

## **214034 Upper Kinley Farm, Letton HR3 6DP**

March 2022

### **Further Information regarding application**

In response to the email of 14 March 2022 requesting clarification relating to a number of site issues, please find the response and a number of photos and drawings in support.

Firstly however, I'd like to take the opportunity to provide some background to the site as it was when the property was purchased just over 4 years ago. This will provide further information to

Upper Kinley Farm was trading as The Frog and Duck campsite. This was a Camping and Caravanning Club certified site and it was at this point that the infrastructure was put in place. The toilets and there waste system and the 'kitchen' area have been maintained from this previous operation.

Though the operation no longer features on the C&CC website some details still exist on search websites. Some screen shots of this have been included.

### **Points to address**

#### **1. Tent timber bases**

Attached drawing shows in detail the nature of the structure. Our primary concern and motivation at Upper Kinley Farm is for the care of the land, immediate and surrounding. In keeping with this, it was felt that a structure which could be removed was essential for maintaining the ground on which the tents were sited and to discourage any permanent nesting of vermin.

The construction is treated timber and traditional decking boards and sits at 220mm above the ground level.

## **2. Septic tank**

Attached updated site plan shows location.

The site has a cesspit. This was installed as part of the previous operation and was a condition of the camp site, as it had to receive chemical toilet waste from touring caravans. All toilets and sinks drain into this. This has been maintained and when operational will be emptied on an appropriate basis by Aquassist registered waste removal.

## **3. Toilets**

Attached updated site plan shows location.

Composting toilet - This had been included as a possible structure to build in the future and was included in the application as a way of 'future proofing'. The site relies in no way on its inclusion and for a number of reasons, including financial the plans for this has been dropped. We no longer intend to have a composting toilet.

Toilet facilities – The toilet facilities were constructed as part of the Frog and Duck campsite and have been thoroughly maintained. They consist 2 converted horse trailers with running water and plumbed into the cesspit for waste. Each houses 2 cubicles with a toilet pan, and 2 hand basins. They are fitted with electric lighting which is sensor activated. It is our plan to add the manual instant hot water style of boilers.

## **4. Kitchen**

Attached updated site plan shows location.

Again, this was constructed previously. The 'kitchen', is constructed from timber and box profile polyester coated sheeting. It measures 3m x 2.6m in plan and has a height of 2.48m at its highest point. Inside there is power and a sink with running water. Again a manually operated wall mounted hot water tank will be added.

Additional information

## **Emergency flood plan**

The location subject to the planning application is also our home. We are fully aware of the flood issues that afflict the Wye Valley and that on a technical note that the site lies within Flood Zones 2 & 3.

Our application is for the spring and summer months of April through to September. This is not traditionally the period of flooding. However we are aware of the changing climate and how seasonal changes are bringing different weather patterns.

During the autumn and winter months we rely heavily Natural Resources Wales and Environment Agency through the gov.uk website. As subscribers to the email, text and phone alerts and warnings we are able to forecast any potential flooding. It is common local knowledge that Bredwardine water levels will peak 12-13 hours after peak levels in Builth Wells.

Through our personal experience, local knowledge and the invaluable forecasting services we are able to predict the water levels in the Letton area with some degree of accuracy.

With regards to the guests at Upper Kinley Farm it is our intention to make everyone, even local visitors fully aware of the nature of the site in advance of a visit. On arrival we will brief visitors of our emergency plan which will need to be implemented if high level rainfall means the threat of potential flooding.

The flood alerts to which we subscribe will allow us sufficient time to allow all visitors to leave the site safely, day or night.

## **Summary**

As the Frog and Duck Campsite operation, some 4 years ago, in an attempt to capitalise on the land for a camping and caravanning site, Upper Kinley Farm had been left sterile and free of much of the wildlife and plant life one should expect to see. A change of ownership and change of vision has seen a substantial growth in the return to life of this land. Rather than the constant and complete mowing of the site in its entirety, carefully considered grass cutting has seen a return of diverse flowers and grasses. And with this we have seen a year on year increase in bird life to the fields. It remains our goal to do our utmost to encourage and increase the biodiversity of the land. Simple steps such as allowing for the hedges to grow up cut where possible to allow wildlife 'corridors' to allowing large areas of the fields to grow

uncut for the greater part of the year. In our short time here we have planted a huge number of native tree and hedging, including poplars, alders and willows.

Our commitment to the ecology of the area will form the basis of the tipi hire venture. The transient nature of the tipis with their traditional design in wood and canvas form the ideal dwelling for a visit to such an area. Through the promotion and marketing of the site we are expecting to attract visitors who will be equally enthusiastic about our goals. There are no children or pets allowed, there will be a strict no music policy and in keeping with the natural environment visitors will be requested to keep any artificial lights to a minimum. The necessary minimum lighting will be employed for the safe use of the toilets and the kitchen area. But for the rest of their stay we hope that our visitors will be enjoying Herefordshire's dark skies.

We aim to provide an infrastructure on site that plays its part in the ongoing need to support environmental issues. We aim to reduce waste with recycling and composting. We will offer additional secure storage for those choosing to bring bicycles and we are currently exploring what options we have to support the charging of those with electric cars. And future plans will involve exploring the potential for on-site renewable energy generation through either solar or wind.

Our aim for Upper Kinley Farm is very clear and is about the promotion of the natural environment and living in harmony with it. Much work has gone into regenerating a piece of land which had become lifeless. We continue to work to encourage the nature, wildlife and diversity and will promote the venture on this simple basis. And we hope in time that we attract visitors who come to Upper Kinley Farm for that very reason.