

PLANNING REF : 243193
PROPERTY ADDRESS : Cranford Drive
: Hurst, Reading
: RG10 0ET
SUBMITTED BY : Andrew Butler
DATE SUBMITTED : 13/02/2025

COMMENTS:

Objection to 243193

I strongly object to Planning Application 243193 which is likely to result in increased flood and sewerage contamination risk to near neighbours, and significantly increased, and expensive damage to Hurst's narrow rural roads, verges, and ditches, which were never meant to handle large volumes of residential and commercial traffic and heavy vehicles.

To the question "Will the proposal increase flood risk elsewhere?" the answer given by the Developer is "NO". The Nelson's Lane site lies roughly on the (relatively high for Hurst Terrace) 40m east/west contour. This means natural site surface water run-off is north towards Buckland Farm and Islandstone Lane, and on to the Broadcommon and Broadwater ditch system. Islandstone Lane and its ditches regularly flood, as does Broadcommon Lane. Additionally, it has been pointed out many times that massive man-made topographical changes to the west of Hurst (the Hurst landfill hills, Dinton Black Swan Lake reservoir, the Loddon weir that makes Sandford Lane a flood 3b Zone, etc), have destroyed Hurst's flood plain and drainage to the west creating a surface water trapment triangle. All Hurst's surface water natural drainage has now to move to the east and then north of Hurst to drain into the Twyford Brook, so we have to be very careful what in terms of surface water and sewage resulting from the new development will drain towards neighbouring properties and ditches, and ultimately straight into the River Thames, bypassing Thames Water's water treatment facilities. So while the site itself can be claimed to be strictly Zone 1, with all surface water now trapped within Hurst Terrace, it is the neighbours who are at real risk. With obviously increased supply and use of water, and with additional hard surfaces on site, how increased surface water drainage is to be handled needs properly explaining by the Developer, and subject to competent review.

Of particular concern is how will increased sewerage be handled. WBC have already recently approved a development at Hatchgate where no Thames Water sewer exists, so for instance, any septic tank overflow from this new Hatchgate development will make its way east, across A321 Wokingham Road and into Islandstone Lane. With increasing emphasis being given to river pollution, and particularly into the River Thames (which is where all sewage effluent escaping within the Hurst Terrace will end up), is it not time for WBC as LLFA to start sampling the water in the Broadwater ditches for both sewerage and leachate content? And then make it a requirement that any new development must not to make the contamination situation worse? We of course have had the case in this same general area of raw sewage from new "creeping" development being discharged into the ditches around Bonhomie Court on Broadcommon Road, close to Islandstone Lane. The Nelson's Lane Developer should

clearly state how increased site sewerage will be handled to avoid putting neighbours and pedestrians at any increased risk of contact with raw sewage.

What is also becoming clear with the increasing creeping non-agricultural development on the Hurst Terrace in the Hatchgate to Broadcommon areas, is the serious damage to road verges and ditches, which no one is rectifying. These often narrow, single lane roads, were never meant for heavy and inconsiderate traffic, which is pushing verges away into, and filling the roadside ditches. It is just a matter of time before this problem is going to be very expensive to correct, and who is going to pay? Proper access for vehicles and, more importantly, for pedestrians should be properly considered and come before inappropriate and damaging development is approved. Of particular concern is Broadcommon Lane where "the southern ditch" is actually a main waterway, The Billingbear Stream, running right along the side of the road with no verge reinforcement. And returning to increased sewage pollution, I have in the past seen fish in this stream, but not in the last few years. Again, perhaps someone should be sampling the water. Development of the site will for instance, increase traffic using this particular inappropriate road for access to and from B3018, The Straight Mile, and the associated damage (for ultimately WBC/Taxpayers to put right).

Would WBC please refuse this development which will further harm the rural aspect of Hurst and potentially cause existing neighbours increased flood risk, and generally increased health risk to walkers and contamination of the Rivers Loddon and Thames.