

PLANNING REF : 251618
PROPERTY ADDRESS : The Hollies
: Roundabout Lane, Wokingham, Berks
: RG41 5AE
SUBMITTED BY : Mr Richard John Jones
DATE SUBMITTED : 08/08/2025

COMMENTS:

The following are observations and comments based upon living next to the proposed development plot for in excess of twenty-five years.

TPO Recognition and Enforcement

The southern boundary of the proposed development is covered by TPO-0583-1993. Local developers have a poor reputation for felling first and apologising/protesting innocence(ignorance) second ! I note that the application focuses on protecting the existing trees, whilst work is underway, but makes few, if any, references to the existing TPO. I would request that, should consent be given to this application, it is conditional upon recognition of the TPO and never cutting or pruning those trees to enable (say) more sun to shine on the rear patio.

Not only would that be in violation of the TPO but would potentially be an intrusion on the current privacy of the rear garden of The Hollies.

Privacy

The existing fence is some 6 feet/2 metres high and provides a high degree of privacy to the rear garden of The Hollies.

Again, I would request the any consent is conditional upon this, explicitly, being maintained.

Drainage

I note that some consideration has been given to a SUDS strategy. I am not able to comment specifically on the maths but have a strong feeling that it and the associated design is based purely on the size of the specific plot and its requirements.

Basically, it does not seem to take any account of the surrounding topology/hydrology.

I can state with absolute certainty that the gardens on the southern boundary are effectively the top of the local water table. For, typically four months of the year, it is impractical to walk down the lower half of The Hollies' garden. I would presume that the development plot suffers in a similar way. Hence the SUDS proposal.

I can see no provision for what happens to any surplus water captured by the SUDS design. Specifically including water flow from neighbouring areas. The presumption is that any subsequent overflow will flow "downstream" to the plot on the western boundary and then beyond.

Further, if the SUDS design includes rainwater capture from the roof of the new property, it will increase the rate at which water is collected overall and the likelihood of an overflow.

Actually, the overall catchment area for this water includes the ghthand side of Woodlands Avenue, Roundabout Lane and the woods and fields beyond !

Historically, and recently, this has caused extensive flooding on the Reading Road resulting in property damage - just "downstream" from the proposed development - on the western boundary !

Two unauthorised and ill-considered changes to the areas "overall drainage system", over the recent years, have undoubtedly not helped the situation. The council have failed to reinstate the status quo, and it would be a shame if this application was allowed to further

exacerbate the situation. I am not against the approach in principle provided the broader context is taken into account. Another recent development has been developed with a SUDS scheme, including what I would term "French Drains" into the immediate drainage system. Empirical observation would suggest that this has increased the rate of flow in the associated ditches with the probability of an associated increased risk of downstream flooding. I would request that this development's SUDS design be looked at and validated in this far broader context before consent is even considered to be given.

SUMMARY

I do not object to this planning application in principle BUT it must proceed after taking account not only of the specific requirements of the development but its potential impact on immediate neighbours and the surrounding area and flood risk management.