

PLANNING REF : 261825
PROPERTY ADDRESS : 5 RYECROFT CLOS Wargrave
: Reading, Berkshire
: RG10 8BL
SUBMITTED BY : Mr Richard H Thomas
DATE SUBMITTED : 28/08/2026

COMMENTS:

I write further to my previous submitted objection and analysis of the Applicant's drainage strategy contained therein.

In my professional opinion it is essential that the Planning Authority determines beyond doubt whether the ditch into which the storm water runoff will discharge is on land owned by the Applicant, and /or

whether the Applicant has a legal right to discharge into it.

On the question of ownership, I cannot see any circumstances why the ditch would be on land owned by the Applicant.

FACT. It can be seen from the topographical survey submitted with the Application that ground level rises up towards the southern boundary edge of the site and the ditch.

FACT. The Applicant's drainage strategy states storm water will be pumped up to the ditch from lower parts of the site. This confirms that the southern boundary edge with the adjoining paddock is the high edge of the site.

FACT. Water does not flow uphill.

FACT. As the ditch lies on highest part of the site it cannot have ever served any drainage purpose for the land forming the application site.

FACT. If the ground slopes up towards the ditch from north to south then on the south side of the ditch the ground will slope from south to north towards the ditch, and the ditch will serve to drain the ground on its southern side.

LOGIC. No landowner would waste time and resources digging a ditch on his land unless it serves some useful purpose.

CONCLUSION.

The ditch in question must be on land owned by the neighbour, the owner of the adjoining paddock. There is no other logical explanation. Only the landowner of the field /paddock to the south of the

application site would have had reason to dig the ditch, and that ditch would be on their land.

If the Applicant cannot prove beyond reasonable doubt to the Planning Authority that he has a legal right to discharge into the ditch then the drainage strategy submitted with the Application completely fails.

At this time the Applicant cannot demonstrate a deliverable drainage strategy and the Application must be refused.