

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Cc:** [Parish Clerk](#); [Heather Codling](#)  
**Subject:** objection, Area Plan  
**Date:** 17 December 2024 22:06:12  
**Attachments:** [Screenshot 2024-12-17 at 21.25.58.png](#)

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This is an **EXTERNAL EMAIL**. **STOP. THINK** before you **CLICK** links or **OPEN** attachments.

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Dear Planners

The area shown in the attachment taken from your plan, has some real water issues.

The Land North of Heath Lane, is important to the natural water drainage of Cold Ash hill. The underground flows, from the hill of Cold Ash, flow into an aquafer under those fields. This aquafer slow release a small part of it's water volume out into the water course which start there, but the there greater volume is retained underground and slowly soaked up the surround trees and vegetation.

In the last Planning Appeal Croudace's water expert stated, "there was an aquafer there and he had not calculated the volume, but it was in the millions of litres".

Yes it would be possible to drain that area to build on, but would mean that you would be sending a large volume water, quickly during heavy rain periods to the river Kennet. During the last three storms, when we didn't have that much rainfall, there where over 10 flood warning in place in the surrounding area, both up-stream and down-stream. Therefore, removing the aquafer to build on those field is clearly going to add greater danger to surrounding river systems and the properties abutting them.

The 225mm dia Foul Sewer Main (FSM) in Cold Ash Hill, is already runing over its design capacity. Adding a large number of houses into a already over loading FSM will cause more sewage out flows into properties.

Please do not allow housing development on these fields

Ian Goodwin  
[REDACTED]

Here is the last Flood warning on Fri 29 Nov 2024, issued WestBerks Emergency Planning Department

The following **Flood Alerts and Warnings**, from the Environment Agency, currently in place in West Berkshire are:

**1 Flood Warning:**

Flooding is expected

- [River Thames at Purley Village](#) Updated 9:36am on 29 November 2024
- [River Thames from Days Lock down to South Stoke](#) Updated 9:49am on 29 November 2024

## 11 Flood Alerts:


Flooding is possible

- [Ginge Brook](#) Updated 11:03am on 29 November 2024
- [Groundwater flooding in the Salisbury Plain area](#) Updated 8:59am on 28 November 2024
- [Lower River Loddon](#) Updated 9:42am on 29 November 2024
- [River Blackwater and The Cove Brook](#) Updated 9:41am on 29 November 2024
- [River Kennet and its tributaries from Berwick Bassett down to Newbury](#) Updated 11:03am on 29 November 2024
- [River Kennet from Thatcham down to Reading](#) Updated 11:03am on 29 November 2024
- [River Ock from Watchfield to Abingdon, and also the Letcombe Brook at Wantage, Grove and East Hanney](#) Updated 10:57am on 29 November 2024
- [River Pang from East Ilsley to Pangbourne and Sulham Brook](#) Updated 12:04pm on 29 November 2024
- [River Thames and its tributaries from Days Lock to above Pangbourne](#) Updated 11:04am on 29 November 2024
- [River Thames from Mapledurham to Sonning](#) Updated 10:22am on 29 November 2024
- [River Thames from Pangbourne to Purley](#) Updated 10:22am on 29 November 2024

## Flood Warnings removed:

- [River Enborne and Foudry Brook](#) Removed at 3:43pm on 28 November 2024

Do keep up to date on this by checking: [West Berkshire - flood alerts and warnings - GOV.UK](#) and monitoring the levels on the river by checking [Find river, sea, groundwater and rainfall levels - GOV.UK \(check-for-flooding.service.gov.uk\)](#)



Hatchgate  
FD