

PLANNING REF : 241567
PROPERTY ADDRESS : 2 Burnmoor Meadow
: Finchampstead
: RG403TX
SUBMITTED BY : Prof Christopher Green
DATE SUBMITTED : 19/12/2024

COMMENTS:

I wish to reconfirm my-objection to this re submission on the same grounds as per my original objection .

I note the resubmission of the application largely centres on the repositioning of the base services and dwellings in geographic location and with it a small reduction in housing total and housing type from 40 to 38, a similar small reduction in the percentage of affordable housing and the introduction of a SUDS drainage system for water runoff/drainage management.

With regard to the latter, assuming it can be succesfull, it is likely to require continuous monitoring, inspection and maintenance for the TOTAL LIFETIME OF THE HOUSING with ongoing and repeating costs for

WBC.

The SUDS STRATEGY, its design in detail and justification of system design has little or no mention.

This inclusion acknowledges that there is a problem with groundwater and drainage management as pointed out in my original objection. It appears that the applicant has "moved things around geographically " quoting the need from WBC comments on landscaping and vegetation needs etc to create a "softer link" to the wildlife/ nature area being established to the south. But, interestingly, what it doesn't highlight is the need arises also from potential water drainage blems and flooding potential on the land from groundwater, groundwater run-off and from the Blackwater flood plain water level change

problems coming to the site from the south.

From the hydro-geological and geotechnical point of view many questions still remained unanswered including the suitability of the SUDS system in this environment, foundations and foundation design in relation to substrate clay and the PRACTICAL REALITY of the water table problems and NOT just applying theory using various bodies information much of which is modelled or theoretical, and mostly information geographically at a distance from the site lacking value to the ACTUAL year by year situation on the ground.

These are issues that will not go away in both short and long term and will remain as they do with present land in the area. Housing, public spaces and private land nearly is already continually affected on a continuing annual basis with water level and flood potential including waterlogged gardens, water logged allotments, and housing with structural and walldamp problems.

From a hydro-geological, and geotechnical point of view this site will always remain problematical which should restrict land use.

With regard to , education, health, sustainability, walkways, port, food/provisions supply the re-application has little or no change. The background/nature of the situation with regard to these issues, as commented on by many objecting parties, including individuals and the Parish Council remains the same.

The proposed "5 year limited once a day bus service" which is made a point of, seems rather irrelevant to the transport issue and

education and shop, health and sustainability issues and objector comments are glossed over.

Separately one must wonder if the design of housing with cladding fits the area and also does the move of dwellings also create more 2 bedroom accommodation and a higher density of housing including a much higher percentage of affordable housing than required by WBC

guidelines which I believe now to be maximum guideline of 40%.

All previous comments relating this application which conflicts with the Finchampstead plan remain valid and also one must consider the application in relation with the contents and recommendations, of the forthcoming Wokingham 2025 plan.

The character of Finchampstead Village is at risk and the site unsustainable from many viewpoints and I re-confirm my objection.

Prof C D Green

Retired Professor Geology