

Begin forwarded message:

From: "Brace, Carl" <cbrace@herefordshire.gov.uk>

Subject: RE: Landscape & Ecology

Date: 4 February 2013 14:47:35 GMT

To: kesri smolas <kesri@llanycoed.co.uk>

Cc: "Neill, Amanda" <aneill@herefordshire.gov.uk>, "Symons, Bridgit" <bsymons@herefordshire.gov.uk>

Kesri thank you for your email, I am glad you found it helpful. I was not sure if David forwarded my emails from Friday so include it in full below.

I have cc'd Mandy and Bridgit into this email so they have your email, and you can instantly reply and liaise with them.

Regards

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Dear Mr Baume I trust you and your client's found yesterday's meeting helpful and positive.

I thought, given the length of discussions and topics covered it would be useful to summarise what was discussed.

It was suggested that the current scheme be withdrawn and a revised, reduced scheme submitted containing the appropriate level of information and details. This ideally takes the form of 5 number geodomes located within a single field, smaller car park area, shower block structure redesigned and relocated adjacent to the existing barns, a

detailed phased intensity of use comprising Weddings and staff training events.

The advantages of a withdrawal of the current application and a resubmission as outlined above is –

- Clean break from the original application
- Re-screening of the proposal against EIA regulations on significantly reduced area and intensity of use
- Ability to reference all the issues now identified and give appropriate information and mitigation of these in a clear, precise manner
- Demonstration that issues identified have been addressed/ taken into consideration
- All commentators will have to provide comments again given previous objections or supports are not carried over
- Potential reduction in objections
- Reduced grounds of objections given reduced scale and additional detailed information provided
- In a resubmission we give a commitment with the local member's agreement to manage the process and consultation period tightly and not extend it outside the lawfully required periods of consultation
- Have a confirmed Committee date to have the application go before if necessary with no real time benefits associated with continuing with the current application

Resubmission information

- It is suggested the EIA screening opinion and report are used as a guide to real and relevant issues. I would recommend a document that goes through each issue outlined and simply sets out precisely and in detail. I would suggest you don't do a rebuttal of the EIA but use it to clarify, as an example, the facts and details relating to water supply and water use.
- The business plan provided yesterday is extremely helpful and

informative. This document updated accommodating the changes to the application will provide clarity and will also help reduce local 'worse case scenario' fears regarding scale and intensity of use. We will redact any financial information before it goes in the public domain. The financial information, projections and economic benefit figures are useful to us and will be used in confidence.

- A Business and site management plan is considered essential both in regards understanding how activities operate, how the land and landscape will be managed – eg grazing or grass/ hedgerow cutting schedules, new planting programmes, and how potential issues such as but not limited to light pollution, noise and traffic will be managed – eg parking permits, contracts stipulating mini buses only. Again the more information the better as this identifies mitigation and how the use is appropriate to and sensitive to this location. Within this the phasing of development can be detailed and associated considerations such as the storage of the geodomes set out.
- The Transport Assessment should be updated with more precise information regarding the management of movements to/ from the site along with being more precise regarding the scale and intensity of use – for me this was a significant issue with the original document as it did not clarify how many Weddings or training events – information we know are aware of from the meeting. Also passing places referenced need to be identified and assessed. An annotated map indicating these would be expected, and the size/ nature etc of the passing place detailed. From this, and combined with the Business and Management Plan, a Travel Plan should be produced and submitted which can be then enforced by a condition or S106 agreement.
- The accesses onto the B4348 need to be assessed as to the suitability for the level of traffic proposed by the development. The basis of acceptability of weddings in the locality put forward by your Client was that the level of traffic generated by the proposed development will be managed to keep to a level no higher than the peak flows as per the existing traffic. The TS will need to detail how this can and will be

achieved, how this could be monitored and enforced if required.

