

PLANNING REF : 250733
PROPERTY ADDRESS : Ducks Nest Farm
: Eversley Road, Arborfield, Berkshire
: RG2 9PJ
SUBMITTED BY : Mr Richard Seal
DATE SUBMITTED : 07/05/2025

COMMENTS:

I write to object to planning application no 250733
I am very concerned that the proposed development will increase the flooding through my property Ducks Nest Farm.
We have experienced severe flooding on several occasions where the storm water from the elevations of land (subject to this application) all drain through a pipe and a pond at Ducks Nest Farm.
The flooding is more frequent in recent years as our climate is clearly changing with more heavy downpours becoming more likely. On the occasions where flooding occurs our lower buildings have several inches of flood water and the resulting contamination in them, there have been occasions when the flood was within an inch of entering our Grade 2 Listed house. I have Photographic evidence which I will forward separately to the planning department.

I have had meetings with David Wilson homes who claim that a drainage study shows that settlement ponds and reed beds will mitigate any further flood risk.
When asked approx how many litres of water would be generated from the land above us in heavy rainstorms the drainage expert was unable to give a figure.
I would have thought that a simple calculation of rainfall depth / per hour / per m2 would be a good estimate of this amount.
This figure could then be assessed against the volumes of the settlement ponds to see if they were adequate.
We are also concerned that if storm conditions breach the reed beds contamination from residential development, roads and vehicles could enter the system and contaminate our pond and the wildlife that it supports.
The speed of the run off will also be increased due to non-permeable hard landscaping such as roads etc, and made worse by the loss of natural soils ability to absorb a significant amount of the storm water.
I urge the council to scrutinise and challenge the drainage mitigation scheme for the above reasons.
If the council cannot be totally satisfied then the proposal should be rejected.