

The Garden House

Lyonshall

Kington

Herefordshire

Hr5 3LA

29 Oct. 13

Mrs D Klein

P O Box 230

Blueschool Street

Hereford

THE YELD, LYONSHALL APPLICATION NO – 132589/N

Dear Mrs Klein

We write to object to the above application. Our grounds are as follows:-

1. VISUAL IMPACT AND NUISANCE

The Herefordshire Council has a very clear policy CF4 on Renewable Energy Applications and can we draw your attention to no. 3 which states there should be no significant detrimental effect upon the character of the particular landscape qualities.

This application has been presented with no attempt to mitigate the very serious effect this site would have on the landscape. On your site visit you assessed this from ground level with full leaf on the trees that border the southern aspect of the site. The site is fully visible from a very wide area between south west and south east, the height of the towers and the length of the concrete wall make this highly visible.

The current poultry site is screened by a planted bund and to extend through the building line into an untouched arable field creating a development in open countryside is completely against national planning policy.

The plans do not reflect that the ground will have to build up at the southern end by several metres in order to level the site. There is no proposal for bunding and screening that would in any way shield this development from the surrounding area. In other locations where you have dealt with applications

that have included similar height towers as these they have been sunk into the ground for 4-5 metres in order to reduce visual impact by up to half. It appears to us that to deal with the bunding and planting of this site merely as conditions to a planning condition is too large an issue to be dealt with at this stage and should have been part of the applicant's proposal with engineering drawings to show this mitigation was to be achieved

Also in respect of no. 4, this application will affect our amenity with noise and odour and working lighting. Being farmers we are well aware that the agitation of poultry manure leads to a very pungent smell. We already suffer from a high level of this due to the operation of this site; however, it varies due to particular stage of the crop and the humidity. This application within a very short distance from our property will lead to daily nuisance from smells. In addition we already have disturbance during catching time of operation of forklift trucks and the feed Lorries, however, these are somewhat mitigated by the position of the bund that screens the poultry site. This application will lead to the operation of mechanical machines for 3-5 hours each day which will be very much increased by the fact that this is taking place in a concrete structure which will amplify the sound many fold.

There are already a number of lights that are kept on all through the night on this site and we anticipate more of this nuisance.

2. ENVIRONMENTAL RISK AND DAMAGE

You have already been contacted with evidence that the land drainage due to the soil type and construction method proposed is completely inadequate. You have also received from Mr Curtis the latest pollution report in the Environmental Agency 2013 document and you have had representations from the Lugg and Arrow Fisheries and the Wye and Usk Foundation. Land drainage is a critical part of this application as it is in a very sensitive position and could lead to severe pollution. This application should be refused on these grounds as it is impossible to put adequate conditions to deal with the land drainage issue taking into account the old estate drainage that runs through the site and into the curl brook.

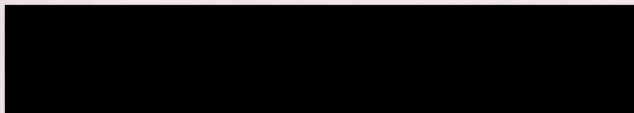
3. TRAFFIC

We note your concern in your email to David Davies regarding the issues of the single track access road to the site from the A44 with no passing places. In a separate email to Mr. Davies copied to you we have highlighted the level of likely traffic to and from this site, there is no doubt that to service a commercial operation producing the traffic flow that this would that there would have to be free and uninterrupted access from the A44. In such a dangerous location as this which has already been marked by chevron signs due to the series of tight bends approaching the farm entrance from both east and west, there would need to be a wide visibility splay of suitable construction, weight bearing, with curbs and drainage provisions. The applicant does not own the land either side of this entrance and is completely unable to mitigate this danger.

We use this road on a daily basis with both agricultural machinery, vehicles and livestock trailers and it is difficult enough to access our property from or to come out of our property onto the A44 when you are in the relatively short in length and fast vehicles that we use. There is no way that the level of long articulated lorries and slowly accelerating tractors with up to 18 tonne trailers will be able to safely enter or leave this entirely unsuitable farm lane which is not been redesigned and improved to modern standards.

Signed

For the above reasons we strongly object to this proposal.



N W E & E M Gorst

Appendix attached for further information

APPENDIX 1

There are so many inaccuracies to this application I will but highlight a few and justify our objections.

APPLICATION FORM

No12. Assessment of flood risk states, "Surface water to be disposed of by soak away and sustainable drainage system". Although in a previous application for SUDS No. N121147/F July 2012 says, "The local soils are clay in nature and so infiltration has been assumed to be zero". This has massive implications on a sloping site into the river system in an NVZ area with the water supply already heavily contaminated but this has already covered in other objecting reports.

According to the applicant's traffic statement a maximum of 30 vehicles will be entering and leaving in the 14 days of harvest, i.e., 15 loads in 14 days to get 6000 tonne of harvest equates to 428t/day, or 28t/load, although the maximum trailer size in use today is 18 tonne!

