

**From:** Matt Tompkins <[matt@ttplanning.co.uk](mailto:matt@ttplanning.co.uk)>  
**Sent:** 25 June 2024 20:51  
**To:** Withers, Simon <[Simon.Withers@herefordshire.gov.uk](mailto:Simon.Withers@herefordshire.gov.uk)>  
**Subject:** RE: 232851 Aubreys

Dear Simon,

Please find attached a zip folder containing the following which respond to the points raised in your email below:

- **Aubreys Letter (001) – H+H Drainage.** This responds to each drainage matter raised in Mr Stones' representation.
- **177\_SK027 Analysis of elevation revisions 240618.** This provides a comparison of the *original application (red line)* and *most recent revision (black line)*. It includes annotations which demonstrate that the roof level of the Hay Barn has been dropped by 1050mm and that the Threshing Barn (in all respects including its roof) has remained unaltered throughout the process. It also confirms that there is insufficient headroom to create a first floor within the barn. The architect has also provided the following paragraph in respect of ground levels around the building.

*The revised drawings reflect the changes requested by the LPA, to reduce the ridge height of the Hay Barn. This has been reduced by 1050mm, but the roof pitch has remained the same, therefore the eaves height has dropped accordingly. This has a direct consequential impact on the ridge and eaves of the driftway which have been modified accordingly – the ridge of the driftway necessarily sits below the eaves of the Hay Barn to avoid a complex and characterful junction. In order to provide adequate headroom to the driftway access the floor level was therefore reduced by 200mm. By extension, the ground levels were reduced to the east extent of the range. However, a non-material variation to the presentation of this element has been made whereby the ground returns to its original and currently level before the east end of the range. Accordingly, the ground level adjacent the Hay Barn as seen from the east will be unaffected. Precise formation levels will be established during the technical design phase of the project when engineering support will be provided.*

*The Threshing Barn has been entirely unaffected by amendments made during the application.*

The attached folder also includes the following documents which have been updated for the sake of completeness so that they reflect the final version of the scheme. There is no material change to the documents. They are simply amended to reflect the final scheme. I have summarised the changes in each.

- **The Heritage Impact Assessment.** No change to overall impact which remains net positive comprising a range of neutral to positive impacts save the small element of harm associated with the stone retaining wall removal.
- **Updated BNG Metric.** BNG delivery of +97.16% now provided (remembering that this application does not have to provide for 10% being submitted before the deadline).
- **BNG Report.** Reports on the above and is altered to reflect the new BNG value.
- **Updated Ecology note 2024.** Amended to reflect the updated BNG amounts.
- **Updated Drainage Strategy.** Surface water attenuation reduced to 11.10m3 given the smaller roof area.

If you've any queries, please let me know.

Kind regards,

**Matt Tompkins**

Director

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