Low House Business Centre, Windermere, Cumbria, LA23 3NA

MATSON GROUND ESTATE COMPANY LTD – ENVIRONMENTAL POLICY

Introduction

Matson Ground Estate Company Ltd (MGECL) operates Matson Ground Farm, holiday lets, 125ha of woodland, Low House Business Centre, Low Cleabarrow Business Centre and residential properties. MGECL is the owner of Braesteads Farm Ltd which is a hill farm operating in Patterdale. The policy outlined below applies to all parts of the Company.

Overview

Matson Ground Farm is operated to organic standards, certified by Organic Farmers and Growers (OF&G). All land is managed under a Higher-Tier Stewardship Agreement with DEFRA. We comply with OF&G and DEFRA requirements on the management of land and use of water, and DEFRA's cross compliance requirements.

We recognise our responsibility to manage the environmental impact of our activities. Our most significant impacts include :-

- use of fossil fuels (diesel for vehicles and electricity (primarily in holiday flats))
- use of water
- disposal of wastewater (including effluent from cleaning products in holiday lets)

Aims

- We aim to prevent pollution during all farming operations and any building work by requiring adherence to best practices and by appropriate sourcing of materials and appropriate disposal of waste materials.

- We intend to continually lessen adverse impacts (eg fossil fuel use) and continually improve positive areas (eg tree planting), insulation of properties and use of renewable energy technology where possible.

Policy

- To comply with existing relevant environmental legislation.
- To identify the environmental impacts of each area of the business, to identify the largest impacts and implement actions to reduce those impacts.
- To identify and, if reasonable, reduce the key areas of our carbon footprint.
- To continue to plant trees and new areas of woodland and to maintain the current area of woodland.
- To continue to manage the environment for wildlife.
- To reuse and recycle, as much as is reasonably possible, all waste from holiday lets.
- To ensure that contractors working on any buildings or land minimise waste and use methods and materials to control environmental impact.
- To minimise use of energy on Matson Ground Farm, and in holiday lets and other residential properties (eg continue installation of low energy lighting, installation of ground/air source heat pumps and solar panels where possible).
- To ensure cleaning products are ethically sourced.
- To continue to monitor water and energy usage.
- To review levels of insulation in all rented properties and to implement a phased programme of improvement.

We will communicate this policy to all employees and contractors and this will also be made available to our holiday let customers via our websites
www.matsonground.co.uk
www.birkdalewindermere.co.uk .

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