



16 January 2026

To Whom it may concern,

Land adjoining Smithy House, Bower Hill Road, Oxspring
Planning Application Reference 2025/0775

Myself and my family have long been associated with this land and also Smithy House. For many years I owned both the land and Smithy House, which was my home for many years. Prior to that my father had taken ownership of both the land and Smithy House during the 1940's and even before that both my grandparents and also my great grandparents had been tenants of both the land and Smithy House itself.

I am aware of the running culvert which passes through the land in a roughly diagonal direction from the boundary with the new dwelling on Sheffield Road to its outfall into the Bower Dell, close to Bower Hill Road.

I am aware that there is a drain in the basement of Smithy House and this discharges to what were historically the stables to the Smithy (hence the name Smithy House) within the curtilage of the dwellinghouse. Indeed, it would make sense that there is a collection channel picking up grey water from the property as drinking water for horses which were kept historically by the Smithy.

I undertook various works to Smithy House whilst it was in my ownership, including digging the foundations for the building which now houses a micro-pub (known as The Smithy Arms) operated from the property by the current owner. I also dug the foundations for the wall on the boundary of the property with the land, which runs a roughly a right angle to Bower Hill Road. I am therefore extremely familiar with what does and doesn't exist in that location.

Besides the Culvert which has been disclosed, I can say with full certainty, given mine and my family's association with this property and land, for over a century, that there are no other culverts or drains within or which discharge/out-fall into the land which is the subject of planning application reference 2025/0775.

Yours sincerely

