

**From:** Smart, Chloe  
**Sent:** 02 July 2019 17:12  
**To:** Graham Clark <[graham.clark@berrys.uk.com](mailto:graham.clark@berrys.uk.com)>  
**Subject:** 182726 - Land at Green Farm, Lyonshall - Further Information Required

Dear Graham,

Many thanks for your time on the telephone yesterday.

Although the requirement for additional information has been outlined in previous correspondence, you have now indicated the applicant is to proceed with the preparation of the various information requested by consultees. As such, I thought it beneficial to provide a summary of information requested, including 'further information' officers consider is required within the Environmental Statement under regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

#### Air Quality and Ammonia Assessment

- Emissions from biomass boilers need to be included within the Ammonia Assessment. The EHO has also requested an Air Quality Assessment to consider the combined impact of the Poultry and Biomass Units on the relevant receptor);
- Ammonia dispersal from other sources also needs to be included within the assessment e.g through the removal and spreading of broiler litter and clean out activities. Additionally, the impact of traffic accessing the site through the ancient woodland;
- Assessment needs to be carried out in respect of dust impacts both from the biomass and the poultry units.

#### Manure Removal

- Detailed plan setting out arrangements for removal and spreading of manure;

#### Habitat Regulations/Natural England

- Additional information is required to consider effects on River Wye Special Area of Conservation, River Wye SSSI, Birches Meadow SSSI and Queestmoor Meadow SSSI – That includes a Habitat Regulations Assessment;
- 'In-combination/cumulative assessment' considering other developments with similar impacts which may cumulatively effect the above mentioned designated sites;
- Please also provide further clarification in respect of the abstraction of water in order to consider the potential impacts on the SAC;

#### Ancient Woodlands

- Atmospheric modelling of dispersal and deposition confirming that resulting ammonia and nitrogen will be insignificant (less than 1% of the critical level or load). Assessment of Ancient Woodland should include ammonia, nitrogen deposition and consideration of root protection zones. It should also focus on ensuring that the proposals do not inhibit the restoration of the ancient woodland habitat.

### Environmental Health

- Hydrogeological assessment of the impact on local private water supplies (clarification also required as to whether intending to use mains water or will be digging a borehole or both and an estimate of likely extraction from any borehole);
- Confirmation as to where the wood to be chipped would be sourced from and provide an outline for how the wood chip for the biomass will be delivered to the site, stored and fed into the biomass;
- An Air Quality Assessment has been requested to consider the combined impact of the Poultry and Biomass Units on the relevant receptor (i.e the farm managers accommodation);

### Drainage

- Demonstration of how a staged discharge will be achieved to limit flow to the 1 year, 30 year and 100 year equivalent greenfield rates and volumes, or confirmation that all flow will be limited to the 1 year or Qbar equivalent greenfield rates;
- Demonstration that additional treatment of surface water runoff can be provided prior to discharge to appropriately remove increased sediment and organic loading as required by the Herefordshire SuDS Handbook; or clear demonstration of how runoff with a high sediment and organic loading will be separated from the surface water drainage system;
- Further information regarding the proposed management of foul water from the poultry houses and foul water from the proposed dwelling.
- Further information regarding the alignment, suitability and capacity of the receiving ditch and downstream watercourse that is intended to receive surface water discharge and (assumed) treated foul water discharge from the proposed development;
- Clarification of whether access or works to third party land is required, and if so details of these works and agreement in principal with necessary landowners to make a connection to the receiving ditch;
- A completed Foul Drainage Assessment (FDA) Form;
- Please also clarify foul drainage arrangements for the welfare facilities and proposed dwelling.

### Heritage

- Heritage Statement to be incorporated into Design and Access Statement;

### Transport

- Additional information in respect of vehicle movements associated with the delivery of fuel for biomass boilers and removal of Ash. Could you also confirm where the biomass will be sourced from and the ash taken;

### Landscape

- Detailed level and contour plan;
- Visual verification of the development;
- Planting scheme with arboricultural report and soft landscaping plan;
- Hard landscaping plan.

#### Other matters of clarification

- Please could you confirm the source of electricity to the development – concern raised that overhead power lines will be required;
- Not a requirement, but a number of comments also reference the announcement made by Avara regarding honouring sites where there was an existing agreement/commitment to take poultry in place. Do you have any form of 'letter of intent'. As I said, not a requirement, but might assist in providing more context; and
- Drawings do not currently show biomass boiler buildings or the flues;
- Please confirm ownership arrangements in respect of water discharge from the attenuation pond to a drainage ditch.

