

PLANNING REF : 242279
PROPERTY ADDRESS : 3 Sutton Cottages
: Easthampstead Road, Wokingham, Berkshire
: RG40 3BW
SUBMITTED BY : Mr And Mrs Christopher & Helen Frewer
DATE SUBMITTED : 07/11/2024

COMMENTS:

As residents of Byway BW WOKI 30 (Holme Green Lane) which bisects the proposed site for urban expansion of the South Wokingham Strategic Development Location (SWSDL), we will be directly impacted by the planning application (242279) within the South Wokingham SDL Extension.

We are committed to ensure that the planning principles as laid out in the WBC Local Plan, Planning Policies and Supplementary Documents are followed. This requires the nature, history, and character of the existing landscape, including the disposition of all existing dwellings is retained; the amenity to current residents is preserved; and any impact to us as inhabitants is minimised.

Our observation relates to the impact of the development on the drainage ditch that runs to the immediate south of the Byway, crossing to the north of the Byway just beyond Willowbank. Under riparian rights it is the responsibility of the landowner to maintain the drainage ditches adjacent to their land to prevent flooding. Previous lack of maintenance by some landowners along the length of the Byway has caused frequent flooding onto the Byway and into some properties, and this has been exacerbated by vehicles using the Byway as a cut through and damaging/blocking the ditch. This can be evidenced through previous correspondence with Wokingham Borough Council's Public Rights of Way Team.

With the change in land usage and ownership, and likely increased water flow into the ditch, we are seeking clarity on responsibility for maintenance of the drainage ditch along the length of the Byway. It is imperative that this responsibility is explicitly captured as a planning condition as this significantly impacts us as Byway residents.