



AAA Ref: APA/DRUMM/14/1337

SECTION 73 APPLICATION TO VARY THE TERMS OF THE PLANNING PERMISSION (HEREFORDSHIRE COUNCIL REFERENCE DCSE2008/0996/F) GRANTED ON 15 OCTOBER 2008 (TO CONTINUE TO ERECT, TAKE DOWN AND RE-ERECT POLYTUNNELS ROTATED AROUND FIELDS AS REQUIRED BY THE CROPS UNDER CULTIVATION) SO AS TO PERMIT ROTATED POLYTUNNELS TO BE RELACED BY FIXED POLYTUNNELS AND TO REMOVE THE TIME LIMIT ON THE PERMISSION

On land at HOMME FARM, HOM GREEN, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7TF

On behalf of E.C. DRUMMOND & SON

STATEMENT OF COMMUNITY CONSULTATION

March 2014



Antony Aspbury Associates
TOWN PLANNING & DEVELOPMENT CONSULTANTS

1.0 INTRODUCTION

- 1.1 This Statement has been prepared in support a planning application under Section 73 of the Town & Country Planning Act 1990 (as amended) submitted to Herefordshire Council as Local Planning Authority by E.C. Drummond & Son ('the Applicant'). This Application seeks to vary the terms of planning permission DCSE2008/0996/F, granted permission on 15 October 2008, by amending and deleting certain conditions attached to that Permission which relates to the erection of ('Spanish') polytunnels at Homme Farm, Hom Green, Ross-on-Wye ('the Application Site'). Specifically the current Application seeks to vary or delete certain conditions attached to the operative planning permission. The two conditions attached to the 2008 Permission affected by the (new) Application are **Conditions 1** (and specifically clauses: **(a)**; **(c)**; and **(d)** thereof) and **2**. The primary object of this exercise is to provide for the replacement of polytunnels rotated around fields with fixed tunnels that are not rotated. The reasons for the current Application and the way in which the said conditions are to be varied or deleted is explained fully in the covering letter submitted with the Application.
- 1.2 The purpose of this report is to document the Applicant's community consultation strategy, to present the scope of engagement, to summarise the extent of representations received and record the response of the Applicant to these comments.

2.0 OPERATIONAL BACKGROUND

- 2.1 The current application arises because the Applicant wishes to cease the rotation of polytunnels around fields and to erect them in one place where they would remain fixed from one season to another. The location of these fixed polytunnels has been carefully selected so as to minimise their visibility and their visual impact. At the same time, the maximum (polythene) coverage of polytunnels at any one time would reduce by 10% from the 54 hectares permitted by the 2008 Permission, to 48.5 hectares, because the fixed tunnels would be inherently more efficient and productive than rotated ones. They also involve lower operating costs. In accordance with Condition 5 of the 2008 Permission, polythene would still be rolled back from the polytunnel frames during the winter months of December and January.
- 2.2 The principal operational reason for replacing the system of rotating polytunnels with fixed ones is to allow the introduction of a soil-less growing medium contained in 'growbags' either placed on the ground, or on so-called 'table tops' at waist height. The progressive build-up of pests and diseases in the soil is impossible to control by crop rotation alone. Previously soil sterilisation was the preferred solution, however, EU legislation

has put the active ingredient of sterilization under notice therefore making this method of production unavailable. Taking the fruit plants out of the ground and growing them in disease-free compost or material such as coir, is proving increasingly attractive for growers as an alternative. Such a system also allows better regulation of plant irrigation, reducing water consumption, and permits infrastructure enabling the recycling and reuse of water to be installed. It is envisaged where practical to direct water into existing on-farm reservoirs. Placing the growbags on tabletops means that the plants are grown at a height which is more convenient and comfortable for pickers because the fruit is easier and quicker to select and pick and they are not constantly bending down. This system also eliminates weeds and slugs and there is no need to straw the fruit.

3.0 2012 PUBLIC EXHIBITION

- 3.1 A public exhibition of the proposals was originally held in August 2012 and the details of that earlier exhibition, together with the pre-application consultation that was undertaken with your Department and other stakeholders, is noted below. It was the Applicant's original intention to submit this Application in 2012, however, that was postponed. In view of the subsequent delay, a second public exhibition (the subject of this Statement) was held in January 2014.
- 3.2 The previous public exhibition was held at Walford Village Hall, between 9am and 9pm, on 31st August 2012. The meeting was advertised in advance of the exhibition on posters displayed on various Parish Council notice boards and a letter informing the Parish Councillors of the same was hand-delivered by the Applicant. In addition, a public notice was placed in the *Ross Gazette* by the Applicant in lead up the exhibition. Letters advertising the exhibition were also distributed to properties located both within and adjoining the landholding.
- 3.3 Six wall-mounted display panels describing the need for a change to table tops and the intended proposals for the Application Site were displayed, along with supporting technical topic reports, at the public exhibition. A total of 16 people attended the consultation event and all the attendees lived in close proximity to the proposed application site boundaries.
- 3.4 The verbal feedback at the August 2012 exhibition was positive and supportive of both the farming enterprise and its current management. It was clear that residents understood the advantages of fixed positions for the polytunnels with a reduction in overall coverage and appropriate stand-off distances. One resident raised an issue in respect of drainage matters (unrelated to polytunnels) which was referred to the Applicant, who discussed the matter directly with them. One comment sheet was returned by post to DLA Ltd and a copy of the same is attached at Appendix A.

Meeting with Local Planning Authority – 27th September 2012

- 3.5 Following a request for pre-application advice by the Applicant's landscape architect, DLA Ltd, and e-mail correspondence dated 3rd September 2012 from Mr S Withers, Development Manager - Hereford and Southern Localities (copy attached at Appendix B), a meeting with Herefordshire Council took place at Blueschool House on 27th September 2012. The following people were in attendance: E Drummond (Applicant), K. Light (Landscape Architect), S Withers (Planning), A. Neil (Landscape), B Symons (Ecology), Tim Cooke (Highways) and Bruce Evans (Balfour Beatty).
- 3.6 During the course of the meeting, the necessary requirements for the application submission were discussed and the Meeting Agenda is included in Appendix B of this Statement. The discussion was further informed by the written responses of the AONB unit and the Environment Agency (copies of which also form part of Appendix B). The meeting explored whether the fields to be used for table tops could be 'adjusted' in order to reduce the perceived landscape and visual impacts from Goodrich Castle. Topic reports were agreed as per the Agenda and the LPA stated that a revised LVIA would be required to be submitted with the application. It was considered that the existing approved/conditioned 'Landscape and Ecology Management Plan' was sufficient for the purpose of the application.
- 3.7 Although it was not stated in the pre-application response issued by the LPA to DLA Ltd on 9th October 2012 (copy attached at Appendix C), during the September team meeting, it was suggested that the Applicant should undertake a further public consultation once the scheme details were finalised, and it is this request which led to the recent exhibition.

3.0 2014 PUBLIC EXHIBITION

3.1 FACILITATING PUBLIC PARTICIPATION

- 3.1.1 In arranging the public exhibition, the Applicant has given consideration to the fair and equal participation of all members of the community. Walford Village Hall was chosen as the most appropriate venue for the public exhibition based on the following criteria:
- Adequate exhibition space;
 - Accessible on foot and bicycle and with ample on-site car parking provision;
 - Located close to the proposed development site; and
 - Ease of accessibility (wheelchair users, elderly residents and those with mobility problems).

- 3.1.2 Additionally, in order to maximise participation, the event was held on both a weekday and weekend and spanned the morning, afternoon and evening. In the event that any resident was unable to attend, details of the development scheme proposals were available on a dedicated exhibition webpage (www.antonyaspbury.co.uk/hommefarm.php) or by contacting Antony Aspbury Associates Ltd's office directly.

3.2 EXHIBITION DETAILS

- 3.2.1 A pre-advertised public exhibition of the development proposals was held over two days: Friday, 17th January 2014 between 2pm and 7.30pm and Saturday, 18th January 2014 between 9.30am and 1.00pm at Walford Village Hall (Ted Allen Room) in Walford, Hereford, HR9 5QS, and members of the public were invited to attend at their convenience.

