park	27ha of land Mixture of owned and land taken on grazing licence. The principal enterprise is a 50 unit caravan park with 150 ewes and also growing hay and haylage for sale. Access required to land at least once per week on average	High
Roman Vale	19ha of land Access required to land at least once per week on average	High
Crossfell House Farm	160ha of land. Grassland and Arable. Principal enterprise dairy cows with 180 and 190 followers. Cow genetics business on site also. Access to land can be required daily.	Very High
Nicholson	34ha of land	High

Farm Holding	Baseline Summary	Baseline Sensitivity
	Access required to land at least once per week on average	
Rogerhead	96ha of land. Principal enterprise is dairy with sheep. All Grassland. Access required to land at least once per week on average	High
Street House	57ha of land Land used for Haylage, Barley, Fodder Beet and Grazing. Sheep. Access required to land at least once per week on average	High
Redlands Bank	150ha of land. Arable and temporary grassland rotation to provide forage for livestock. Cattle & Sheep. Access required to land at least once per week on average	High
Appleby to Brough		
West View	433ha of land. Principal enterprise is dairy with 380 cows plus 1600 other stock. All Grassland, Land is used to grow forage for the dairy cattle. Access to land can be required daily.	Very High
High Green Farm	554ha of land. Principal enterprise is dairy with 400 cows plus 320 followers & 1300 ewes. All Grassland. Access to land can be required daily.	Very High
Coupland Beck Farm	195ha of land. Mainly grassland. Cattle and Sheep. Free Range Hens. Access to land can be required daily.	Very High
Wheatsheaf Farm	34ha of land All grassland. Cattle and Sheep. Access required to land at least once per week on average	High
Roseleigh	76ha of land	High

Farm Holding	Baseline Summary	Baseline Sensitivity
	All grassland. Cattle and Sheep. Access required to land at least once per month on average	
Low Bank End	220ha of land. Arable and grassland. Dairy cows, cattle and sheep. Access to land can be required daily.	Very High
Wilson	128ha of land. Principal enterprise is dairy with 335 cows plus 630 other stock. Grassland, Maize & Wheat. Access required to land at least once per week on average	High
Bowes Bypass		
Middle Lowfield	60ha of land. All grassland. Grazed and some for hay/silage. Cattle and Sheep. Access required to land at least once per week on average	High
Ivy Hall Farm	5ha of land. All grassland used as campsite and grazing. Main enterprise 15 pitch campsite & holiday cottage. Access required to land at least once per week on average	High
High Broats	70ha of land All grassland. Grazed and some for hay/silage. Main enterprise dairy cows. Access required to land at least once per week on average	High
Bowes Cross Farm	84ha of land All grassland. Grazed and some for hay/silage. Cattle and Sheep. Access required to land at least once per week on average	High
The Old Armoury	10ha of land Farmland grazed and cut for hay, main enterprise camp site with 15 pitches. Access required to land at least once per week on average	High

Farm Holding	Baseline Summary	Baseline Sensitivity
Stone Bridge Farm	4ha of land Farmland grazed, main enterprise three holiday cottages. Access required to land at least once per month on average	Medium
2 Low Row	8ha of land. All grassland. Grazed with cattle and sheep. Access required to land at least once per week on average	High
Old Police House	12ha of land Farmland grazed with own sheep and some cut for hay. Access required to land at least once per week on average	High
West End Farm	220ha of land All grassland. Grazed and some for haylage. Cattle and Sheep. Access to land can be required daily.	Very High
Myre Keld Farm	30ha of land. All grassland. Let as grazing. Access required to land at least once per week on average	High
East Barn	1ha of land. All grassland. Grazed with sheep. Access required to land at least once per month on average	Medium
Black Lodge Farm	38ha of land All grassland. Grazed and some for hay/silage. Cattle and Sheep. Access required to land at least once per week on average	High
Streatlam Grove Farm	100ha of land. All grassland. Grazed and some for hay/silage. Cattle and Sheep. Access required to land at least once per week on average	High
Lyndale House	70ha of land.	High

Farm Holding	Baseline Summary	Baseline Sensitivity
	All grassland. Access required to land at least once per week on average	
Cross Lanes to Rokeby		
Tipton Hill Farm	55ha of land. All grassland. Cattle and Sheep. Access required to land at least once per week on average	High
Trees House Farm	146ha of land. Organic Farm. All grassland. Grazed and some for hay/silage. Cattle and Sheep. Access required to land at least once per week on average	High
Poundergill	23ha of land. All grassland. Let as grazing. Access required to land at least once per month on average	Medium
Harrison	99ha of land. All arable. Access required to land at least once per week on average	High
Mortham Estate	664ha of land. Tenanted farms, Woodland and Shoot. Access required to land at least once per week on average	High
Thorsgill	72ha of land. Arable and Sheep. Access required to land at least once per week on average	High
Moss	69ha of land. Principal enterprise Arable with some grassland. Cattle and Sheep. Access required to land at least once per week on average	High
Tutta Beck	44ha of land.	High

Farm Holding	Baseline Summary	Baseline Sensitivity
	Grassland. Access required to land at least once per week on average	
Stephen Bank to Carkin Moor		
Browson Bank	112ha of land. Arable Rotation and woodland. Kitchen business and holiday cottages run from farmstead. Access required to land at least once per week on average	High
Pond Dale	1600ha of land Arable rotation including potatoes. Large pig enterprise. 3 holiday cottages. Access required to land at least once per week on average	High
East Layton Hall	225ha of land. All arable cropping. Work carried out by contractor. Access required to land at least once per week on average	High
Monks Rest	8ha of land. All land being acquired.	N/A