

PLANNING REF : 243099
PROPERTY ADDRESS : Lavender Cottage
: Church Lane, Arborfield, Berkshire
: RG2 9JA
SUBMITTED BY : Mrs Iris Dicker
DATE SUBMITTED : 09/01/2025

COMMENTS:

I wish to object to the proposal in the strongest terms.

I am the owner of Lavender Cottage on Church Lane and the proposal relies upon using several features and infrastructure on my property which I do not consent to. I have not been contacted by the applicants nor have I agreed for any part of my property to be used to support the proposal.

The proposal depends on a surface water drainage system for 111 dwellings to collect into a 2200 cubic meter attenuation storage basin. The stored water will then be discharged into an existing irrigation ditch on the application site before being connected into the surface water drainage run on my property. This is an underground pipe not a ditch as shown. I installed the pipe some time ago and it runs the entire length from the front to back of my property and connects into a small pond within my ownership to the side of my driveway off Church Lane. The pond connects to a culvert which runs under the road and off into the highways land and possibly other privately owned land before connecting into the River Loddon. I do not consent to my existing surface water drainage system being used for this proposal nor do I consent for any other proposed connection through my land.

On this basis it is not possible to discharge surface water from the proposed development and therefore the application will have to be refused on the grounds that it does not demonstrate how surface water will be effectively discharged.

The submitted Design and Access Statements show the "retained watercourse" running within the application site before connecting to the pond on my land. This is not the case, please refer to the submitted document "2406660-ACE-XX-XX-RP-C-0321 Hydraulic Modelling Report FINAL with Appendices" which correctly shows the water course and the proposal to discharge into my drainage run and pond.

It is also proposed for a pedestrian connection to be made onto my land which will in fact be directly into my pond. I do not consent to this either.