3.3 KEY STAKEHOLDER CONSULTATION

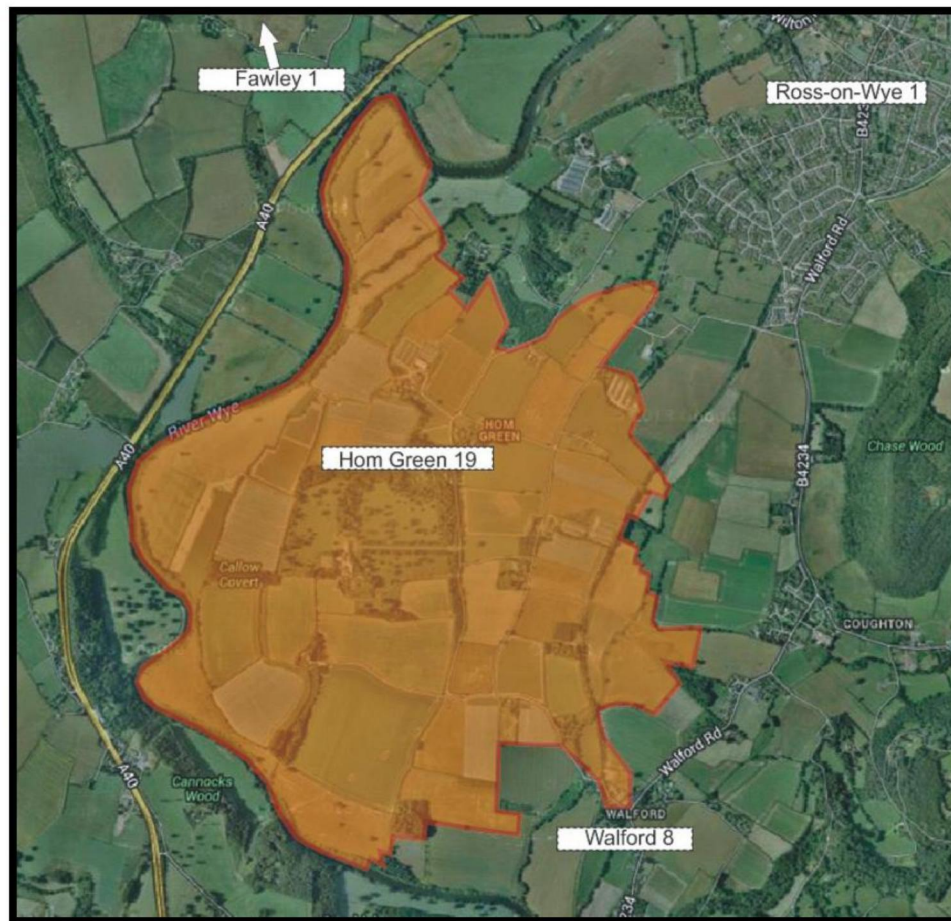
- 3.3.1 As soon as a date and venue for the 2014 public exhibition was confirmed, the Applicant's agent, Antony Aspbury Associates Ltd, prepared a letter to the Clerk of Walford Parish Council inviting all members of the Parish Council to attend the consultation. The letter was hand-delivered by the Applicant in the week leading up to the public exhibition. A copy of the correspondence is attached at Appendix D.

3.4 CONSULTATION WITH LOCAL RESIDENTS

- 3.4.1 The public exhibition held on 17th and 18th January 2014 was staffed by three members of the development team and included representatives from E.C. Drummond & Son, DLA Ltd (Landscape Architect) and Antony Aspbury Associates Ltd (Town Planner Consultant). The development team professionals were on hand to discuss the scheme proposals in detail, to field direct questions and to record any concerns raised by local residents.
- 3.4.2 A set of five exhibition boards containing written information and large format images of the proposals were displayed at the exhibition and a copy of each of the boards is attached at Appendix E. Members of the public were encouraged to provide their feedback on the scheme either verbally, or by way of a written feedback form (see example for at Appendix F), either posted or left in the Comments Box at the exhibition, or alternatively, by e-mail directly to Antony Aspbury Associates Ltd.
- 3.4.3 All comments and feedback on the development proposals were reviewed and an analysis of the same is documented in Section 6 of this Statement.

- 3.4.4 The exhibition sign-in sheet records that a total of 29 attendees signed in over the course of the two-day exhibition (14 attendees on Friday and 15 attendees on Saturday).
- 3.4.5 The map at Figure 1 indicates the location and tally of the exhibition attendees. Of the 29 attendees, 93% (27 attendees) resided within the exhibition leaflet distribution area (shaded orange), whilst the remaining attendees travelled from outside that area, from Ross-on-Wye (1 attendee) and beyond the northern extent of the map shown below, in Fawley (1 attendee).

Figure 1: Spread of Attendees (Location Name and No. of Attendees from that area)



4.0 ADVERTISING

4.1 PUBLIC NOTICE

- 4.1.1 A 7 x 6cm (2 column) block advertisement was placed in the *Ross Gazette* newspaper in the Public Notices section on Wednesday, 15th January 2014. The wording of the public exhibition notice is shown below at Figure 2 below and a copy of the final newspaper layout page is attached at Appendix G.

Figure 2: Public Notice Newspaper Advertisement Wording

PUBLIC EXHIBITION

**2pm - 7.30pm, Friday 17th January and
9.30am - 1pm, Saturday 18th January at
Walford Village Hall (Ted Allen Room)
Walford, Hereford, HR9 5QS**

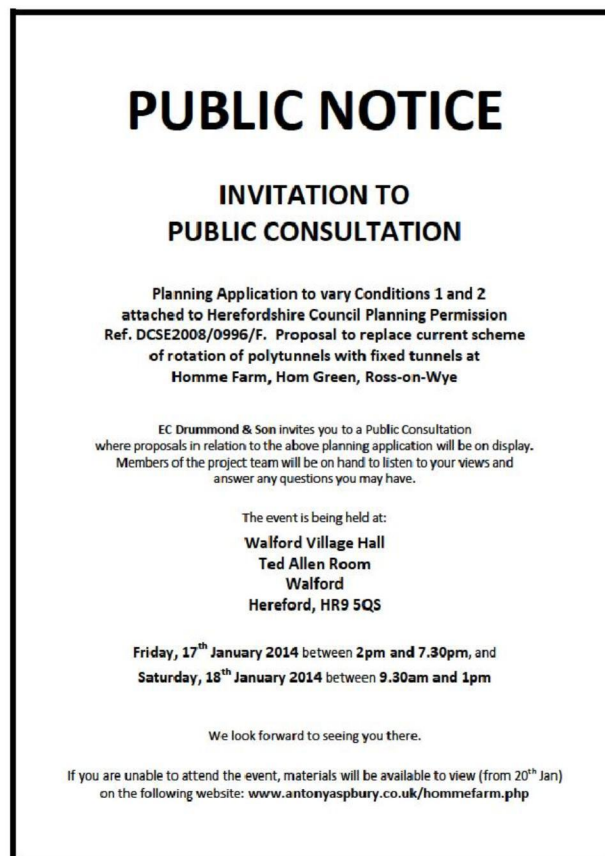
Members of the public are invited to attend
an exhibition by **EC Drummond & Son** to
view proposals to vary the conditions
attached to Planning Permission Ref.
DCSE2008/0996/F to permit fixed polytunnels
at **Homme Farm, Hom Green, Ross-on-
Wye** that is soon to be submitted in a Section
73 application to Herefordshire Council.

We look forward to seeing you there. If you
are unable to attend the event, materials will
be available to view (from 20th Jan) at:
**[www.antonyaspbury.co.uk/
hommefarm.php](http://www.antonyaspbury.co.uk/hommefarm.php)**

4.3 PUBLIC NOTICE

- 4.3.1 In the days leading up to the public exhibition, 40 x A4-sized public notice leaflets (shown at Figure 3) were delivered to residents living closest to the Application Site. The extent of the leaflet distribution area is shaded orange on the map below. In addition to the household drop, the poster was displayed on six Walford Parish Council noticeboards, at Walford Village Hall and also at Bishopswood Village Hall. The household leaflet drop and posters were used to augment the newspaper advertising and the development scheme exhibition webpage. A full-sized version of the public notice is attached at Appendix H.

Figure 3: Public Exhibition Public Notice Wording and Household Leaflet Drop Distribution Area



4.4 WEBSITE

4.4.1 On Sunday, 19th January 2014, a dedicated development scheme website (www.antonyaspbury.co.uk/hommefarm.php) went live and a screen shot of the page can be found below at Figure 4. The functionality of the website allowed visitors to access a downloadable large scale PDF version of the proposals that were identical to the boards on display at the public exhibition and included the following additional supporting materials: Landscape and Visual Impact Assessment, Transport Statement, Water Management Report, Flood Risk Assessment and Agribusiness document. In addition, the website provided contact details for the submission of feedback by e-mail.

