



**Clerk: Mrs. M Bradshaw MIA**

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4<sup>th</sup> August 2021

Mr I Bellinger,  
Wokingham Borough Council,  
Shute End,  
Wokingham,  
Berks. RG40 1BN.

Dear Mr Bellinger,

Re: WBC Draft Local Plan, Site 5HU030, Land north west of Hogmoor Lane, Hurst.

St Nicholas Hurst Parish Council has recently been presented with new information relating to the above site which has been identified as a suitable option for development in the Wokingham Borough Council (WBC) Local Draft Plan.

After further consideration, the Parish Council has concerns namely relating to:

1. Flooding on the A321 – the 200m stretch of the A321 Broadwater Lane which borders the said site was flooded from the 30<sup>th</sup> January 2021 to the 3<sup>rd</sup> February 2021. This caused flooding to properties and resulted in road closures for several days. Internal flooding was experienced by some residents, despite the issuing of sandbags and untreated sewage flowed into some gardens and the nearby area. WBC's flood investigation report of 2016 refers to similar flooding in this area in February 2014.

The A321 Broadwater Lane is a low lying area known to be at high risk of flooding. The proposed frontage development of twelve homes has a high probability of increasing the occurrence and severity of future floods close to the site.

The HELAA and Sustainability appraisal omitted to refer to any flood risk on the A321 Broadwater Lane. Had the HELAA recognised the flood risk it would have fundamentally changed the assessment of the site as being suitable for development.

In conclusion, the Parish Council believes that major engineering solutions would be required to address the existing waste, foul water and surface water drainage.

2. Trees – the HELAA omitted to refer to four large oak trees on the borders of the said site – these are understood to be approximately 400 years old. To this point, Tree Preservation Order (TPO) 1728/2020 was issued by WBC in October 2020 to protect these trees. In addition, further TPO's were issued in April 2021 (1788/2021) to protect a Beech, Ash and four Sycamores on the A321 Broadwater Lane border of the said site.

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In conclusion and after further consideration, the Parish Council believes that the continued inclusion of site 5HU030 in the Draft Local Plan will be viewed as a failure to apply proper planning processes consistently within our Parish.

Yours sincerely,

Mrs Maria Bradshaw,  
Clerk to St Nicholas Hurst Parish Council.

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