As I understand it, you should be in a position to submit the above by the end of August. Following receipt of that information, I will undertake a 30 day re-consultation.

Any queries in the meantime, please do not hesitate to contact me.

Kind regards

Chloe

### **Chloe Smart**

Principal Planning Officer – Major Applications Team  
Development Management

#### **Personal Contact Details:**

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@ [chloe.smart@herefordshire.gov.uk](mailto:chloe.smart@herefordshire.gov.uk)

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**From:** Smart, Chloe

**Sent:** 07 May 2019 15:59

**To:** 'graham.clark@berrys.uk.com' <[graham.clark@berrys.uk.com](mailto:graham.clark@berrys.uk.com)>

**Subject:** 182726 - Land at Green Farm, Lyonshall

Dear Graham,

I am emailing in respect of the above application to provide a progress summary. You will note a large number of local objections have been received which raise a number of issues. The Parish Council has also objected and the local ward member has called the application to committee.

With regard to the technical consultees, I have received the majority of comments. Additional information has been requested by certain consultees, which I have listed below:

**Natural England (response attached) and Ecology**

Natural England has requested additional information in order to fully consider the effects on the River Wye Special Area of Conservation, River Wye SSSI, Birches Meadow SSSI, Quebb Meadow SSSI and Queestmoor Meadow SSSI. The following information has been requested:

- Habitat Regulations Assessment;
- An 'In-combination/cumulative assessment' considering other developments with similar impacts which may cumulatively effect the above mentioned designated sites.

I have liaised with the Council's Ecologist following receipt of NE's comments, who has confirmed this will need to be commissioned and submitted by the applicant. Also that the required survey area for NE is 10k. I have been informed that Matthew Stolen has expertise in doing these sorts of surveys.

In respect of the above, please could you confirm you will be arranging for the above survey to take place and provide a rough timetable for re-submission of the additional information? I will need to re-consult for 21 days upon receipt of the reports.

**Woodlands Trust (response attached)**

The Woodlands Trust have raised an objection. To summarise, they require atmospheric modelling of dispersal and deposition that any resulting ammonia and nitrogen deposition will be insignificant (less than 1% of the critical level or load) at all ancient woodland sites. Additionally, they have requested a 15 metre buffer zone to Crump Oak wood.

**Environmental Health (Noise)**

Clarification has been sought on a number of elements as per the below:

1. Please can you clarify whether the applicant is intending to use mains water for the proposal or will be digging a borehole or both and an estimate of likely abstraction from any borehole. In the past we have sometimes asked for a hydrogeological assessment on the impact of local private water supplies if we felt that water abstraction could impact on local water supplies from a quantitative perspective.

2. Please can the applicant confirm where the wood to be chipped would be sourced from and provide an outline for how the wood chip for the biomass will be delivered to the site, stored and fed into the biomass.

### **Environmental Health (Air Quality)**

Confirmed there are no residential receptors within 100m of the site, but that the farm managers dwelling will need to be considered a receptor. An Air Quality Assessment has been requested to consider the combined impact of the Poultry and Biomass Units on the relevant receptor (i.e the farm managers accommodation).

### **Land Drainage**

Please see attached Drainage Comments. You will see it is the latter part of the table where additional information is required. The Council's Drainage Engineer acknowledges some elements can be conditioned, but as set out within the table additional information is required prior to determination.

### **Heritage**

The Council's Historic Building's Officer has requested a Heritage Statement is incorporated into the Design and Access Statement.

### **Other Matters**

- A number of comments receive note the presence of boreholes which serve a number of properties in the vicinity and raise a concern regarding water contamination. I will be liaising with the Environment Agency regarding this, so will come back on any matters if I need to;
- This is not a requirement, but a number of comments also reference the announcement made by Avara regarding honouring sites where there was an existing agreement/commitment to take poultry in place. Do you have any form of 'letter of intent'. As I said, not a requirement, but might assist in providing more context.

I am still awaiting consultation responses from Highways and also Landscape so I will be in touch if anything additional is required following receipt of those comments. In the meantime, please could you provide me with confirmation that you will be submitting the additional information requested above and it would also be helpful to establish a rough timescale for submission?

If you require any further clarification, please do contact me using the details below.

Kind regards

Chloe

**Chloe Smart**

Principal Planning Officer – Major Applications Team  
Development Management

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