Figure 4: Development Proposals Website Screen Shot (split due to size)

The screenshot shows the Antony Aspbury Associates website. The header includes navigation links: ABOUT US, WHAT WE DO, OUR CLIENTS, CASE STUDIES, NEWS / VIEWS, and GET IN TOUCH. The main content area is split into several sections:

- Map:** A map of the site area with various zones and boundaries.
- Feature design:** A photograph of a building with a large arched entrance.
- Hot Topics:** A photograph of a red fire extinguisher.
- Document List:** A grid of links to various documents, including Introduction, Location Plan, Current 2008 Permission, Proposed Variation, Water Management, Flood Risk Assessment, Agribusiness Document, Transport Statement, Landscape and Visual Impact Assessment, and Water Resources Risk Evaluation.
- Text:** A paragraph about the E.C. Drummond & Son application to replace the current scheme of rotation of polytunnels with fixed tunnels at Homme Farm, Hom Green, Ross-On-Wye.

The footer includes contact information and a copyright notice for Antony Aspbury Associates Ltd.

5.0 FEEDBACK

5.1 FEEDBACK METHODS

5.1.1 The Applicant has employed a range of methods to invite feedback on the development scheme proposals;

- *Verbal*

The members of the professional team that were in attendance on the day of the public exhibition engaged in discussions with attendees. All of the views verbalised during the exhibition are encompassed in the comments noted below.

- *Feedback Form*

Four forms were completed and either posted in the Comments Box on the day of the public exhibition or posted to Antony Aspbury Associates Ltd shortly thereafter. Two of the respondents lived in Hom Green, whilst the other two resided in Walford.

- *E-mail*

One response was received by e-mail from a resident in Walford who had also attended the public exhibition in person.

6.0 REVIEW OF FEEDBACK

6.1 COMMENTS

6.1.1 The Applicant has undertaken a review of the feedback received since the public exhibition event. Of the five written responses received, three respondents were in support of the proposals. The other two respondents raised the following queries regarding the development:

a) Historically, water run-off from Barn Field has flooded the road. What provision will be made to address this issue?

Applicant's Response: *We have submitted a Flood Risk Assessment with the application, however this is an historical problems and also a function of drainage conditions within the highway.*

b) Want to limit damage to road surface and verges caused by development traffic, particularly along Archenfield Road into/through Hom Green.

Applicant's Response: *The traffic from the development does not cause damage to the public highway, certainly not any more so than other farm traffic might do.*

6.1.2 The issues in order of frequency of positive comments in the written feedback were:

| <u>Frequency</u> | <u>Comment</u> |
|-------------------------|---|
| 2 | Welcome reduction in existing polytunnels footprint |
| 2 | Improve existing visual impact |
| 1 | Improve efficiency of farm |
| 1 | Eliminate water dispersal issues |
| 1 | Safer management of soil |

6.1 CONCLUSION

6.1.1 The Applicant considers that they have undertaken sufficient consultation with the LPA, key stakeholders and members of the public in the lead up to the submission of the planning application. It is also clear that the response from the local community to these engagement initiatives has been generally supportive.

APPENDIX A

Completed Comment Sheet (2012 Public Exhibition)

HOMME FARM - TABLE TOPS

E C DRUMMOND & SON LTD

PRE-PLANNING PUBLIC CONSULTATION 31 AUGUST 2012

Comment Sheet

NAME:

ADDRESS/TELEPHONE NO.:

- a) We are a rural community & should be supporting our farmers and employees of many local in a competitive sphere where conservation is not directly affected.
- b) This project reduces a ugly tunnel area/improving vistas
- c) Use of Sisal & Tables will protect the primary soil by rather neutralising or feeding.
- d) There is an overall plan with considerations for water supply and drainage plus landscape advantages.
- e) Considerable capital resource has already been spent & further commitments taken on resulting in economic growth in other National areas.
- f) Finally Mr Drummond is a conscientious, worthy & dependable person.

Please return your comments to arrive by Monday 10 September 2012.

DLA Ltd
MEAD COTTAGE
AXFORD
MARLBOROUGH
WILTSHIRE SN8 2EX

APPENDIX B

LPA Correspondence and Consultee Feedback to Pre-Application Enquiry in 2012

Kevin Light

From: Withers, Simon [SWithers@herefordshire.gov.uk]
Sent: 03 September 2012 13:03
To: Kevin Light
Cc: Prior, Andrew; Neill, Amanda; Symons, Bridgit
Subject: S122286/CE - Table Top Growing at Homme Farm, Hom Green, Ross-on-Wye

Dear Mr Light,

I am writing to advise you about progress that has been made in relation to your request for pre-application advice and specifically to provide you with some initial feedback, albeit pending comments from Natural England, the Environment Agency, our Ecologist and the County Land Agent. In particular I have spoken with Many Neill, the Senior Landscape Officer who has carried out a detailed site visit.

Before focussing on her observations regarding the LVIA and suggestions about the choice of fields put forward, I feel that a key issue that needs to be evidenced arises from the divorcing of the soft fruit production from the soil. Policy LA1 of the Herefordshire Unitary Development Plan requires large scale development to satisfy 4 exceptional criteria. Previously the regularisation of operations resorting to produce grown in the ground under polytunnels has been in part justified by the established nature of the operation, **the investment in underground drainage infrastructure and the relationship with the existing processing and packing arrangements.** Table top growing is not reliant on the ground and presumably will involve an entirely different means of irrigation. The suggestion has always been (and I am sure will be) that table top growing could take place from an industrial estate or some alternative location outside of the AONB and I consider that a fundamental part of your clients case will be to demonstrate why this is not the case. **I believe that you will need to demonstrate that other alternative sites have been considered and this needs to be coupled with an assessment of the effect this might have on the viability of the enterprise.**

The NPPF attaches significant weight to protecting the AONB and as such it is entirely consistent with Policy LA1.

Notwithstanding the issue outline above, it is suggested that opportunities to move polytunnels further from the River Wye should be examined further. This has been a concern of Natural England previously and it seems to make sense to consider this carefully at this stage. It is generally considered that the use of the field to the south of the buffer zone adjacent to Hill Court would represent a less sensitive location than those selected at the southern and western margins of the site. **This large field reads as quite a narrow "slot" in the landscape when viewed from Goodrich Castle.**

The presentation of more detailed information would assist further in understanding the full implications for the use of table top growing and as an initial comment the following information would be highly beneficial:

- Drawing and details of the actual table top structures and methods of cultivation.
- Details of ground management around / under the structures.
- Visual impact of the structures when not covered.
- Field by field drawings to show:
 - i) existing habitat survey,
 - ii) proposed site layout showing access, number of structures, alignments, any other structures required for storage or other, drainage and any other related changes,
 - iii) landscape and ecological enhancement.

I hope these initial comments are of assistance. I will continue to collate further responses and feed

26/09/2012

these back where they raise important issues. Furthermore whilst Many Neill is away for a fortnight, I would consider that a meeting to consider further consultation responses and understand how the community consultation event went would be necessary.

As a starter could you suggest what dates might be available in the week commencing 24 September 2012.

Yours sincerely

Simon Withers

Development Manager - Hereford and Southern Localities
 Development Management

Economy, Environment and Culture | Places & Communities Directorate

Personal Contact Details:

Tel 01432 260512

Fax 01432 261970

@swithers@herefordshire.gov.uk

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AGENDA

Homme Farm – ‘Table Tops’

Date: 27th Sept 2012 @ 10.30am.
Location: Herefordshire Council - Blueschool Offices
DLA Ref: 1419

Attendance:

| | |
|----------------|-----------------|
| Eric Drummond | EC Drummond Ltd |
| Kevin Light | DLA Ltd |
| Simon Withers | - HC |
| Amanda Neil | - HC |
| Bridgit Symons | - HC |

General

- 1 Transport assessment
- 2 Hydrology – FRA & WRRV
- 3 Environment – Ecology & LVIA/AONB
- 4 Agri. Business case
- 5 Alternative site/Industrial sites
- 6 Public engagement
- 7 Design & Access Statement & detail plans
- 8 App. submission /Timings
- 9 A.o.B

Kevin Light

From: Withers, Simon [SWithers@herefordshire.gov.uk]
Sent: 10 September 2012 15:40
To: Kevin Light
Subject: FW: 122286 - Homme Farm
Attachments: dps1.rtf

Kevin,

This just in from the EA.

I assume that you will pass this by Envireau to ensure that the Water Evaluation and Flood Risk Assessment are consistent with and cover the comments raised by the EA. Our own Engineer has not raised a specific objection.

Regards

Simon Withers

Development Manager - Hereford and Southern Localities
Development Management

Economy, Environment and Culture | Places & Communities Directorate

Personal Contact Details:

Tel 01432 260612

Fax 01432 261970

SWithers@herefordshire.gov.uk



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From: Irwin, Graeme [mailto:graeme.irwin@environment-agency.gov.uk]
Sent: 10 September 2012 15:19
To: Withers, Simon
Subject: 122286 - Homme Farm

Good afternoon Simon.

