

PLANNING REF : 261695

PROPERTY ADDRESS : 18 Hart Dyke Close : Wokingham, Berks : RG412HQ

SUBMITTED BY : Mr G Meades

DATE SUBMITTED : 19/08/2026

Objection to Planning Application 261695: Flood Risk

I was surprised to read the claims made in the School's Preliminary Flood Risk Assessment and the Planning & Design Statement, which state that the site will have "no negative impact from groundwater flooding" and that "the proposal will not impact on flood risk elsewhere." Based on nearly 30 years living close to the site, and frequent first-hand observation of it, I do not believe these claims are supported by the evidence.

The site floods extensively and for prolonged periods

The northern end of the proposed site floods every winter and often does not dry out until spring. I have included a photograph below.

The application lacks credible drainage detail

The application contains no meaningful detail on how this water will be managed. I assume the proposed sports pitches would require an extensive drainage system to clear the water that regularly collects on site — but the application does not explain where this drained water would go.

The application refers to a rainwater harvesting tank intended to supply water for pitch irrigation but provides no detail or calculations demonstrating that it could cope with the volume of water that typically accumulates on this site. Without this evidence, the flood risk assessment's conclusions cannot be relied upon.

The application claims the site will remain entirely permeable, however technical data in the 2019 Les Roxburgh FRA (from WBC PA 190286) mentions poor infiltration rates and suggested a piped system with attenuation basin would be necessary.

Downstream flood risk is already significant

Given the slope of the site and the surrounding topography, water from the site drains into a stream to the east, at the bottom of the fields. This stream runs through a 600mm culvert beneath a number of houses in Luckley Wood, before emerging to pass under Luckley Road and through the fields at Chapel Green.

Even at present volumes, this stream frequently floods across Luckley Road near the culvert crossing and also floods the field at Chapel Green.

In 2007, the stream overwhelmed the 600mm culvert beneath the Luckley Wood houses, causing widespread flooding and damage to residents' properties. The

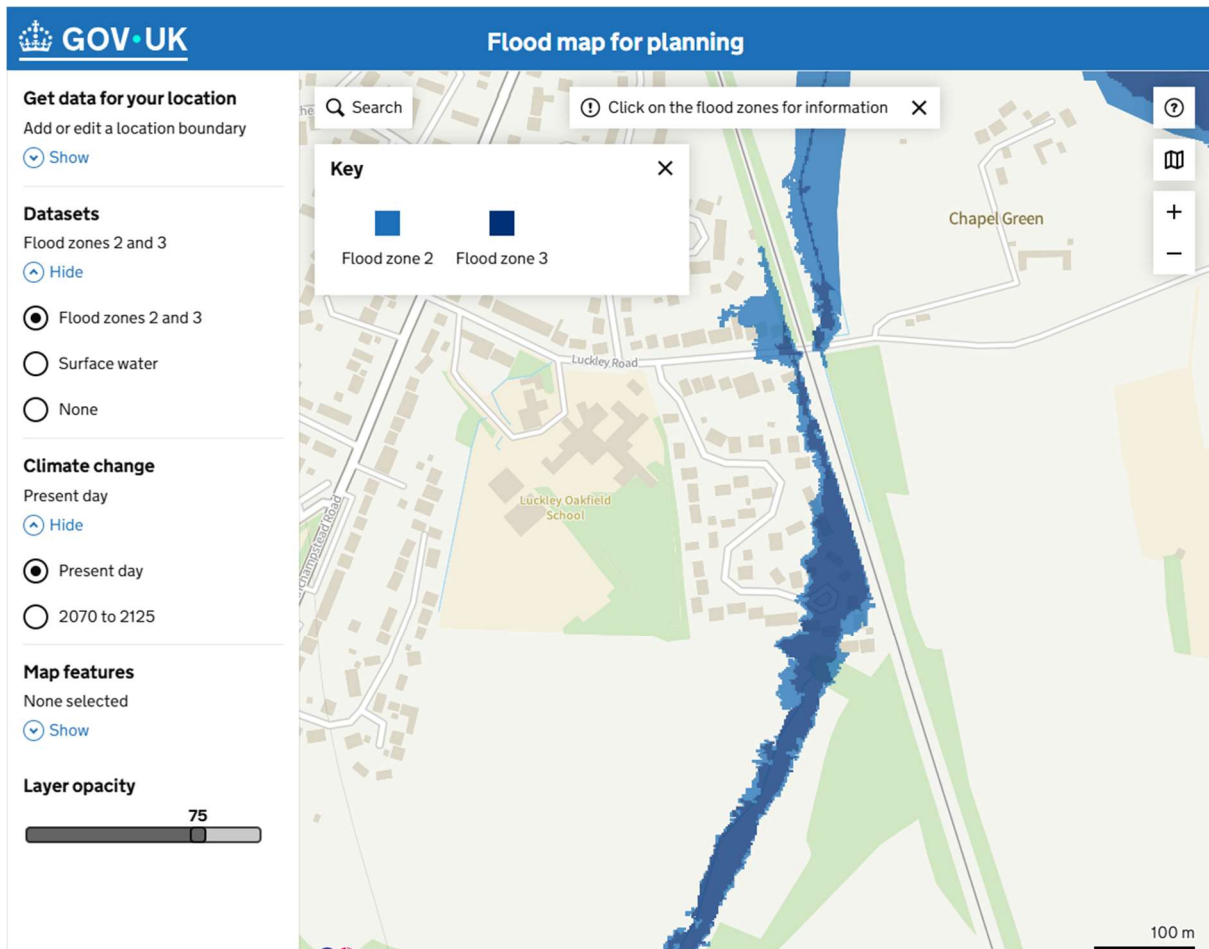
vulnerability of these properties to flooding from this stream is also confirmed by the Environment Agency's Flood Map for Planning, a screenshot of which is included below.

Request

Given this history, and the absence of adequate detail or evidence in the application regarding drainage and water management, I request that further information be sought from the applicant to demonstrate that this proposal will not increase flood risk to the properties in Luckley Wood, and further downstream.



Photo taken facing east from approximately the mid point of the northern boundary of the site.



GOV.UK Environment Agency Flood Risk Map.