
Interested party 4

Comments

Dear Sir or Madam

We add to our previous comments on this application as follows:

1. Looking at the appellant's resubmitted documents, these don't appear to have been updated from the 2025 original documents. If they are supposed to respond to the August 2026 updated National Planning Policy Framework then they are out of date and therefore should be considered irrelevant, with the exception of the added document of Unilateral Undertaking.
2. The new 2026 NPPF places more emphasis on the effect of surface water flooding on neighbouring properties, of which we are one. Surface water flooding on the appellant's site and in our garden has been evident as shown on the attached dated photos. The appellant cannot guarantee that they can avoid an exacerbation of this with the development, and it is now a material consideration under the new NPPF.
3. The Planning Inspector confirmed on August 4 2026 that the emerging local plan for Wokingham requires no further housing allocation.
4. Flooding of the Hatchgate ditch, which is actually a designated river, cannot be averted or avoided by the appellant in their proposed development. Again, this will spill over into numerous surrounding properties and potentially onto Lodge Road.
5. Transport access from the site has already been stated by the Inspector as being unsatisfactory under the original application. Nothing here changes that.

Regards

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Supporting documents

[23.03.2023.jpg](#)
[16.01.2026.jpg](#)
