

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 Hurst resident adjacent to this development I wish to raise my considerable concern related to 'The Drainage Strategy Report' which covers the management and disposal of storm drainage on this development.

In particular I have concerns that this developments will result in flooding in Orchard Road which will result in the sewage pumping system being overwhelmed, resulting in houses in Sawpit Road suffering sewage flooding in their back gardens as has happened previously at times of heavy persistent rainfall.

I wish to object to the assumptions made in this report, in particular:-

Section 5.5 the soakaway system has been designed using percolation tests carried out during a particularly dry spring in May 2025. No consideration has been made to the fact that the groundwater table rises in the autumn and can be particularly high during the winter. It also mentions the low rainfall in this area, something which cannot be relied on and does not address heavier localized rainfall which is currently experienced, maybe related to global warming.

Section 7 Management and Maintenance of SUDS refers to annual inspection and cleansing of Soakaways!

These soakaways are shared by many individual properties, question who will be responsible for the cost and regulation of this annual requirement?

The permeable paving, which is the road surface material throughout the development is shown without any drainage system other than filtration through to the subsoil. Regular management of these access roads are specified as requiring 'monthly weed control during the growing season' (could be considered to be monthly for most of the year) and that this permeable paving be 'lifted and laying course be cleaned or replenished every 25 years or a period as specified by the manufacturers!

How are these requirements, which will be essential to this type of 'on site' disposal of storm water, be managed and maintained?

One can't imagine the disruption these requirements would cause, never mind the cost, the management of or the legal disputes this will cause the owners of the properties in the future.

My point being that this disposal of storm water using this permeable method in a high water table area, already subject to annual flooding, is totally inadequate and flawed and must be given refusal by WBC in order that tests can be carried out during the winter months to

accurately assess the permeability issue and address the issues of the future maintenance requirements specified. in this application. Failure to install a sustainable (in every respect) system for management and disposal of storm water will lead to increase risk of flooding in our village.