

**From:** Julie Joseph <[julie.joseph@jcpc-ltd.co.uk](mailto:julie.joseph@jcpc-ltd.co.uk)>  
**Sent:** 14 March 2020 11:27  
**To:** Reed, Emily <[Emily.Reed@herefordshire.gov.uk](mailto:Emily.Reed@herefordshire.gov.uk)>  
**Cc:** Peter Dowle [REDACTED]  
**Subject:** FW: Howle Hill Residential Development

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Dear Emily

Please find attached the revised drainage scheme, you will see that the proposal involves discharging the tail drains into the adjoining field. As this is in separate ownership I have revised the planning application form to fill in Certificate B via the Portal and have served the appropriate notice on the owner.

I don't believe that by Transport Consultants have had a response from Jill on the Highway Issues despite repeated requests and I would be grateful if you could check that.

Should you require further information please do not hesitate to contact me.

Kind Regards

Julie

**Julie Joseph**

**Director JCPC Ltd**  
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**From:** David Jeffery <[david@infrastructcs.co.uk](mailto:david@infrastructcs.co.uk)>  
**Sent:** 12 March 2020 21:03  
**To:** Julie Joseph <[julie.joseph@jcpc-ltd.co.uk](mailto:julie.joseph@jcpc-ltd.co.uk)>  
**Cc:** Peter Dowle [REDACTED]  
**Subject:** RE: Howle Hill Residential Development

Hello Julie

We respond as follows to the comments made by the LLFA as follows –

**LLFA comment** - Details required of existing off site flows into site from adjacent highways –  
**Response** - drawing 3500 – WATE-ICS-01-XX-DR-C-001 has been amended to show the location of the gully that collects highway runoff and its routing through the site. This consists of a 150mm pipe discharging via a headwall into a non defined area at the foot of the rock outcrop that runs through the site. It is believed that water dissipates into the ground either through infiltration or more

probably along the fault line/fracture of the rock outcrop. There is no visual evidence of exceedance surface water discharging beyond the site limits at the southern end of the site either in the form of water laden ground or overland flows. The natural exceedance routing is along the rock outcrop face and this is not compromised by the new development so the functionality of the outfall is also not compromised.

**LLFA comment** – Maintenance SuDS guide wording in relation to communal features requires clarifying – **Response** - The attached maintenance manual has been reworded so that maintenance of shared communal features will be the responsibility of an appointed third party maintenance company.

**LLFA comment** – Concerns regarding treatment plant and discharge arrangements – **Response** - drawing 3500 – WATE-ICS-01-XX-DR-C-001 has been amended to now show the drainage field associated with the development located in third party land to the south of the development. The owners have been approached and agree to the placement in their field. We have contacted the Environment agency and they have confirmed to us that there are no abstraction points within 50m of the development. Each plant will have its own plant kiosk.

**LLFA comment** – Assessment of viability of connecting to the public sewer network – **Response** - drawing 3500 – WATE-ICS-01-XX-DR-C-001 has been amended to show the location of the gully that collects highway runoff and its routing through the site. This consists of a 150mm pipe discharging via a headwall into a non defined area at the foot of the rock outcrop that runs through the site. It is believed that water dissipates into the ground either through infiltration or more probably along the fault line/fracture of the rock outcrop. There is no visual evidence of exceedance surface water discharging beyond the site limits at the southern end of the site either in the form of water laden ground or overland flows. The natural exceedance routing is along the rock outcrop face and this is not compromised by the new development so the functionality of the outfall is also not compromised.

**LLFA comment** – If connection to the foul sewer is not considered feasible then the FDA Form needs to be submitted – **Response** - The Welsh water records showing there are no sewers in the area are attached. We have also attached the completed FDA form

**LLFA comment** – it is unclear who will be responsible for the maintenance of the package treatment plants – **Response** - Each individual plot owner will be responsible for the maintenance and upkeep of their own treatment plant. The drainage field will be maintained by an appointed maintenance company.

**LLFA comment** – Confirmation required that there is adequate access for a tanker – **Response** - We can confirm that a tanker can access the individual treatment plants within 30m which is the acceptable distance outlined in Part H . These distances are marked on the layout drawing.

Regards

David Jeffery  
Director  
Office hours Mon – Thur

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