I have attached a copy of my response to the Homme Farm pre-app.

Regards.

Graeme Irwin

Senior Planning Officer

Direct Dial: 01743 283579

Direct email: graeme.irwin@environment-agency.gov.uk

26/09/2012

Herefordshire Council
Planning Services
PO Box 230
Hereford
Herefordshire
HR1 2ZB

Our ref: SV/2012/106495/01-L01
Your ref: S122286/CE

Date: 10 September 2012

F.A.O: Mr. S Withers

Dear Sir

**PRE-APPLICATION ADVICE TO PERMANENTLY SITE 48.5HA OF POLYTUNNELS
FOR TABLE-TOPS (REDUCTION IN CURRENTLY CONSENTED AREA OF 10%) AT
HOMME FARM, HOM GREEN, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7TF**

Thank you for referring your pre-planning enquiry in relation to the above site. We were involved in discussions in relation to the original application in 2008 and subsequently recommended conditions on the permission granted. This application seeks to utilize a different form of crop growing and decrease the site covering albeit permanent instead of rotational.

Whilst I can provide the following information I would recommend you seek comments from Martin Jackson in your Land Drainage team with regards to the surface water management proposals discussed in the Flood Risk Assessment (FRA). As the Lead Local Flood Authority (LLFA) for surface water flooding Martin should be able to provide comments on the suitability of the proposals. Following discussions on the original application all polytunnels are now solely located within Flood Zone 1, the low risk Zone.

Information with regard to this type of development is also addressed in your Councils Polytunnel Supplementary Planning Document (SPD) which was adopted in December 2008. Flood Risk and Water Quality are key areas which we would expect to be addressed in any application.

The site lies within Flood Zone 1 (low probability) where the primary flood risk from new development is that posed either to the site or others by increases in surface water runoff. Development within this category can generate significant volumes of water. The impact and risks posed by this will vary according to the characteristics of the development itself i.e. the scale of impermeable surfacing and of the catchment concerned i.e. catchment size, distance from local watercourses, capacity of local watercourses, gradient, soil type etc.

Environment Agency
Hafren House, Welshpool Road, Shotton, Shropshire, Shrewsbury, SY3 8BB.
Customer services line: 03708 506 506
www.environment-agency.gov.uk
Cont/d...

Planning applications must be accompanied by a Flood Risk Assessment (FRA) that is submitted to the Local Planning Authority (LPA) for their consideration, in consultation with their Land Drainage Officer. To be acceptable as a FRA the applicant should confirm as a minimum:

1. That it will be feasible to balance surface water run-off to the greenfield run-off rate for all events up to the 1 in 100 year storm (including additional climate change allowance*) and set out how this will be achieved, or achieve betterment in the surface water runoff regime; ensuring that surface water runoff will not increase flood risk to the development or third parties.
2. How sustainable drainage system techniques (SUDs) will be used with any obstacles to their use clearly justified. (This should include, where appropriate, provision for the adoption of drainage infrastructure and maintenance contribution to that party).
3. The residual risk of flooding needs to be addressed should any drainage features fail or if they are subjected to an extreme flood event. Overland flow routes should not put people and property at unacceptable risk. This could include measures to manage residual risk such as raising ground or floor levels where appropriate.
4. An assessment of flood risk associated with 'ordinary watercourses' may also be necessary as our Flood Zone Maps primarily show flooding from main rivers, not ordinary watercourses with a catchment of less than 3km².

SUDS: Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS).

SUDS seek to mimic natural drainage systems and retain water on or near to the site, when rain falls, in contrast to traditional drainage approaches, which tend to pipe water off site as quickly as possible.

SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by reducing the quantity of surface water run-off from a site and the speed at which it reaches water courses, promoting groundwater recharge, and improving water quality and amenity. The range of SUDS techniques available means that a SUDS approach in some form will be applicable to almost any development.

Paragraph 103 of the National Planning Policy Framework (NPPF) states that LPA's should ensure flood risk is not increase elsewhere and give priority to the use of sustainable drainage systems.

Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a SUDS approach beginning with infiltration where possible e.g. soakaways or infiltration trenches. Where SUDS are used, it must be established that these options are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under BRE Digest 365.

Cont/d..

2

Provision for long-term maintenance should be provided as part of any SUDS scheme submitted to the LPA. Model legal agreements that provide a mechanism for SUDS maintenance can be accessed on the CIRIA web site at <http://www.ciria.org/suds/icop.htm>.

Further information on SUDS can be found in chapter 5 of the PPS25 Practice Guide, which gives an extensive selection of references. The Interim Code of Practice for Sustainable Drainage Systems provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS. The Interim Code of Practice is available electronically on both the Environment Agency's web site at: <http://www.environment-agency.gov.uk> and CIRIA's web site at: <http://www.ciria.org.uk>

Care should be taken during construction of the site to prevent surface water runoff becoming contaminated with sediment from disturbed ground. If any issues with runoff arise please contact your local area office on Tel: 02920 58 2720.

Note: Development which involves a culvert or an obstruction to flow on an Ordinary Watercourse will require Agency consent under the Land Drainage Act 1991. In the case of an Ordinary Watercourse in an internal drainage district, the consent of the Internal Drainage Board, instead of the Environment Agency, is required for the above works under Section 23 of the Land Drainage Act 1991. An Ordinary Watercourse is defined as any watercourse not identified as a Main River on maps held by the Environment Agency and DEFRA.

Yours faithfully

Mr. Graeme Irwin
Senior Planning Officer
Direct dial: 01743 283579
Direct e-mail: graeme.irwin@environment-agency.gov.uk

End

3

Kevin Light

From: Withers, Simon [SWithers@herefordshire.gov.uk]
Sent: 19 September 2012 11:43
To: Kevin Light
Cc: Neill, Amanda
Subject: Comments from AONB Officer
Attachments: 20120919111351637.pdf

Dear Kevin,

Please see the attached response from Andrew Blake, which I think resonates with the views expressed by Mandy Neill that I have summarised previously.

In particular the issue of the justification for continuing the table top operation within the AONB and the consideration of alternative sites is going to be a key consideration.

It would be useful to discuss in more detail the options for moving tunnels away from the River Wye- your consideration of enhancing the visual analysis from the A40 and footpaths to the west would be appreciated.

I also note the comments about the creation of a cycleway along the old railway embankment which has been on ongoing aspiration and one that has materialised in responses to the current caravan application. Is there any scope for your client to incorporate enhancement and/or contribute to the delivery of this sustainable transport link?

Yours sincerely

Simon Withers

Development Manager - Hereford and Southern Localities
Development Management

Economy, Environment and Culture | Places & Communities Directorate
Personal Contact Details:

Tel 01432 260612
Fax 01432 261970

SWithers@herefordshire.gov.uk

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26/09/2012

Simon P/M
Rec. Cond

Planning Enquiries

From: Andrew Blake <aonb.officer@wyvalleyaonb.org.uk>
Sent: 17 September 2012 13:17
To: Planning Enquiries
Cc: 'Blundel, Colin'; Penkhurst, Hayley (NE)
Subject: Homme Farm Pre-Application consultation S/122286/CE

Dear Mr Withers

Pre-application advice to permanently site 48.5ha of polytunnels for table-tops production at Homme Farm (seeking to reduce the area currently consented by approx. 10%)

Thank you for consulting the AONB Unit at the pre-application stage.

The site of the proposed development lies within the boundary of the Wye Valley Area of Outstanding Natural Beauty (AONB), which is an area designated for its national landscape importance. The Wye Valley AONB Partnership seeks to encourage high quality design and to conserve and enhance the landscape.

The Wye Valley AONB Management Plan 2009-14 identifies that polytunnels can have a significant detrimental impact on both landscape character and key views within the AONB. Therefore we consider it very important that a detailed Landscape and Visual Impact Assessment (LVIA) is undertaken to inform the decision on all new applications for polytunnels.

The most important views we have identified from previous consultations relating to this site are the key views from Goodrich Castle and the A40 south of Ross as these are very well used parts of the AONB. We are satisfied with the LVIA undertaken in relation to Goodrich and are pleased to see that the current proposals will permanently remove polytunnels from the area immediately to the north of the castle.

In relation to the A40, the LVIA is less satisfactory as the only viewpoint identified appears to look through an existing roadside hedge. There are many points along this busy Trunk road where the views are much more open and polytunnels can be clearly seen on rising ground to the east side of the river, particularly from the southbound carriageway between Weirend and Glewstone Boat and northbound from the descent from Pencraig towards Glewstone Boat. Whilst it appears from the plans that there would be less polytunnels visible, we would like to see a more comprehensive assessment undertaken from the A40. Also there are views towards the polytunnels from the footpath that runs along the west side of the River Wye. This footpath is being upgraded by the local Ramblers Club, removing stiles and other barriers to access, and these views should also be assessed.

