

From: Close, Roland

Sent: 05 June 2017 15:42

To: 'James Whilding' <james.whilding@acorus.co.uk>

Cc: Bisset, James <jbisset@herefordshire.gov.uk>; Tookey-Williams, Jill <Jill.Tookey-Williams@herefordshire.gov.uk>; Duberley, Elizabeth <Elizabeth.Duberley@herefordshire.gov.uk>

Subject: RE: 163370

Dear James,

I refer to your email of 17th May 2017 14:37 and our subsequent correspondence.

What you are now suggesting would represent a significant material amendment to the deposited planning application.

It does appear that the visibility splays may be achievable. However, I suggest that you not only establish the known highway extents but also:-

- a) Undertake a detailed on-site (& immediate surroundings) survey; and
- b) Undertake the requisite land registry searches.

My Highways Officers advise me that there is also a section of hedgerow north of the BT bell mouth which would need to be maintained. Clearly again you would need to establish the precise land ownership situation.

Clearly you do not want the same situation to arise that has occurred with respect to the original submission where it appears that you and / or your Highways / Transportation Consultant wrongly assumed that the southerly visibility splay was entirely within the bounds of the public highway and / or in your client's ownership.

I am also confused as to whether your proposal for a new vehicular access would also involve closure of the existing vehicular access. Clarification on this point is required. I would wish that access to be permanently closed, otherwise vehicles could utilise that access which would not have a visibility splay to the south secured.

Such a new vehicular access would involve a considerable amount of hedgerow and trees. It appears that the entirety of the hedgerow along the frontage which would need to be removed to achieve the requisite visibility splays of 2.4 m x 180 m.

Clearly as the proposal would require removal of the hedgerow and trees impacts would need to be appropriately addressed by a suitably qualified:-

- a) Ecologist;
- b) Arboricultural Consultant (Member of the Arboricultural Association); and
- c) Landscape Consultant - (e.g. Member of the Landscape Institute)

As a consequence an amended Environmental Statement would be required and an entirely fresh reconsultation / re-advertisement process would need to take place once the requisite documentation is received.

We could only accept such a significant change to this planning application if your client agrees to a 16 week extension of time from the date such amended documentation is received.

Detailed advice – Landscape & Ecology / Bio-diversity

The alignment of the road is of concern as it would allow a straight vista through. In my mind it would be preferable if the proposed access road swung round in a gentle curve to the south and followed the route of the poultry building(s) to be demolished. This would lessen the amount of woodland to be removed and make the access less visually intrusive. Clearly the precise alignment would need to be designed / tracked by your Highway Engineer but the above sketch attachment may help.

In addition:-

- a) compensatory planting should fill the gap of the decommissioned units providing further coverage and creating wildlife corridors;
- b) The revised line of the new access should be such so as to ensure NO impacts upon the existing southern edge of the woodland area – and should utilise the area currently covered by two of the existing units that are to be decommissioned so freeing up existing 'brownfield' area for use by the access road. A detailed construction environmental management plan that includes detailed ecological risk avoidance/method statements, tree protection zones and construction methods would be required;
- c) The roadside hedge that will be required to be removed to create the required visibility splay should be reinstated. We would suggest 3.5m setback for the hedge line to allow for the hedge to grow without the need to constantly maintain it;

Detailed planting proposals are required (including a maintenance / management regime). The woodland itself should be subject to a long-term management plan with appropriate restocking and thinning to ensure proper maturity and that the woodland remains intact and viable as a natural screening for the development. The plan should also include biodiversity enhancement features such as bird and bat boxes and the creation/retention of fallen and standing deadwood;

- d) Bio-diversity / ecological mitigation & enhancement measures are required;
- e) A detailed construction environmental management plan that includes detailed ecological risk avoidance/method statements, tree protection zones and construction methods would be required; and
- f) The two existing shelterbelt woodland areas - to the east of the site and this wood to the north should be linked by a strip of woodland planting (through the reinstatement of an area of existing brownfield development) to create a properly connected and linked ecological woodland.

Clearly the above provides you and your client with a considerable amount to consider. Essentially you could either:-

- a) Request that the current application be determined. However, you are aware that my recommendation would be for a refusal under delegated powers; or
- b) Amend the proposed vehicular access as outlined above (and close the existing access). However, this will involve preparation of considerable further work, a reconsultation period and a considerable extension of time would need to be agreed. It does appear that this may be a way forward. I must stress again, however, that my Manager is only agreeable for the application to be processed in this manner on the understanding that you will agree to a 16 week extension of time from the date of receipt of the amended further documentation.

