

Ref 404
attached.

29 January 2018

Planning Ref: P174681/F
Land South of Cobhall Common Lane, Cobhall Common,
Herefordshire.

Ms Rebecca Jenman, Planning Officer
Herefordshire Council
P O Box 230, Blueschool Street
Hereford HR1 2ZB

Dear Ms Jenman,

I must draw to your attention as a matter of urgency the fact that the Plan of the Drainage Layout by Tumu Consulting has been drawn incorrectly and shows the pipe going over a part of my land, The outflow of the pipe shows it discharging into a pipe which does not exist, instead it shows it being discharged into our ditch on the east side of our property, when it gets full it can get to a depth of 3- 4ft and will gradually soak away because it has just enough capacity to absorb rainwater. The outflow of this ditch was filled in by Mr Lawrence in 1996 so in effect it turned what was a flowing ditch into a static sump suitable for rainwater but not for effluent.

The boundary line to the south of my property clearly shown on the OS map has been deliberately moved 3-6ft away from the road giving the impression that a space exists between the footpath and my boundary when in fact there is no space. This appears to have been done to give the false impression that the proposed building site is capable of being drained successfully. I have spoken to a family member of the Applicant and asked him to remove it. I request that you send a surveyor to ascertain the true situation before this application proceeds any further.

In 1996 work was carried out by the Council to the north of our property in an attempt to drain the waterlogged common, address the lack of fall and get septic tanks and soakaways working. A ditch was dug along the

southern boundary of the common to the rear of properties in Cobhall Lane. I insisted that the section of the water course at the rear of our property was piped and backfilled by the Council. An inspection manhole was installed here at that time and was inspected last week by Balfour Beatty for the first time in over 20 years. The rest of the water course has become filled in and overgrown and silt has washed down the piped section. Homes along the common from the T junction still cannot get their systems to work and we still have raw sewage in these ditches.

I have lived here for nearly 40 years and the number of homes has almost doubled and in spite of the scheme the situation has got worse. Various systems and digester units have been tried but they all produce water, foul and clean, which the lie of the land and the natural water course together with the high water table cannot cope with.

There should be no confusion regarding the natural watercourse to the rear of the properties in Cobhall Lane which has long been recognised as such by Herefordshire Council. Under Section 7 of the Environment Agency document 'Living on the Edge' it states that it is the responsibility of riparian owners to make sure they are not discharging any effluent into a water course. The current problems are as a result of violations of this law. In regard to this application a digesting system was installed recently on this proposed site serving 'Red House' and its outflow is approx halfway along the proposed development opposite our house where it flows freely into the ditch and is cloudy and foul smelling. It divides there into percolating into my well and making its way through a drain pipe designed to take rainwater off the road and ends up in the water course at the back of properties on Cobhall Common. Bearing in mind that the current proposed drainage system is flawed it is clear that effluent from the proposed seven dwellings would follow the same route as the existing one. The new homeowners would have no riparian obligations and responsibility would rest with myself and my neighbours on the Common.

Yours sincerely,