

From: David Greenough [REDACTED]
Sent: 11 December 2023 16:24
To: ollie.jones@herefordshire.gov <ollie.jones@herefordshire.gov>
Subject: Planning Applications 202913,P23317 RM

Dear Ollie

Following on from your conversation with Heather this morning we are writing to express our concerns regarding the drainage arrangements for the development described in planning applications no: 202913 & 233175/RM.

Having lived in our property, Willow Cottage, situated on the corner of the road U71005 Sellack Boat for over [REDACTED] yrs we have been in a position to experience the area throughout all weather conditions. We have witnessed the drainage situation in the area, and indeed experienced flooding of our own home in our first year of occupation.

It seems that the ground testing and on site investigation, which was undertaken on 18th August 2021, a month in which the total rainfall was 20.5mm, would give a very optimistic view of the potential of the site to absorb surface water. The site at present is largely waterlogged and over the years the runoff from the site has poured down Caple Avenue.

BWB environment in their 2020 Sustainable drainage statement said 'There are no existing watercourses in the vicinity which would be suitable for the site to discharge to' and so the site would rely on local soakaways which obviously would not work when the site is waterlogged as frequently happens.

Runoff from Poulstone Farm frequently washes over Ruxton Lane U71004 and then makes its way via the road junction and the roadside ditch to Sellack Boat (u71005). The road ditch along this stretch is poorly maintained and frequently blocks up, often with a combination of hedge trimmings and the local, highly mobile silt, resulting in flooding of the road and danger of flooding to our medieval property.

Whereas the development of smaller, more affordable properties within the village is to be applauded. Without a workable, sensible drainage plan we have to object to this application.

We attach some video clips of u71005 taken by a neighbour after some recent rain to illustrate how important it is that no additional water is added to the drainage system down the Sellack Boat Lane (u71005).

David & Heather Greenough