



Environmental Policy

Mission Statement

To showcase the feasibility of growing a sustainable business that is in harmony with the magical landscape at Upper Hurst farm and its many-legged and winged inhabitants; be they overnight guests or more permanent fixtures.

Responsibility

Susan Green is responsible for ensuring that the environmental policy is implemented. However, all employees have a responsibility in their area to ensure that the aims and objectives of the policy are met.

Policy Aims

We endeavour to:

- Comply with and exceed all relevant regulatory requirements
- Continually improve and monitor environmental performance
- Continually improve and reduce environmental impacts
- Incorporate environmental factors into business decisions
- Increase employee awareness and training

Paper

- The use of paper is minimised by using email for 99.9% of all communications
- We buy recycled and recyclable paper products (eg toilet rolls)
- We reuse scrap paper for lighting fires
- Paper is separated on-site for recycling

Energy and Water

- The majority of the lighting is LED and high efficiency light bulbs are used (mostly) when LED lights are not available
- All of our waste water is treated by a large sewage treatment system that uses bacterial action and oxygen to treat the water to an acceptable level before it is sent to a stream that later joins the river Manifold. The solids along with the chemical toilet waste are regularly taken by tanker to a local treatment company. This system is serviced once a year and the solids are removed 2 to 4

times a year. Environmentally friendly cleaning products (Ecover) are used and this means that the bacterial activity is not compromised.

Landscape

- A management plan recommended by The Peak District National Park is in place for our indigenous hedgerows in order to encourage biodiversity. We have a 4.5 acre field that is used for dog-walkers and recreation. We also have a management plan in place to encourage wild flowers to grow in this natural meadow.
- The use of fertiliser, and any poisons for mole control are not permitted

Monitoring and Improvements

- We will comply with and exceed all relevant regulatory requirements
- We will continually monitor environmental performance, reduce environmental impacts and update this policy once annually in consultation with staff
- We will encourage our suppliers to implement an environmental policy of their own
- Our electricity usage is monitored by a smart meter month by month. The solar panels output is monitored and logged mostly monthly (some months are missed) and what they produce is compared with their predicted use. So far they are producing slightly less but this year has not been as sunny. We are actively looking at ways of storing excess energy using battery technology. Also we are planning to send some of the spare energy into an immersion tank in the toilet shower block so it can be used for hot water heating. This will be using an immersion switch and will be installed by the end of 2016. I have also asked for the data from each panel to be sent through into my computer so I can check everything is working OK. Also to make sure that what comes through on each of the 3 phases is working optimally.
- Dual flushes are available on all toilets to minimise water
- Lights and extraction in the toilet shower block are sensed and come on and off by demand and night lights (minimal) come on when it is dark
- All heating and hot water is supplied by a biomass boiler which burns EN-A1 grade wood pellets that are sourced in the UK. We

will endeavour to identify sources as close as possible in order to reduce delivery miles.

- 100 field mounted solar panels (close to a hedge to minimise visual impact) have been installed and will be able to supply up to 50% of our electricity requirements. Excess energy that can't be used (when the demand is low) will be firstly fed into an immersion heater (to relieve the biomass boiler) and secondly into the national grid. We are actively looking at storage systems to make better use of the energy.
- Lights and electrical equipment in the office are switched off when not in use. Lights and extraction in the toilet/shower block come on by when a sensor indicates someone is present. They switch off after so many minutes.
- The energy consumption and efficiency of new products is taken into account when purchasing. For example the freezer in the kitchen area of the toilet shower block is A-rated.

Office Supplies

- We evaluate the environmental impact of any new products before purchasing
- We reuse paper
- We recycle spent ink cartridges

Transportation

- We encourage the use of public transport (see access statement)

Maintenance, Cleaning, Refuse and Toiletries

- All supplies of hand-soaps are environmentally friendly (foam soap)
- All toilet rolls are made of recycled paper
- All black sacks are made from recycled plastic
- Recycling bins are provided for cardboard/paper, aluminium cans and tins, plastics and separate bins for white, green and brown glass. The remainder of the waste goes into a skip and is processed by Peak Waste who have a zero landfill policy
- We use environmentally cleaning products by Ecover. Any other chemicals such as bleach or limescale remover are used only when absolutely necessary.

Action Plan	Priority	Target	Completed
Review business operations to ensure compliance with environmental regulations	High	Annual	
Use of a Visitors book in the toilet/shower book for clients to make comments on their stay	High		20/12/15
Install 100 solar panels to generate electricity	High		20/11/15
Include information on public transport links to Upper Hurst Farm on web site	High		20/8/16
Form partnerships with local businesses to cross promote <i>(Riverside B&B and Bank House Farm)</i>	Med		Yes
Apply for the EQM	High		20/7/16
Communicate our commitment to Wildlife-through:			
Ask clients to note their sightings of Wildlife on-site	Med		Yes
A notice to list wildlife sightings at Hulme End	Med		Yes
Communicate our sustainable tourism Initiative-through:			
Web site-environmental policy	High	20/12/16	
Information & schematics of Biomass Boiler and Solar Panels	Med	20/6/17	
Communicate our landscape initiatives and how we are managing the hedgerows and wild flower meadow	Med		20/9/16

Susan Green

Proprietor