

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/X0360/W/25/3371069

DETAILS OF THE CASE

Appeal Reference APP/X0360/W/25/3371069

Appeal By DANDARA SOUTHERN LTD & ELSTREE LAND LTD

Site Address
Land North of Reading Road
Arborfield
RG2 9HN
Grid Ref Easting: 475452
Grid Ref Northing: 167524

SENDER DETAILS

Name MR DAVID BARTLETT

Address
Rose Cottage, Church Lane
Arborfield
Arborfield
Select
RG2 9JB

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I refer to my previous comments regarding the drainage capacity of the proposed site. It is imperative that an impact assessment is made of the drainage proposals as significant water flow will be through the open culvert and closed culvert system across my property. As specified below, it is an ancient system (1800s) in no way able to deal with any increased capacity, and there is a significant risk that my house will be subjected to flooding of property and buildings. This needs to be recognised, and the Inspector must evaluate the impact and respond accordingly.

The Surface water Hydraulic Modelling report conducted on behalf of Dandara Southern Ltd by Ardent Consulting Engineers covers the possible hydrological outcomes resultant from the building of 111 houses. It refers to drainage being in the direction of Church Lane and comments in sections 8.5 and 8.6 that:

The hydraulic model has identified a surface water flow paths predicted to originate from offsite and impact the site. The primary flow path is entering the site from the northeast flowing westward towards Church Lane. A secondary flow path originates from Reading Road, directing water northward to merge with the primary flow path before continuing toward Church Lane. Water accumulates in a lower elevation area located east of the onsite ditch, from which it subsequently flows into the ditch. Additionally, the ponding area to the west of the ditch is primarily formed by water overflowing from the onsite ditch, which then spills onto Church Lane and continues toward the River Loddon.

This is a gross oversimplification and gives no regard or consideration to the historical flooding of Church Lane at times of heavy rainfall (even when ditches and drains are routinely maintained by residents). The water in the small holding pond at the side of Church Lane immediately adjacent to Lavendar Cottage collects drainage water from the proposed site and from the lane itself. This is added to by the water that enters the drains further up Church Lane and then the collected flow subsequently passes through a 16" pipe which passes under Church Lane and discharges into an open culvert in the property of Rose Cottage. This is a significant flow and is critical to the drainage of Church Lane.

The open culvert was dug when the existing underground brick drain collapsed and flooding occurred. The water flows from the garden of Rose Cottage under the property of Magnolia House and discharges into the pond in Arborfield Grange, from which it exits via a deep drainage system to eventually spill down towards the Loddon. To gloss over these facts by simply saying "continues toward the River Loddon" is absurd given the ramifications for local residents of greatly increased water flow overwhelming the extremely limited capacity of the drainage.

The exact nature, capacity and intent of the swales, attenuation basins and pumping station in the proposed development need to be clarified and explained. It is insufficient to state that drainage water leaves the site without recognizing the potential consequences and implications for the area as a whole. It is imperative to do this prior to any further consideration of this proposal.

This application is not in the Local Plan.

The probable outcome for Arborfield is that the 3900 houses will be built on the Hall Farm site. We already have enormously overburdened local infrastructure with little of consequence being added to the area in terms of doctors, public transport and road infrastructure. The addition of a further 111 houses between the A327 Reading Road and Church Lane will exacerbate an already critical situation in the area.