

PLANNING REF : 243099
PROPERTY ADDRESS : Arborfield House
: Arborfield Hous Church Lane, Arborfield, Reading, Berkshire
: RG2 9JB
SUBMITTED BY : Mr Jamie Cole
DATE SUBMITTED : 05/01/2025

COMMENTS:

I have considerable concerns with the potential implications to the existing drainage systems in and around the Church Lane area. As the owners of Arborfield House which has suffered from significant historical flooding to the property. If the intension is for all storm drainage from this development to pass through the existing storm systems (which from the Ardent Consulting engineers report states this is the intension) this will simply not be possible without improvements.

With increased occurrences of extreme weather conditions and flooding there needs to be detailed modelling and design taking historical information and the increased load fully into account. The over simplification that all water will simply flow towards Church Lane and away will not be the case. We have lived at Arborfield House for 3 years and witnessed major flooding within Church Lane and all ditches over full capacity and the lane underwater. Our neighbours at Rose Cottage have lived there for over 20 years and have been eye itnesses to our property being 12 inches deep in water in the lounge with surface watering passing through their property and entering the rear of our land before entering the property.

I also have concerns with the foul drainage capacity with additional properties on the system. The main pumping station is on the boundary of our property on Reading road and has incurred multiple failures

resulting in the back up of sewage and overflowing of foul waste on our property and that of Arborfield Grange next door. We would expect detailed modelling and consideration of failure of pumps and what remedial measures would be put in place to avoid both flooding and health concerns with surface foul waters and solids on private properties.

We would state that it is essential that prior to any further consideration of this development proposal that all of our concerns are addressed in full.