

From: Bailey, Josh
Sent: 07 July 2021 16:17
To: 'Martin Teale' <nigelteale456@btinternet.com>
Subject: RE: Land adjoining Lucknow Cottage, Putley Green, Putley (202910/F)

Hello Martin,

No plan, just has been brought to my attention by the Ward Councillor and felt best that some sort of substantive reply would suffice particularly if the matter gets raised if successful re-direction.

Kind Regards,
Josh

Josh Bailey

Senior Planning Officer – North Team (Economy & Place Directorate)

Joshua.Bailey@herefordshire.gov.uk

Address: Planning Services, Herefordshire Council, Plough Lane, Hereford, HR4 0LE

General Planning Enquiries: planning_enquiries@herefordshire.gov.uk

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From: Martin Teale <nigelteale456@btinternet.com>
Sent: 07 July 2021 08:43
To: Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk>
Subject: Re: Land adjoining Lucknow Cottage, Putley Green, Putley (202910/F)

Dear Josh,

Thank you for the update. Is there a plan to go with your email? The Client is aware that another drain connects with Drain B which is sited along the highway verge. This will be completely unaffected by the proposal as the re-routing will take place further into the site.

Regards

Martin

Martin Teale
Partner

Nigel J Teale MRICS
Planning and Architectural Design
Acorn Business Centre
Office 10,
Roberts End,
Hanley Swan
WR8 0DN
Tel: Mobile 07787 538805

On 5 Jul 2021, at 18:34, Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk> wrote:

Dear Martin,

It's been brought to my attention that Lucknow Cottage has two drains served this property. One drain (Drain A) is located next to Lucknow Cottage, the other (Drain B) crosses the proposed development site, and is on the north-west corner of the Homestead, a neighbouring property. I understand your client had riparian responsibility for both drains. The sale of the cottage excluded a large section of the then garden. The proposed development is located in this section of land.

I understand, therefore, that your client has retained responsibility for Drain B (DB) which crosses the site of the proposed development. The new owners of Lucknow Cottage now have riparian responsibility for Drain A (DA) next to the cottage. This drain, at the bottom of a long slope therefore receives significant surface water following even light rain. It has been brought to my attention that that DA joins Drain B (DB) on the site of the proposed development and there is a need to confirm the precise location of DB. There has also been no mention of DA. In consequence, any plans for the relocation of DB must ensure that DA remains connected to DB.

I would be grateful if a response can be provided to this query and if so, an updated block plan.

Furthermore, just to let you know that the application has been requested to be re-directed to Planning Committee by the Local Member and I will be in touch to confirm should the application go that way.

Kind Regards,
Josh

<image001.png>

Josh Bailey

Senior Planning Officer – North Team (Economy & Place Directorate)

Joshua.Bailey@herefordshire.gov.uk

Address: Planning Services, Herefordshire Council, Plough Lane, Hereford, HR4 0LE

General Planning Enquiries: planning_enquiries@herefordshire.gov.uk

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From: Bailey, Josh
Sent: 14 May 2021 12:02
To: 'Martin Teale' <nigelteale456@btinternet.com>
Subject: Land adjoining Lucknow Cottage, Putley Green, Putley (202910/F)

Dear Martin,

As per Land Drainage's email to you of the 7th May (which I attach again), I'm happy to keep the application 'live' and I will be grateful if we can agree an Extension of Time until 2nd July 2021, for further details to be submitted in due course.

Kind Regards,
Josh

<image001.png>

Josh Bailey

Senior Planning Officer – North Team (Economy & Place Directorate)

Email: Joshua.Bailey@herefordshire.gov.uk

Address: Planning Services, Herefordshire Council, Plough Lane, Hereford, HR4 0LE

Telephone: 01432 261903

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General Planning Enquiries: planning_enquiries@herefordshire.gov.uk

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