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Paul Dunham Associates

Building and Engineering Designers



Tel: 01353 720737
Fax: 01353 723456

19 Townsend
Soham
Cambs
CB7 5DD

Our Ref: PVD/37/437

23rd February 2005

Herefordshire District Council
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

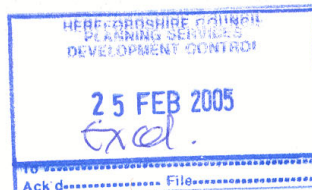
For the attention of Mr S Holder

Dear Sirs,

re: Cobrey Farms
Proposed Relocation and Extension of Residential Site
for Seasonal and Casual Workers with Land Areas Reprofiled

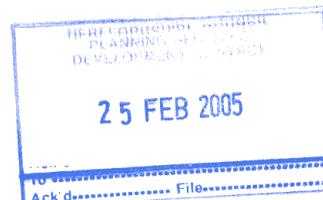
Further to our recent telephone contact we write to clarify various issues concerned with the above proposals.

1. Our clients are grateful to the Council for granting them planning consent for the Asparagus Packing Facility at Coleraine Farm, proposals which subsequently have also gained the support of the European Commission, through the Department for the Environment, Farming and Rural Affairs, in the form of a Processing and Marketing Grant under the Rural Development Programme.
2. The application for the student workers accommodation site reflects the projected needs for labour by the enterprise. Whilst a core labour force is needed for the planting and field management of the asparagus, the peak labour need is involved with the hand harvesting and subsequent grading and packing of the product during the harvest months April to June annually.
The business is also a major producer of 'baby new' potatoes which are typically graded at harvest during July to October annually. The labour requirements for the grading and preparation of these products are very complimentary and significantly aid the continuity of the work force employed.



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3. *Whilst the business is, in common with others, becoming increasingly dependant on student workers, they do as a policy endeavour, wherever possible, to recruit local labour.*
4. *The proposed accommodation site is both central to the areas of labour need and close to the management centre of the business, which allows the welfare and control of the workforce to be maximised, in recognising that it is vital to provide properly organised and managed facilities for such seasonal workers.*
5. *The proposals involve the cutting in of the existing field slopes to enable the proposals to be sited on a controlled gradual gradient, with profiled banking to the southern aspects, which in conjunction with landscaping in natural species of trees and shrubs will minimise the visual impact from Coughton Lane and other southern vistas particularly.*
6. *With regard to transportation the company's policies are quite specific. The company's recruitment policy does not allow the student workers to utilise private road vehicles of any kind.
The company's three minibuses are used for a rota of weekly shopping trips to Ross town centre.
On a day to day basis most of the access to field operations is on foot, generally around the field margins.
For more distant sites the workers are transported daily in the company's minibuses.
The proposals allow for a small area of car parking (for nominally twelve vehicles) in the area allocated for a possible future community facility. This measure has been taken in recognising the need for support infrastructure, as may be needed from time to time, such as health and welfare workers visits, interpreters and liaison personnel.
In addition to this ample car parking for some further thirty vehicles, in the unlikely event that it is required by the company's workforce or others, is available near the central offices at Coleraine Farm.*
7. *With regard to the comments received from the Environment Agency in respect of potential flood risk to the site, we enclosed with our application a copy of a 'Flood Risk Assessment' prepared by John Young Associates.
Although the Environment Agency has pointed out, quite correctly, that this report was specific to the Asparagus Packhouse development, and cannot be accepted as evidence with this application, the report clearly states that even considering a 1:30 year flood case the flow of water will be within the Brook along the length of open water course from the Coleraine Buildings downstream beyond the application site to Castle Brook crossing and beyond.
Unfortunately, Messrs John Young and Associates are not in a position to provide a report in reasonable time for this application. Our clients have therefore commissioned JDIH (Water and Environment) Ltd to carry out the necessary survey and hydrological data processing to substantiate this statement.*



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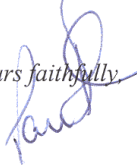
The Environment Agency primarily, as you will be aware, is a general projection based on a principle flood risk model from the Centre for Environment and Hydrology which in real time highlights areas of potential concern, but which, when hard hydrological evidence is provided which is site specific based on the HEC-RAS, or equivalent model, substantiates that the real risk of the site differs, or is non existent, they will amend their data base accordingly.

We are assured that the report satisfying the needs of the application, will be available to us in the next few days, at which time a copy will be made available to yourselves and the Environment Agency.

We trust that you will find the above information helpful in consideration of the above proposals and that you will be able to consider the application favourably.

Thanking you in anticipation.

Yours faithfully



P. V. Dunham