With the National Planning Policy Framework (NPPF) requiring great weight to be given to AONB status it is essential that evidence is provided to demonstrate the local economic benefits maintained and gained by the proposals and how these outweigh the impacts on the AONB. Certainly the type of table top growing proposed could be carried out anywhere and it is not essential for it to be located in the AONB. We accept that polytunnel development is already established in this location and forms part of an important local business, but the economic benefits need to be made clear. If the tunnels are now to be permanently sited it is essential that the locations are clearly defined and we would wish to see a condition applied preventing the construction of any further polytunnels in adjacent fields. Also a condition could require the removal of the plastic coverings in the winter months if the tunnels are not in use.

We are aware that there is currently proposal led by Wilton Parish Council to construct a cycleway along the disused railway that passes through the site. We would hope that any subsequent application would recognise this proposal and aim to incorporate opportunities for enhancing the former railway line. Also there is potential scope for a S106 agreement to contribute to the funding of the cycleway, particularly as it would provide a transport corridor for site-based workers to have safe off-road access the town of Ross. Funding could cover works such as surfacing, signposting, and tree and hedge planting along the railway corridor.

We would like to see a 10-year landscape management plan required by condition as it is essential to take a long term and co-ordinated approach so that the site can be managed to reduce impacts on the AONB and undertake enhancements where possible.

We hope that the above issues can be taken into account in the development of the final planning application.

Andrew Blake
Wye Valley AONB Officer
Hadnock Road
Monmouth, NP25 3NG
tel: 01600 713 977

wye valley dyffryn gwy
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APPENDIX C

Pre-Application Advice Letter from Herefordshire Council to DLA Ltd dated 9th October 2012



Places & Communities Directorate
Director: Geoff Hughes

DLA Ltd
Mead Cottage
Axford
Marlborough
Wiltshire
SN8 2EX

Your Ref: S122286/CE
Our Ref: Mr S Withers
Please ask for: 01432 260612
Direct Line / Extension: 01432 260612
Fax: 01432 261970
E-mail: swithers@herefordshire.gov.uk

For the attention of Kevin Light

9 October 2012

Dear Mr Light

SITE: Homme Farm, Hom Green, Ross on Wye, Herefordshire, HR9 7TF
DESCRIPTION: Pre-application advice to permanently site 48.5ha of polytunnels for table-tops (seeking to reduce the area currently consented by approx 10%)
APPLICATION NO: S122286/CE
APPLICATION TYPE: Pre App Advice

I refer to your pre-planning application advice request received on 14 August 2012, the consultation responses that I have already forwarded to you and the office meeting that took place on 27 September.

My advice in respect of your request is as follows:-

The local policy context is a wide ranging one but in essence remains largely the same as that upon which the rotational scheme (SE2008/0996/F) was considered. Accordingly the saved policies which are set out below will form the basis of our determination of your subsequent planning application:

Herefordshire Unitary Development Plan

Policy S1-Sustainable development
Policy S2 – Development requirements
Policy S4 – Employment
Policy S8 – Transport
Policy S7 – Natural and historic heritage
Policy DR1 – Design
Policy DR2 – Land use and activity
Policy DR3 – Movement
Policy DR4 – Environment
Policy DR5 – Planning obligations
Policy DR7 – Flood risk
Policy DR11 – Soil quality
Policy E13 – Agricultural and forestry development

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NHS Herefordshire Main Switchboard (01432) 344344, www.herefordshire.nhs.uk

PCN

Policy LA1 – Areas of Outstanding Natural Beauty
Policy LA2 – Landscape character
Policy LA4 – Protection of historic parks and gardens
Policy LA5 – Protection of trees, woodland and hedgerows
Policy LA6 – Landscaping schemes
Policy NC1 – Biodiversity and development
Policy NC2 – Sites of international importance
Policy NC3 – Sites of national importance
Policy NC7 – Compensation for loss of biodiversity
Policy NC8 – Habitat creation, restoration and enhancement
Policy NC9 – Management of features of landscape importance for flora and fauna
Policy HBA4 – Setting of listed buildings

In addition to the above the Council has adopted a Supplementary Planning Document (SPD) on Poly tunnels, which was not published when the previous application was considered in 2008, although I appreciate that that submission was very much based upon the guidance within that emerging document. The adopted Landscape Character Assessment SPD also remains a material consideration as does the most recent version of the Wye Valley Area of Outstanding Natural Beauty Management Plan (2009-2014).

The publication of the National Planning Policy Framework will clearly provide a different basis upon which your table-top application will be considered. In particular I would draw your attention to the need to tackle the sustainability of your proposal, since this is at the heart of the document. More specifically, Chapter 1 – Building a strong competitive economy, Chapter 3 – Supporting a prosperous rural economy, Chapter 10 – Meeting the challenge of climate change, flooding and coastal change, Chapter 11 – Conserving and enhancing the natural environment and Chapter 12 – Conserving and enhancing the historic environment.

Clearly your application will need to demonstrate compliance with this wide ranging policy framework or demonstrate that there are material considerations that warrant setting aside certain aspects of policy.

The starting point in my view is to acknowledge that a valid permission, which has undergone forensic consideration by the Courts, exists and it is recognised that this would reasonably form the basis of an objective consideration of a move to table-top growing. Furthermore the determining factor in my mind is to establish that the reduced area required for the table-top operation has environmental and economic benefits over the permitted rotational arrangements and that detailed consideration has been given to the practicality of, and implications for relocating an operation not reliant upon the land away from Homme Farm and outside of the Wye Valley Area of Outstanding Natural Beauty. There is no doubt in my mind that the use of table top growing methods is likely to be regarded in a manner that is of an industrial nature that could take place on an industrial estate. This combined with the requirement of Policy LA1 to consider alternative locations will in my view be the focal point of tension in any application submission.

Accordingly I would recommend that your formal submission is extended to encompass this particular matter, perhaps by incorporating it into the Business Appraisal? Clearly, I would contend that the more extensive and rigorous the testing of alternative locations is, the more weight could be attached to it in the light of the conflict with Policy LA1 and the level of protection afforded to such designations within the NPPF.

In referring to the Business Appraisal, I note that our County Land Agent accepts that the case for using table-top growing methods is a strong one in terms of efficiency and the cessation of the need for using soil sterilisers. I have forwarded his comments on to you with the expectation that you may discuss some of the slightly unresolved matters identified therein. In particular the relevance of the

APPENDIX D

Letter from Antony Aspbury Associates Ltd to Walford Parish Council dated 8th January 2014
inviting members to attend public exhibition

The Clerk of Walford Parish Council
Rose Cottage
Coughton
Ross-on-Wye
Herefordshire
HR9 5SF

FAO: Catherine Murray

8th January 2014

Our Ref. APA/DRUMM/07/0686

Dear Mrs Murray

NOTIFICATION OF PUBLIC EXHIBITION - EC DRUMMOND & SON

Section 73 Application to Vary Conditions 1 and 2 attached to Herefordshire Council Planning Permission Ref. DCSE2008/0996/F. Proposal to Replace Current Scheme of Rotation of Polytunnels with Fixed Tunnels at Homme Farm, Hom Green, Ross-On-Wye

We act on behalf of EC Drummond & Son in respect of the above planning application to vary Conditions 1 and 2 attached to Herefordshire Council Planning Permission Ref. DCSE2008/0996/F, in order to replace the current scheme of rotation of polytunnels with fixed tunnels at Homme Farm, Hom Green, Ross-on-Wye.

The Application, which is made under Section 73 of the Town and Country Planning Act 1990 (as amended), is for permission to continue to implement the 2008 Permission without complying with certain conditions. The Application arises because the Applicant wishes to cease the rotation of polytunnels around fields and henceforth to erect them in one place where they would remain fixed from one season to another. The location of these fixed polytunnels has been carefully selected so as to minimise their visibility and their visual impact. At the same time, the maximum (polythene) coverage of polytunnels at any one time would reduce by 10% from the 54 hectares permitted by the 2008 Permission, to less than 50 hectares, because the system is inherently more efficient and productive. In accordance with Condition 5 of the 2008 Permission, polythene would still be rolled back from the polytunnel frames during the winter months of December and January.

The principal operational reason for applying to change the current scheme is to allow the introduction of a disease-free, soil-less growing medium contained in 'growbags', either placed on the ground, or on so-called 'tabletops' at waist height. In addition to improved pest-control, the proposed new system will minimise the visual impact of the polytunnels,

reduce the area of land required for the crop, as well as allow for better regulation of plant irrigation (thereby reducing water consumption), and permit infrastructure enabling the recycling and reuse of water to be installed. Consequently, the proposals will facilitate the betterment of many aspects of the existing operations at Homme Farm.

