

PLANNING REF : 253074
PROPERTY ADDRESS : Orchard Nursery
: Orchard Road, Hurst
: RG10 0SD
SUBMITTED BY : Mr Chris James
DATE SUBMITTED : 30/01/2026

COMMENTS:

As a resident of Hurst for more than 50 years and having had first hand experience of storm water and flooding issues in the village both as a farmer and contractor I wish to comment and object to the storm water proposal as detailed in this application.

The suggestion that 'water butts' will mitigate the need for storm water discharge 'off site' in times of high rainfall and winter ground water levels is totally flawed.

The proposed drainage system plan indicates 3 soakaways to accommodate the storm water from one third of the properties adjacent to School road, with properties adjacent to Orchard Road draining to a number of points shown as 'DT' on the drainage plan.

There is no detail of how these 'DT's' will function or who they will be maintained by following completion of the development.

This matter needs a legal agreement to ensure that water from these 'DT's' do not result in a future discharge of storm water to the existing ditches in Orchard Road which is currently subject to regular flooding which results in storm water entering the foul drainage

inspection chambers, which results in a failure of the Sawpit Road Foul Drainage Pumping system, which has resulted in properties in Sawpit Road experiencing sewage flooding in their rear gardens! Undertaking the water table investigation by excavation during a particularly dry July in 2025 is flawed as a method of recording and then used as a basis for the plan for storm water on this development.

Any future discharge of storm water to the ditches in Orchard Road from this development should be specifically be precluded by WBC approval of the storm drainage proposal for this development.