I would be grateful if you would inform me by the end of this week your client's intention.

Regards

Roland Close

Principal Planning Officer

From: James Whilding [<mailto:james.whilding@acorus.co.uk>]

Sent: 17 May 2017 14:37

To: Close, Roland <rclose@herefordshire.gov.uk>

Subject: RE: 163370

Roland

Please find attached a draft routing plan for discussion with colleagues.

Kind regards

James Whilding MRICS FBIAC | Acorus Rural Property Services Ltd

Chartered Surveyors & Planning Consultants

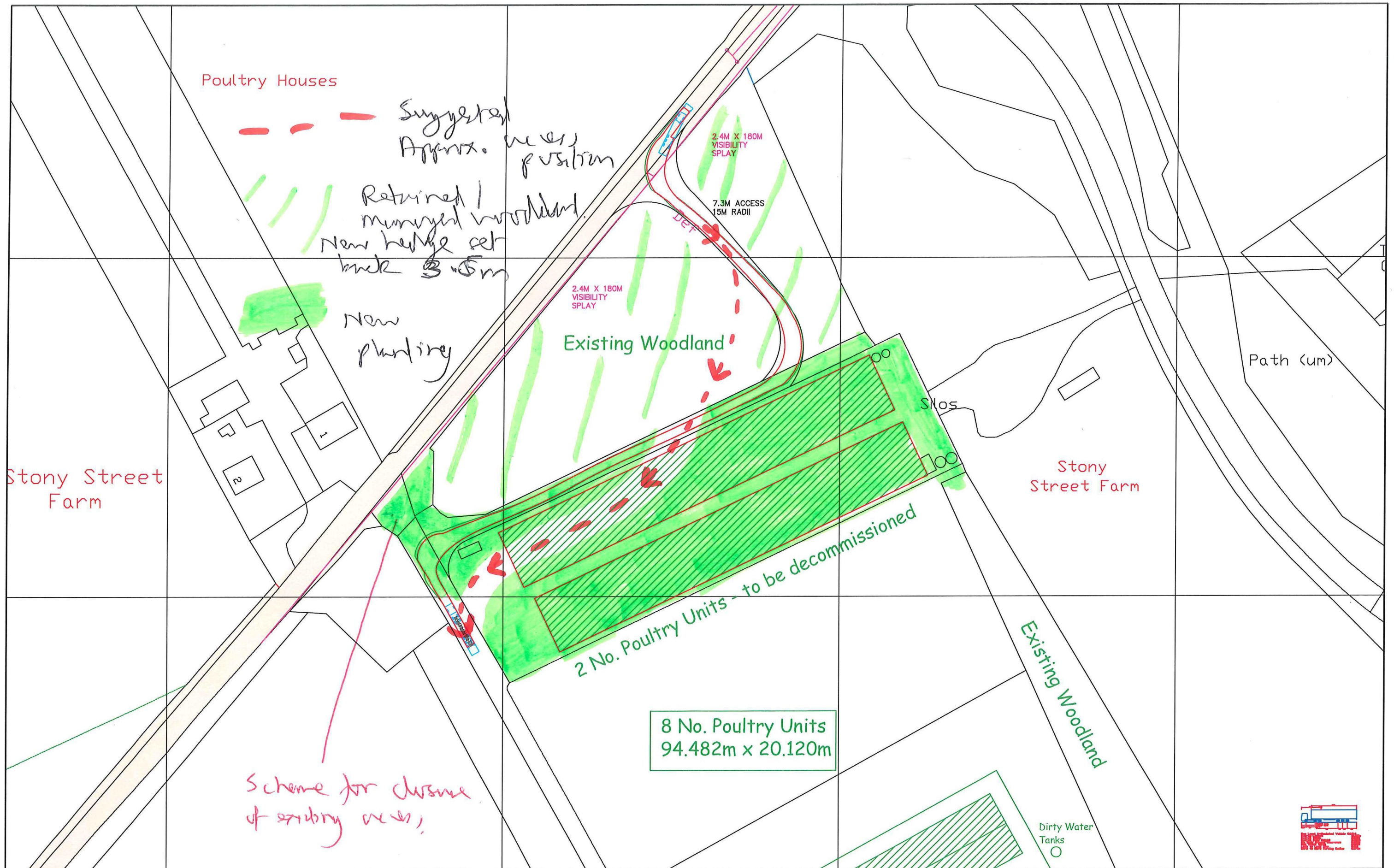
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