

PLANNING REF : 241567
PROPERTY ADDRESS : Nanridge
: 19 cricket hill Finchampstead, Wokingham, Berkshire
: RG403TN
SUBMITTED BY : Mr gavin yerrell
DATE SUBMITTED : 28/07/2024

COMMENTS:

Further to my previous objection, some more points come to mind as to why this wholly unsuitable application should be rejected out of hand....

Drainage.

The proposed site is traditionally an extremely wet and boggy area , it takes all the run off, and surface water in the surrounding area.

The land behind the site which is now a nature reserve, used to have several large lakes, these have been recently filled in ,and reed beds planted.

The whole site has been relandscaped , and levelled.

W.B.C when questioned had no knowledge of the soil level that was reinstated.

the consequence of this is that if too low, the site will be subject to water flooding in from the River Blackwater, if too high, it will lock in water on the site, making it even more wet and unsuitable than it already is.

A soil bund was in place until last year along the whole boundary of the site adjacent to the nature reserve to protect local residents from the noise of the gravel works.

when the nature reserve was finished the bund was removed.

the Thames Water flooding and surface water map predates the soil bund installation, since then, the removal of the bund, the uncertain levels on the nature reserve, the back filling of the lake had created a dynamic landscape, which in no way replicates the land that was in place pre bund.

this makes the Thames Water map hopelessly out of date, and theres no way any building should be allowed to go ahead on such an unstable area, that at minimum would need a full geological survey to determine the full effect the stated events above have had on the water retention of the site.

Many of the houses on Woodmoor, Cricket hill, and Burnmoor meadows have suffered from subsidence in years gone by, to allow this site to be built on may well severely impact the adjacent properties for the reasons mentioned.

originally Burnmoor Meadow was 17 properties, in the end only 12 were built, as the site is so wet in the winter or heavy rain, the water literally sits on the surface, as it does in our own garden adjacent to the site.

The grass area opposite our properties in Cricket hill outside numbers 18 and 19 have seen several vehicles become totally stuck on several occasions over the last few years including waitrose delivery van, a courier, and my neighbours father, proof that the surrounding land is totally sodden on a regular basis.

there is a well known story locally of the farmer that used to own the field got his tractor stuck, another tractor that went to tow it out also became stuck, they both spent the winter there, impossible to retrieve.

In the drought of 2022, when we hit 40 degrees, everything around was burnt and scorched, but still right in the middle of the site it

was lush and green, proof that even in the driest of conditions, the site is still wet.

To sum up on drainage, the above stated reasons mean the geological assessment of the site is totally out of date, combined with the propensity of the site to hold water and become so boggy, renders it 100% unsuitable to be built on.

wildlife.

The site is a haven for wildlife of all kinds, the ecological and wildlife survey has detected 8 types of bat on the field, slow worms, and common lizards.

All the neighbours here have photos of a pair of barn owls that hunt over the fields every evening, a highly protected species, there are also deer and foxes.

There is also a badger set on the boundary of the site, and i have personally seen badgers in the field at night when shining a torch across the site, again, a highly protected species.

to allow this delicate eco system containing protected species would be an outrageous act that would decimate an area of outstanding beauty. Talking of protected species the adjacent nature reserve contains the highly protected ground nesting bird the little plover, light pollution from streetlighting, and the noise of construction over an extended period would be highly detrimental to all wildlife on the nature reserve.

The site has traditionally been a buffer zone between the current housing and the wildlife reserve, to remove this buffer zone would be totally detrimental for the area, and would set a dangerous precedent for building outside the footprint of the village, opening up the

possibility for further extension if granted, again totally out of keeping with the surrounding area.

Affordable housing.

The developer has proposed approximately 2/3 rds affordable housing, there are no safeguards or guarantees in place to safeguard the amount of affordable housing being proposed...i.e if planning is granted there is nothing forcing them to honour the amount proposed.

There are many other developments in the borough that have a affordable housing quotas, which meet the local need, this site just isnt needed.

The design and density of the site, is totally out of keeping with the rest of the village, and would do real harm to the area, and the current feel of the village.

The right of way that runs through the site and joins Cricket hill spur road (nos 14 to 20) is part of a network of rights of way through the countryside, people come from far and wide to walk these paths that connect the green spaces, people expect to have a country aspect when out walking, and building on both sides would reduce that path to no more than an alley between 2 housing estates.

Summary.

for all of the valid reasons above i would vehemently implore, any comitee, planning inspector or any council board to totally reject this impractical, unsustainable, and totally out of character development out of hand, i and every person i speak to is totally 100% against this, it just is not in the right place, the local Ffinchampstead Parish Council plan does not include this site for

all the reasons stated, but it does outline many many other suitable sites within the borough, build there, NOT here!!