Most disturbing is Final Products in No 12. "How will waste water be disposed of? – Reused in digester and soak away" (See Appendix 3) with no consent to discharge been applied for. So this means if the applicant does not use all the waste water in the digester, it will be poured down the drain to the brook! A correct EIA is the least that should be done.

HYDROLOGY AND DRAINAGE

There is a lot in this statement of how the digestate will be stored in fields and how and when it will be spread and all Mr Eckley's record keeping. This will be sold off the farm, probably collected by whoever buys it as currently happens, so he will have no control at all over this matter. He does not have farmland at his disposal and would only have an annual cropping licence, in this highly sensitive NVZ. We have already pointed out that current Council Policy states that no application shall be passed unless it can prove that there is no increase in phosphates.

"Percolation tests to be carried out to finalize drainage". Based on information already received by you, this is something that should be carried out before to even see if there could be any suitable drainage at all.

It also states "digestate would be spread on land in the neighbouring vicinity of the site". Yet in the last Environmental Statement done for the previous chicken sheds it states "The water accumulated for the washing the units at the end of the cycle contains dilute contamination from the litter, feed and dust and at the present this is managed by being retained on site in storage tanks prior to land spreading" How much can go on his acreage and the cumulative effect which should be covered by an EIA.

A spring exists just 62m east of the site on our field, also another when rain comes, like the last couple of weeks, SE of the site 100m away. With such a clay soil structure it has no option but to burst through the surface in places and run down to the stream/flood plain and wet land which is in higher level stewardship.

APPENDIX 1

LANDSCAPE AND VISUAL

This document admits that it will be prominent due to the design of the round tanks. Similar operations are partly buried in the ground but this site will be on top of made up land, which is a fact that not only breaks various policies but is not noticed by your EIA by Mr Bishop.

Table 1.1 only mentions hedgerow planting – 2ft high whips on a 50mm bund, unfortunately this is 11.69m (38'4") short to screen!

It also states that "in all viewpoints the digester storage tanks would not be seen against the skyline which is completely incorrect. (See Appendix 3)

A huge amount of detail goes into hedge planting, spraying, weeding, watering, mulching etc. He had yet to start any of the planting that was conditional from his previous application for chicken sheds, and all this with no extra labour being engaged.

ECOLOGICAL

This misses out the nearest site of importance, that of ancient woodland which is just 25m from the site and does not really take into account the bats that are around this wood and the field next to the site that we own and no doubt in the site area as well.

The ditch 180m below has evidence of water voles and otters have been witnessed in the area.

TRANSPORT

This is the most serious issue of all. As already emailed to you, the fatality was omitted from 2 years ago. Just the Yeld business which will use Sun Valley, Woodchip Company, and several contractors rushing with their many drivers at harvest time total 3816 movements, and increase of 197.5%.

There is no mention of the two private properties along the track where young children live, all of which comes out onto the A44 onto an S bend, with so little splay that I am sure large vehicles would need to pull over to at least the white line to get around. Currently they come mainly from Hereford through Lyonshall, but future tractor and trailers will have to pull out over the white line to get around. Even his grazing land is let out so the farmer will need to get along here to check his stock daily. To have queuing on this fast stretch of road on corners will lead to accidents. Is this what the council wants?

CONCLUSION

We work to within 12m of this development proposal, and currently enjoy the views. Noise, smell and visual impact will affect us greatly.

This is a totally unsustainable development. The principle of this kind of development is to be as self-sufficient as possible (like the other applicants in the parish) as it is government guidelines.

APPENDIX 1

Policy CF4 no.3 "no significant detrimental affect upon the character of the particular landscape qualities of that location". No 4. "Not significantly impact upon the amenity of neighbouring residents, including through noise, odour or electro-magnetic forces".

Policy SD2 Renewable and Low Carbon Energy – "will be supported where they meet the following criteria – 2. Does not adversely affect residential amenity, 3. The proposal does not result in any significant impact upon the character of the landscape.

Policy DR6 of the UDP states development will not be permitted where there is likelihood; of an acceptable risk to the quality of water resources.

Policy DR7 of the UDP states that wherever possible sustainable drainage should be used to minimise the adverse effects associated with increase surface runoff.


Policy E13 says of new development "avoiding isolated of skyline locations".

Hedgerow Regulation 1997 will be broken again.

All these policies broken, 2 community councils unanimously voted against. The three other similar applications in this parish currently have had not one objection between them and this has so many objections on so many reasons, by so many people. IT IS a different case and must be treated as such, to ignore would be negligent.

We strongly object to this application.

Yours sincerely



Mrs E Gorst and Mr N W E Gorst

APPENDIX 2



This photo shows the regular winter flooding



Proposed skyline view of two towers blocking the view to properties over the valley

13 Water

Will water be used
in processing?

yes

no ✓

If yes, what metric quantity?

	Litres / m ³ per month / year
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Obtained from:

Will the processing involve settlement ponds /
tanks / lagoons / lakes / other drainage methods?

If yes, describe on a plan
including sections and
construction designs

yes ✓

no

How will waste water be disposed of?

Reused in digester and soak away
(see Hydrology and Drainage statement)

Has a Consent to Discharge
been applied for?

yes

no ✓