As part of a pre-application consultation process, our client has organised a Public Exhibition where details of the Application Proposals will be on display. The exhibition is open to all members of the public. The venue will be staffed by representatives of the Applicant and all attendees will be encouraged to provide comments and feedback in respect of the Application Proposals.

I would be very grateful if you could notify the Parish Councillors of the consultation event and extend to them an invitation to attend the public exhibition, should they wish to. The details for the exhibition are as follows:

Venue

Walford Village Hall
Ted Allen Room
Walford, Hereford
HR9 5QS

Date/Time

Friday, 17th January 2014, between 2pm and 7.30pm
and
Saturday, 18th January 2014, between 9.30am and 1pm

For those who are unable to attend the event, this Practice will also be hosting an interactive, scheme-dedicated webpage link on its website which can be accessed from Monday 20th January 2014 via the following address:

www.antonyasbury.co.uk/hommefarm.php

Many thanks for your assistance and we look forward to welcoming members of the Parish Council at the exhibition.

Yours sincerely,



ANTONY P. ASPBURY
Director - Antony Aspbury Associates Ltd

E: tony@antonyasbury.co.uk
T: 0115 852 8050
M: 07736 539 832
W: www.antonyasbury.co.uk

Notification of Public Exhibition – Walford PC
573 Application: Homme Farm, Hom Green, Ross-on-Wye

-2-

Antony Aspbury Associates Ltd
on behalf of EC Drummond & Son

APPENDIX E

Copy of Public Exhibition Boards

Introduction

Proposed Planning Application, Homme Farm, Hom Green, Ross-on-Wye

E.C. Drummond & Son ('the Applicant') is proposing to submit a planning application to Herefordshire Council to vary the terms of Planning Permission Reference DC9E2008/0996/F, granted on 15th October 2008 ('the 2008 Permission') to continue to erect, take down and re-erect polytunnels rotated around fields as required by the crops under cultivation at Homme Farm, Hom Green, Ross-on-Wye ('the Farm').

The Application, which is to be made under Section 73 of the Town and Country Planning Act 1990 (as amended), is for permission to continue to implement the 2008 Permission without complying with certain conditions. The Application arises because the Applicant wishes to cease the rotation of polytunnels around fields and to erect them in one place where they would remain fixed from one season to another.

Consequential Improvements

The carefully selected location of the fixed polytunnels would minimise their visibility and visual impact (and further mitigated with additional landscaping). In addition, since the system is inherently more efficient and productive, the maximum polythene coverage of polytunnels at any one time would reduce by 10% from 54 hectares (as permitted by the 2008 Permission), to 49.81 hectares. In accordance with Condition 5 of the 2008 Permission, polythene would still be rolled back from the polytunnel frames during the winter months of December and January.

The principal operational reason for replacing the rotating polytunnels with fixed ones is to allow the introduction of a soil-less growing medium contained in 'growbags', either placed on the ground, or on so-called 'tabletops' at waist height. The progressive build-up of pests and diseases in the soil is impossible to control by crop rotation alone. Previously, soil sterilization was the preferred solution to this problem, but cost and concerns over the environmental impact of chemical sterilants previously used means that this is no longer acceptable. Taking the fruit plants out of the ground and growing them in disease-free compost or material such as coir, is proving increasingly attractive for growers as an alternative. Such a system also allows

better regulation of plant irrigation, reducing water consumption, and permits infrastructure enabling the recycling and reuse of water to be installed. It is envisaged where practical to direct recovered irrigation water into existing on-farm reservoirs. Placing the growbags on tabletops means that the plants are grown at a height which is more convenient and comfortable for pickers because the fruit is easier and quicker to select and pick and they are not constantly bending down. This system also eliminates weeds and slugs and there is no need to straw the fruit.

Conditions to be Varied

The two conditions attached to the 2008 Permission affected by the (new) 573 Application are conditions 1 (specifically clauses (a), (c) and (d)) and 2. Clause (a) of Condition 1 sets a limit on the area of polytunnel frames covered with polythene at any one time at 54 hectares. Clause (c) limits any single block of tunnels to 10 hectares.

Both of these clauses are only relevant to the scheme of rotating tunnels. Since the drawings submitted with the (new) Application specify the precise location and extent of the fixed tunnels, which would not change during the life of the planning permission, these clauses are rendered redundant and can be deleted altogether. All that is required is to change the drawing reference in the first paragraph of Condition 1 to refer to the drawings submitted and approved under the new permission.

At the same time, the cessation of the scheme of rotation of polytunnels also renders Condition 2 – which provides for the annual submission and approval of a scheme of siting and rotation of polytunnels for the following season – redundant and it is proposed that this Condition should be deleted altogether therefore.

The 2008 Permission has now been in force for 5 years (and the polytunnels it regulated retrospectively for somewhat longer) and, so far as the Applicant is aware, has not caused any problems or demonstrable harm to interest of acknowledged importance. Moreover, it has also survived a judicial challenge in the High Court and the Court of Appeal

in 2009 and 2010. The submission of the new Application seems an appropriate time therefore to review the time limit of 10 years imposed on the permission by Planning Condition 1, Clause (d). The Applicant is, therefore, seeking the removal of the time altogether. All the other planning conditions attached to the 2008 Permission would remain in force.

Public Engagement

This exhibition forms part of a wider pre-application public engagement process for the Application Proposal. It is also anticipated that the Applicant will make a presentation on the Application to Walford Parish Council once the Application has been submitted to Herefordshire Council.

Access to Exhibition Materials

Antony Aspbury Associates Ltd will be hosting an interactive, scheme-dedicated webpage link on its website from Monday, 20th January 2014 at:

www.antonyaspbury.co.uk/hommefarm.php

Anyone requiring further information about and/or wishing to make representations on the impending Application before its submission will be able to do so in the period preceding its submission by contacting Antony Aspbury Associates by telephone, fax, e-mail and letter (see contact details below), or by utilizing the comment forms available at the public exhibition.

Submission of Planning Application

It is expected that the Application will be submitted in early February allowing time for feedback from the pre-application community engagement and from discussion with other stakeholders to be taken into account and reflected in the Application.

Thank You

We take the opportunity to thank you for attending the Public Exhibition today and look forward to receiving your comments.



