

PLANNING REF : 252934  
PROPERTY ADDRESS : Cherry Trees Cranford Drive  
: Hurst  
: RG10 0ET  
SUBMITTED BY : Mr Alan Andrew Butler  
DATE SUBMITTED : 02/02/2026

COMMENTS:

I strongly object to Planning Application 252934 which proposes significant infill development on an inappropriate low-lying open greenfield site. The proposed site on C2 Hurst Terrace is largely classified as GOV.UK Flood Zone (2) with no surface water onward drainage routes or sewer connections other than displacing drainage and sewage south towards and onto near neighbours. The Environment Agency statement in the Applicant's FRA APPENDIX 5 states: "the location is in flood zone 3". - high risk based only on fluvial (River Loddon) flooding and not including other forms of flooding such as pluvial surface water, reservoir flood risk (Black Swan Lake), ground water etc.

Sensibly, there should just be no more building at all on this low 37m AOD area of Hurst where pluvial surface water is now trapped by 50ha of man-made landscaped hills immediately west of Lodge Road. Concealing 2 million tonnes of general waste, these 45m AOD capped hills now causing increased pluvial surface water run-off towards Hurst, have blocked any previous Whistley Park drainage ditches north and west of this Lodge Road site. With the waste landfill and its perimeter ditch within just a few metres of the proposed site, there will be ever present leachate and waste gas migration risks for any development.

I also very strongly object to the spurious, inconsiderate, factually incorrect, and ominous arguments now being advanced by the Applicants' FRAs and other documents both for this Application 252934 and for the adjacent plot with very similar issues (App: 242067). Arguments

suggesting it is now acceptable for WBC and Planning Inspectorate to approve development knowing that seasonal flooding will happen and that it is safe and acceptable for residents to occasionally expect to have to traverse flood water 200mm deep either on foot or by vehicle. Together with the GOV.UK roll-out last March of totally unrealistic downgrades of the severity for their predictions for Hurst's surface water flooding. Hurst's actual recent and regular surface water flooding recently photographed by Hurst residents shows actual

flooding exceeding the "new" GOV.UK only once in a 1000 years flood risk prediction. Using the "new" once in 30 years GOV.UK prediction, Hurst is predicted to be virtually flood free! And with the Planning Inspector for the recent Lodge Road Appeal stating in Other Matters 70. "Some other matters relating to flood risk have been raised in representations but are not of such import that they materially affect the outcome of this appeal." - presumably inconvenient matters like "the river into which an Applicant proposes to drain the site does not exist". It is very concerning that these actions would be consistent with implementation of an overall very short-term government policy to "lower the bar" and sanction just building using spurious arguments backed up by false, downgraded, unverified once in 30 year surface water flood risk predictions and damn the consequences. It is hoped Woking Borough Council Planning would never support such a damaging, inconsiderate and costly

policy for the future and refuse Planning Application: 252934