

PLANNING REF : 243229
PROPERTY ADDRESS : 22 Purfield Drive
: Wargrave, Berkshire
: RG10 8AP
SUBMITTED BY : Mrs Zanna Jeary
DATE SUBMITTED : 03/02/2025

COMMENTS:

We have reviewed the application and in particular the flood risk assessment submitted with this application and have significant concerns on the following grounds:

- a) It fails to adequately identifies a surface water solution and
- b) That both surface water solutions proposed will increase ground water significantly and may cause damage to the existing retaining wall and consequentially risk damage to the back gardens of every property on this side of Purfield Drive.
- c) Increased stress on the already failing foul water drainage system

We have written to Palatine Homes raising our concerns and requesting clarifications and further investigations. It is our belief that until these investigations and calculations are completed this planning application should be put on hold or conditions introduced to ensure the above issues are resolved.

Extract from our email is below;

Ref - Planning Application 243229

We write further to your letter of 16th December 2024 and your recent Planning Application in regard to your site at 109 Victoria Road, Wargrave. As a neighbour to the site, we are seeking further understanding of both your surface and foul water drainage strategy. Furthermore, we wish to understand what assessment that the proposed works may have on the boundary retaining wall.

Section 8 of your Flood Risk Assessment, states that the two possible surface water drainage solutions, (infiltration / sewer discharge), are both subject to further investigation. However, section 6.3.4

states 'infiltration has been deemed unfeasible'. Please can you confirm if the further site investigations have already been undertaken and if you have concluded the final surface water methodology?

At the rear of our property, 22 Purfield Drive, as well as other neighbouring properties, there is a retaining wall. Both of the proposed surface water solutions, may well result in ground water in the proposed swale increasing significantly from anything previously encountered in that area. This due to the proposed development halving the area of permeable surfaces on the site (ref 3.1.1). This could result in this area becoming frequently saturated, changing the existing ground water data in this area. Your report states that the flood risk is 'high risk along the overland flow path in the north of the site' (Table 4.1).

We are exceedingly concerned that this increased water will destabilise the ground close to the retaining wall and could increase the risk of a slip circle failure of the wall and its

unknown

foundations resulting in the back gardens of all the properties in Purfield Drive collapsing into the swale.

Can we therefore ask if you have considered this possibility and can you advise the following;

- who owns the retaining wall on the boundary?
 - whether any investigations as to the wall structure or its foundations have been undertaken?
 - have any calculations been undertaken to confirm the security of this retaining wall, accounting for the increased ground water content, to ensure our right to support will not be compromised?

 - Will your further site investigations including recording existing ground water data?
 - do you plan on erecting a fence on top of the wall, or if the fenceline indicated on your drawings is that of the Purfield Drive house owners?
 - Have you accounted for the additional weight of this fence in any wall stability calculations?
 - Are there any intentions to landscape the area close to the wall?
- Will the ground levels be altered, either to provide additional support or further undermine the wall.
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- When clearing the site, can you ensure us the methodology will not damage or undermine the retaining wall in any way? How will these works be monitored?

Your Flood Risk Assessment report, states the capacity of the Thames Water sewer is unknown. How are you therefore able to conclude that surface water can be adequately managed when both your proposals, rely on data yet to be obtained and assessed.

Your Foul Water proposals will obviously increase stress on the existing drainage system. Foul water has spilled from the foul water drains on both Victoria Road and Purfield Drive in the last couple of years. How will you ensure that, your development will not lead to further overflowing of the foul drains?

We therefore question the strength of your recent planning application on, *iter alia*, the following ground:

- a) It fails to adequately identifies a surface water solution and
 - b) That both surface water solutions proposed will increase ground water significantly and may cause damage to the existing retaining wall and consequentially risk damaging the back gardens of every property on this side of Purfield Drive.
 - c) Increased stress on the already failing foul water drainage system
- Yours sincerely,

Zanna & David Jeary