Homme Farm

Location Plan



KEY

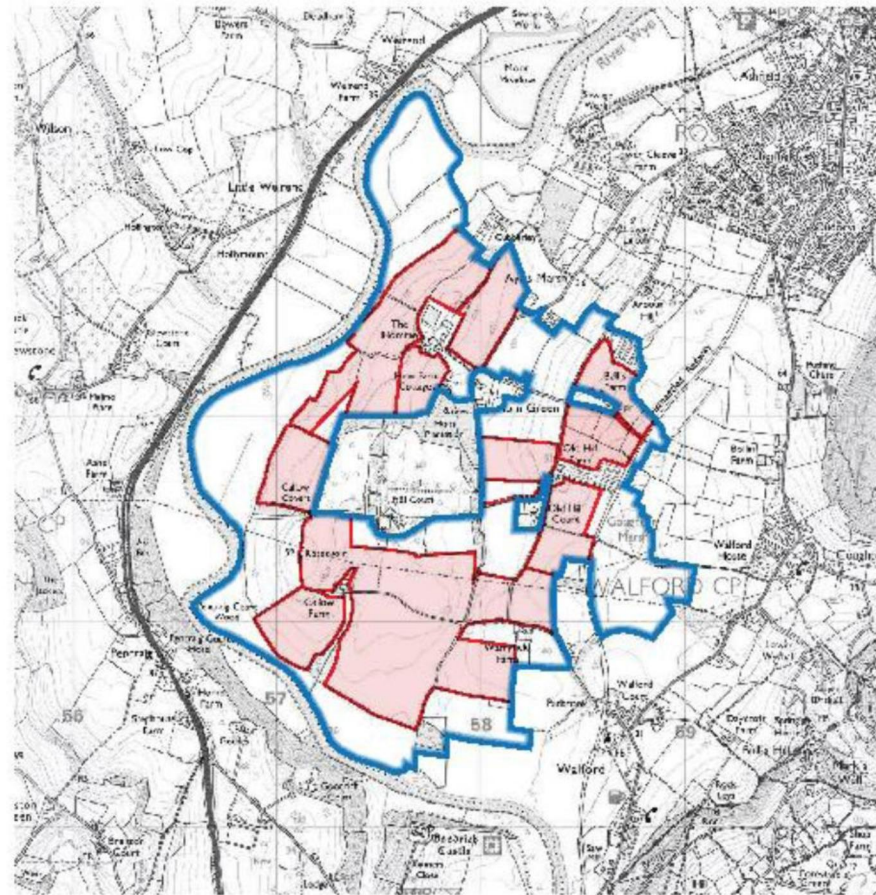


Holding boundary



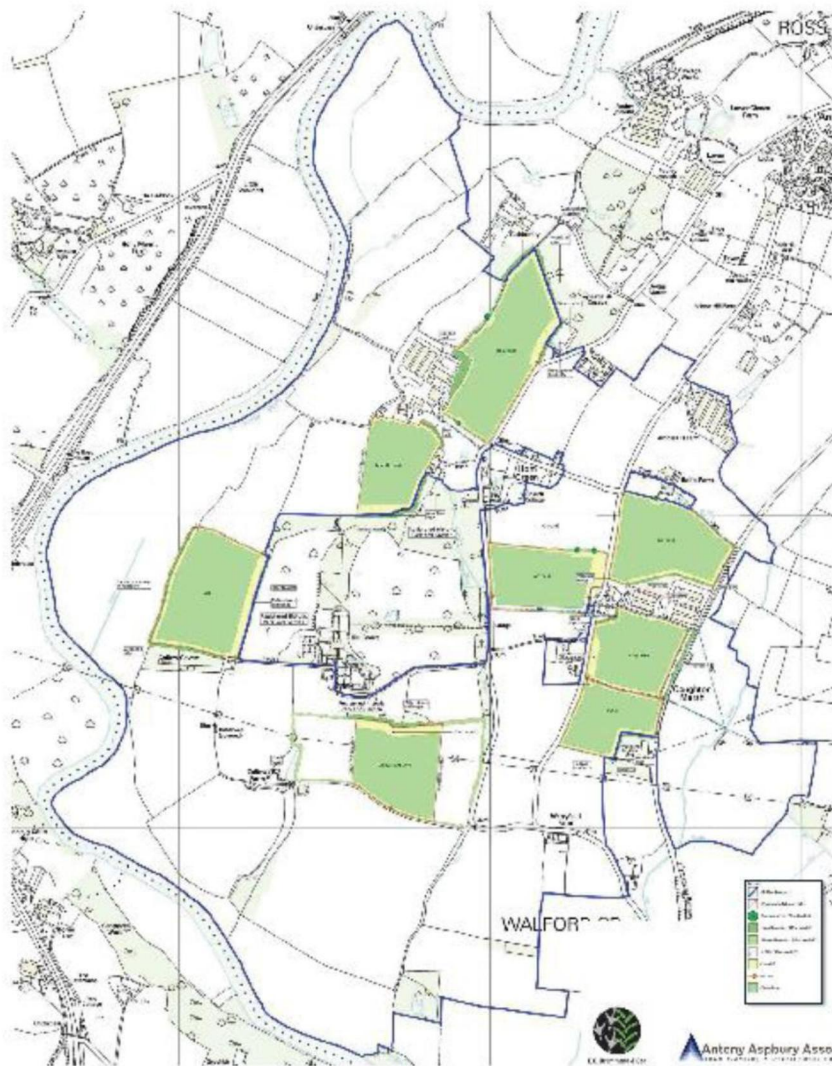
Antony Aspbury Associates
Rural Planning & Development

Current Planning
Permission 2008

 Holding boundary Permitted polytunnel locations Proposed new track location

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Proposed Variation



Water Management

Drainage

The proposed fixed polytunnels at Homme Farm will incorporate the "table top" soft fruit growing system that would replace the existing "in ground" growing polytunnel method of cultivation. The "table top" growing method is especially conducive to drainage arrangements that allow rainfall and surface runoff to mimic that of an open grassed meadow (a "Greenfield" scenario) and therefore does not generate runoff or flooding issues above that which would occur naturally.

The "Table Top" method of growing soft fruit under the polytunnels uses growbags placed in trays located in a frame at approximately waist height. These bags are trickle fed with water and nutrients (see below). Because the irrigation is applied to the growbags in the trays, there is no wetting of the natural soils of the ground below these trays. As a result the ground cover is grassed, much the same as in a meadow.

Because the land under the polytunnels remains as grass, rainfall runoff is allowed to follow its natural course and spread over the entire area of the fields that the polytunnels cover as if it were a "Greenfield" scenario and is not, for example, channelled as it would be by raised growing beds.

So, while the polytunnels themselves form a potentially high runoff medium, the drainage from the fields is controlled by the processes occurring at ground level. Therefore, the net effect is that no additional rainfall runoff volume, or increase in rainfall runoff rate is generated and the polytunnels replicate the runoff characteristics of an open meadow.

Drainage from the proposed polytunnels will be in two stages:

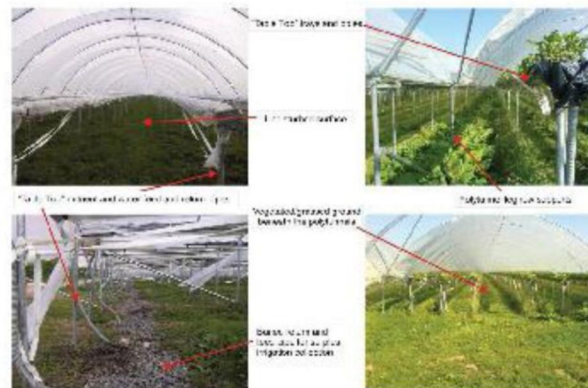
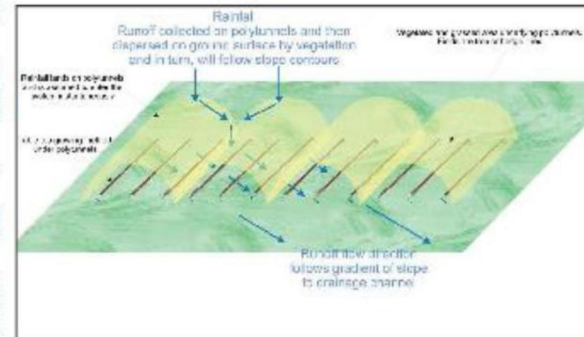
- The first stage covers the interception by the polytunnel covers and in the leg row areas. Rainfall hits the polytunnels with the assumption of instantaneous and total run-off to ground level.
- The second stage is the generation of overland flows across the ground surface. Rainfall intercepted by polytunnels accumulates at the legs and is then dissipated by wide surface flows over the meadow area beneath the polytunnel covers following the natural topographic contours.

The surface runoff is therefore allowed to leave the polytunnel area as it would in an open meadow. Generally, that runoff water that does not percolate down into the soil will, after passing over wide grassed headlands, will then travel through established hedge or tree lined field boundaries or drainage ditches before finally leaving the farm to ultimately enter into local watercourses and eventually the River Wye.

Noticable benefits of the "Table Top" system include fields that are grassed all year round, rather than ploughed and cultivated between cropping, which eliminates soil erosion, improves soil drainage and the control of surface runoff.

Irrigation

The irrigation water which is vital to crop production is presently sourced from the neighbouring River Wye. Water is abstracted under the authorization of a number of abstraction licences issued by the Environment Agency to EC Drummond and Son, and also under the current "trickle irrigation exemption from abstraction licensing". Trickle irrigation abstractions are to come under licensing control over the next few years. Abstraction currently takes place predominantly during the summer months when water is needed for use. However a portion of this water is to be moved to winter/high river flow abstraction and reservoir storage in the future in order to increase the sustainability of the abstraction and reduce impacts on summer/low river flows. An abstraction licence is in place to cover this move and the reservoir, which already has the benefit of planning permission, is under construction at present. The use of growbags itself facilitates reduced irrigation water usage as such irrigation can be more easily regulated and targeted and is contained by the bags.



Antony Aspbury Associates
LAND MANAGEMENT CONSULTANTS

APPENDIX F

Example of Feedback Form (2014 exhibition)

Please make a note of all your concerns and feedback on this form. Your comments are important to us and form part of the community engagement process for these development proposals. You do not have to provide your name and address, but if you do, please be assured that we will not use your personal information for marketing purposes or pass it on to any third parties.

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APPENDIX G

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(3) While every endeavour will be made to meet the wishes of advertisers, the publisher does not guarantee the insertion of any particular advertisement.

(4) The publisher does not guarantee the insertion of an advertisement which may be refused without any reason being provided.

(5) In the event of any error, misprint or omission in the printing of an advertisement or part of an advertisement the publisher will either reprint the advertisement or relevant part of the advertisement as the case may be or make a reasonable refund of or adjustment to the cost. No reprint, refund or adjustment will be made where the error, misprint or omission does not materially detract from the advertisement.

