

To all residents of Isycoed

Following the meeting held at the Village Hall last Thursday, when representatives of First Investments attended,

Please find below a follow up communication from Mark Adams

S. Baxter

Clerk to Isycoed Community Council.

Dennis,

Thank you for helping arrange the meeting last Thursday with residents about our Kingmoor development proposals.

This is a first email to follow-up from the meeting to give you our new email address to send and receive messages with you and others if you could pass this forward (brynlane@fi-rem.com). It is open to anyone to write to us. We cannot promise to immediately reply to all messages, and we may group some replies if they come in on similar topics. But we shall do our best to keep the conversation moving.

In terms of the points brought up and discussed at the meeting this is our capture in list form. The order is roughly as points were raised in the room on the evening. Our team did respond to lots of these points raised verbally but we promised we would respond in writing, which we intend to do. There were also some more technical points raised we could not answer on the night. We will also include a response to those in writing. List as follows:

1. Loss of layby Bryn Lane – used by Kellogg's.
2. HGVs misdirected by sat nav / using short cut on B5130.
3. Promise of a lorry park by Gary Hall
4. WIE – 400,000 sq. ft available space advertised by FIREM – no need for more floorspace.
5. Refurbish / redevelop existing land.
6. Impact of development on B5130 and primary school
7. Other brownfield land in estate larger than this available
8. Noise and air quality concerns
9. Arrogant and offensive to say we have no right to a view.
10. How will the site be drained?
11. Harm to existing wildlife on site.
12. Lighting at the rear of the site / buildings
13. How will soil cut / fill work – will buildings be raised up.
14. Construction hours – already worked all night on Bank Holiday
15. Management of the ecology area ineffective – Council experience
16. Units will attract seagulls, birds of prey, vermin – Net World Sport already does.
17. Do not want footpath connection from B5130 through to ecology area.
18. How will ecology area be accessed by community, schools, what about parking?
19. Kellogg's vehicle queuing already on Bryn Lane
20. Scepticism on 30-year ecology management
21. How will 24-hour operation work in practice?
22. Will proposals affect proposed new PROW Cappers Lane?
23. Will GCN realistically be protected?

24. How will the site manage water / runoff / drainage?
25. How will buildings be lit and where – rear & side elevations both dark?
26. Will development of eastern field affect ditches – you are proposing a ditch along its north boundary.
27. How does water exist site into wider network?
28. We maintain our ditches and know how it can backup & flood, will this make things worse?
29. Please look at ditch from Very site to Kellogg's and how it backs up.
30. How will the rainfall on buildings / hardstanding be dealt with (attenuation) and release – don't believe there is enough capacity.
31. There is no commercial need for buildings.
32. Noise – sound carries on prevailing wind from west.
33. We want a bund with planting – Net World Sport works.
34. Will you come back again to speak to us?

We shall start to reply on these points in the coming days.

Whilst there are a lot of questions here to answer, if residents do have something else to ask or follow-up on from the evening feel free to send a message. We will of course have to call time eventually on discussions to let the Council make its decision, but we will do our best to answer questions fairly and openly.

We have also copied this message to Serena Baxter, clerk at Isycoed Community Council so she is informed of the outcome of the meeting and has this new email contact address.

Kind regards

**Mark Adams** [Head of Development and Construction](#)