- The revised shower block would be best served taking the form of an agricultural building respectful of its context. From a design aspect, it should be simple to come up with a suitable quality design given the references there are on the site.
- A structural report is required regarding one specific barn and this will inform the nature of the conversion. Robert Walker, Senior Conservation Officer recommended a series of design amendments to better enhance the fine barns and would encourage this advice is followed.
- Provide a reference plan showing correct site boundary and identifying boundaries of the adjoining designations (eg. Common land, nature reserve, public footpaths / bridleways, ancient woodland, special wildlife site etc). This helps demonstrate that the applicants are aware of the sensitive context of the site and surroundings.
- The revised site layout should include the car park, any paths, long grass areas, trees and hedgerows be retained and any additional planting. Lighting and other external features should be clearly illustrated. New planting should be detailed with species list and numbers referenced to the layout plan.
- Presentation of proposals – consider the imagery / drawing techniques used, to demonstrate the minimal impact of the proposals and retaining the existing character of the site.
- A landscape and ecological enhancement proposed plan is required.
- A landscape and ecological management plan is required (eg. Detailed information for first 5 years of changes, then long term proposals up to 15yrs).
- The above two are considered to be essential parts of the application,

to demonstrate the impact of the changes and as ‘sustainability’ and ‘conservation’ seem to be a significant aspiration of the business this information should be readily available and integrated with the proposals.

- Consider requirements for new agricultural store / animal building (on-site, further away, other implications)
- Contact the Environment Agency regarding water management and in particular the discharge / connection to stream. Any correspondence with the EA should be included with the submission – would be worth including this with the work and details you will provide that are informed from the EIA screening opinion

The above list is not exhaustive but is intended to help you and your client’s cover the issues and provide the level of information required. I would state that in my professional opinion, the more detailed information the better.

I am happy receiving individual plans, drawings or documents ahead of you resubmitted the application so any issues or omissions can be identified prior to the application being ‘live’, as changes then potentially delay our ability to progress the application, and worse case scenario require a further consultation period.

-----Original Message-----

From: kesri smolas [<mailto:kesri@llanycoed.co.uk>]

Sent: 04 February 2013 12:45

To: Brace, Carl

Cc: David Baume

Subject: Landscape & Ecology

Dear Carl

Thanks for a very productive meeting on Thursday and the minutes. David will be in touch shortly in the meantime...

I do not have Mandy and Bridgit's email so please can you forward to them for a response I have Penny & our landscape architect visiting tomorrow so if at all possible if we can have a response from them by tomorrow will be so helpful.

Dear Mandy and Bridgit

We are now working with a landscape architect and Penny to help us minimise and visualise the impact of the 5 geo domes in the single field and promote ecology aspects.

Since sometimes landscape impact and ecology could be contradictory we would like you to ok our outline thinking so that we do not go down a route that one of you are unhappy with. Please can you respond asap as we need to re apply in the next 2 weeks and we have lots of work to do on this field.

We will position the geo-domes around the edges of the field We will have a 3 metre margin between the edge of the hedge and the geo-dome. This is also for practical consideration of cutting the hedges with the tractor so the tractor can fit between the geo-dome and the hedge.

We will allow the hedge to grow thicker

We have decided not to go too far from the hedges to minimise the landscape impact but we have gone from 2m to 3 m. and to ensure the geo domes are not on top of each other.

We will grow the entire field with taller grass/wild flower mix and have mown paths to the geo domes The longer grass should also minimise the impact of the ground level solar lights that will be used sporadically to show people to their geo-domes.

When the grass is cut it will be removed from the field There will be a central mown area for kids to play The taller grass will also minimise the paths to the geo domes that will need to have hard standing and shingles to prevent high heels from going into the ground and in muddy weather. The hedges will be allowed to grow taller to minimise the impact of the geo domes (Penny to confirm how high) and will be cut every second year except the hedges on the lane (visibility issues) The grass in the

field will be cut 2/3 times a year (Penny to advise) We will have flower beds around the buildings (to be illustrated on the plan.) These will be more in the form of cottage flower garden beds instead of neat formal gardens We will look at the field from the common and have the landscape architect propose copses of trees to minimise impact from the common and for privacy of the geo domes from each other.

regards
kesri