(6) In no circumstances shall the total liability of the publisher for any error, misprint or omission exceed (a) the amount of a full refund of any price paid to the publisher for the advertisement in connection with which liability arose or (b) the cost of a further or corrective advertisement of a type and standard reasonably comparable to that in connection with which liability arose.

(7) It is the responsibility of the advertiser/advertising agency to check the first insertion of any series of advertisements and notify the publisher immediately of any errors. The publisher assumes no responsibility for the repetition of errors unless notified by the advertiser.

(8) The publisher shall not be liable for any loss or damage occasioned by any total or partial failure (however caused) of publication or distribution of any newspaper or edition in which any advertisement is scheduled to appear.

(9) The publisher reserves the right to:
(i) cancel the order at any time by giving reasonable notice before the next insertion, but in that event the advertiser/advertising agency shall not be liable for payment of the difference (if any) between the rates for the series specified in the order and the usual price for the series of insertions which has appeared when the order is stopped;

(ii) make any alteration it considers necessary or desirable in an advertisement and to require artwork or copy to be amended to meet its approval.

(10) An advertising agency may cancel any unexpired part of an order without penalty in the event of the death or failure of its client.

(11) The copyright for all purposes in all artwork, copy and other material which the publisher or his employees have originated, contributed to or reworked shall vest in the publisher.

(12) The publisher is hereby authorised to record, reproduce, publish, distribute and broadcast (or to permit the same) all advertisements (including but not limited to text, artwork and photographs) and to include and make them available in any information service, electronic or otherwise.

(13) The placing of an order by an advertiser, or an advertising agency on behalf of a client, constitutes an assurance that all necessary authority and permission has been secured in respect of the use in the advertisement(s) of pictorial representations of (or purporting to be of) living persons, and of references to the words attributed to living persons.

(14) The advertiser's artwork, film and all other property is held by the publisher at the advertiser's risk and should be insured by him against loss or damage from whatever cause. The publisher reserves the right to destroy without notice all artwork, film and other property which has been in his custody for six months from the date of its last appearance in an advertisement unless the advertiser has given instructions to the contrary.

(15) The publisher reserves the right to require four clear days' notice of cancellation of any order or unexpired part of an order or in the case of an advertisement which by reason of its position is chargeable at a premium rate, not less than twenty-eight clear days notice before the insertion or the next insertion on payment of the difference (if any) between the rates for the series specified in the order and the usual price for the series of insertions which has appeared when the order is stopped.

(16) All gross advertising rates (except classified board and semi-display) are subject to a 0.1% Advertising Standards Board of Finance (ASBF) levy, payable by advertisers to help finance the self regulatory system administered by the Advertising Standards Authority.

(17) When credit is allowed, payment for an advertisement is subject to the cash flow rules currently in force and as agreed between the Newspaper Society, the Newspaper Publishers Association Ltd., the Institute of Practitioners in Advertising and the Incorporated Society of British Advertisers.

(18) The due date for payment is the last day of the month after the month in which the advertisement appeared, provided invoices and vouchers for other proof of insertion, if required, have been dispatched not later than the 10th of the month following insertion.

(19) The existence of a query on any individual item in an account shall not affect the due date of payment of the balance of the account.

(20) The advertisement rates charged to local businesses and billed direct to them are fully inclusive of any artwork charges unless advised to the contrary by the publisher. In certain circumstances the publisher reserves the right to levy an additional charge to the advertisement rate being currently charged direct to an advertiser should their booking be placed through an agency.

(21) Every endeavour will be made to forward replies to box numbers to the advertiser as soon as possible after receipt by the publisher, but the publisher accepts no liability in respect of any loss or damage alleged to have arisen through delay in forwarding or omitting to forward such replies (howsoever caused).

The advertiser authorises the publisher to return to its originator any communication which, in the opinion of the publisher, should not be delivered to the advertiser.

(22) The newspaper reserves the right to disclose the name and address of advertisers and/or agencies to the police, trading standards officials, or any other relevant authority and, where the publisher in its sole discretion deems it reasonable, to other third parties.

(23) Advertisement orders are issued by an advertising agency as a principal and must be on the agency's official form. When copy instructions not constituting an official order are issued, they shall be clearly marked 'Copy instructions - not an order'.

(24) The placing of an order for the insertion of an advertisement shall amount to an acceptance of the above conditions and any other conditions stipulated on an agency's order form or elsewhere by an agency or an advertiser shall be void insofar as they are in conflict with them.

NOTICE TO READERS AND ADVERTISERS

Whilst every effort is made to ensure that correct copy is carried in the advertisements within this newspaper, we are unable to accept responsibility for any loss incurred through reliance on the printed text.

Public Notices

PUBLIC EXHIBITION

2pm - 7.30pm, Friday 17th January and
9.30am - 1pm, Saturday 18th January at
Walford Village Hall (Ted Allen Room)

Walford, Hereford, HR9 5QS

Members of the public are invited to attend an exhibition by EC Drummond & Son to view proposals to vary the conditions attached to Planning Permission Ref. DCSE2008/0996/F to permit fixed polytunnels at Homme Farm, Hom Green, Ross-on-Wye that is soon to be submitted in a Section 73 application to Herefordshire Council. We look forward to seeing you there. If you are unable to attend the event, materials will be available to view (from 20th Jan) at:

www.antonyasbury.co.uk/hommefarm.php

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)(A)
THE A40 TRUNK ROAD (DOWARD NEAR WHITCHURCH, HEREFORDSHIRE) (TEMPORARY PROHIBITION OF TRAFFIC) (SLIP ROAD) ORDER 2014

NOTICE IS HEREBY GIVEN that the Secretary of State for Transport intends to make an Order on the A40 Trunk Road, at Doward near Whitchurch in the County of Herefordshire, to allow maintenance work to be carried out.

The effect of the Order will be to close the slip road leading from the westbound carriageway of the A40 to its roundabout junction with the B4164 at Great Doward.

The work will be carried out during daytime between 09:00 hours and 16:00 hours and is expected to start on Sunday 09 February 2014. The Order will come into force on Monday 03 February 2014.

Vehicles being used by the emergency services and vehicles being used in connection with the works will be exempt from the closure. A diversion route via an alternative junction of the westbound A40 will be well signed.

For further information, please contact Patrick Thomas, a Project Manager in the Highways Agency, on 01216788196.

Paul Siddall, a Higher Executive Officer in the Highways Agency

Property to Let

TrivettHicks

PROPERTIES TO LET

For a wide choice of rental properties contact

Trivett Hicks on
01989 768666

SELF CONTAINED GARDEN FLAT

1 mile Ross,
secure off-road parking, 5 minutes walk to river.
No children, Pets, DSS
01989 763040

Property to let?

For a fast response advertise your property in this space
Ring 01989 562007

FIRST FLOOR FLAT TO LET

Town Centre

Single person only, suit female 30+.
Bedroom, Lounge, Kitchen, Bathroom.
£325 per month
Refs required.
01989 564685

Large one bedroom flat in town centre

new fitted kitchen, separate lounge and bathroom.
£395 pcm
07737 062966

ONE BEDROOM FLAT TO LET

TOWN CENTRE
Private Landlord
No DSS
£390 per month
Tel 07723 703165

Ross Gazette Website

www.ross-gazette.co.uk

APPENDIX H

Copy of Public Notice / Household Leaflet advertising 2014 Public Exhibition

PUBLIC NOTICE

INVITATION TO PUBLIC CONSULTATION

**Planning Application to vary Conditions 1 and 2
attached to Herefordshire Council Planning Permission
Ref. DCSE2008/0996/F. Proposal to replace current scheme
of rotation of polytunnels with fixed tunnels at
Homme Farm, Hom Green, Ross-on-Wye**

EC Drummond & Son invites you to a Public Consultation
where proposals in relation to the above planning application will be on display.
Members of the project team will be on hand to listen to your views and
answer any questions you may have.

The event is being held at:

**Walford Village Hall
Ted Allen Room
Walford
Hereford, HR9 5QS**

**Friday, 17th January 2014 between 2pm and 7.30pm, and
Saturday, 18th January 2014 between 9.30am and 1pm**

We look forward to seeing you there.

If you are unable to attend the event, materials will be available to view (from 20th Jan)
on the following website: www.antonyaspbury.co.uk/hommefarm.php



ANTONY ASPBURY ASSOCIATES LIMITED

Document prepared by:

Tony Aspbury
Antony Aspbury Associates Ltd
20 Park Lane Business Centre
Park Lane, Basford
Nottingham
NG6 0DW

T: 0115 852 8050
F: 0115 852 8059
E: office@antonyaspbury.co.uk
W: www.antonyaspbury.co.uk