

Thames Farm Action Group

Rambler Cottage, Reading Road, Lower Shiplake RG9 3PH

Dear Emma,

16 September 2022

Former Wyevale Site Reading Road P21/S4271/RM of 21 July 2022

Further to TFAG's holding objections relating to the above Application/site, we have now received a report back from JBA our engineers.

The report is attached for your information, and action please.

As you can see, the report concludes that there has been insufficient investigations into the nature of the ground conditions on this site to confirm whether or not the site has solution features beneath it similar to those found at Thames Farm next door; that there is insufficient information known about the nature extent and makeup of the 'made up' ground that overlays the site; and that without this information :-

1. It would be unsafe to approve the current application.
2. That it is impossible to tell whether the site conditions are similar to those at Thames Farm
3. That it is not possible therefore to say whether development to the density identified by the outline consent can be undertaken without requiring grouting of the site.
4. That it is not possible to produce any detailed design for any alternate forms of ground remediation or piling that may be required
5. That it is not possible to identify the degree or extent of any possible contaminative materials that exist on site and that need to be considered in terms of the design of groundworks and or foundations
6. Nor is it possible to determine if any found contaminants might do harm to the underlying/local Aquifers that supply the area with its potable water supply.
7. Whether or not the site may therefore require a further Planning Consent or Material Variation to the extant consent to permit any ground works.

In view of these conclusions, we would request that either this Application is rejected due to the deficiency in relevant information, or the Applicant is requested to undertake the necessary detailed due diligence to be able to provide answers to these questions and determine the detailed nature of any groundworks, decontamination and foundation design /specification that might be required, so that SODC, its consultees and also local residents may be fully informed of the proposed way forwards in order to then consider and determine the Application.

As a secondary issue, we also have significant concerns regarding :-

1. The proposed methods of dealing with foul sewage and the impact on local residents from any work along Station Road as well as the unknown timescales and phasing thereof
2. That the proposals are for both the onsite road system and associated drainage, and the proposed foul sewage treatment to be private facilities rather than 'adopted' facilities. Thus the detailed design of those works, as well as the risk to the general public and local

residents - existing and proposed - of a robust mechanism for the ongoing required maintenance of these assets and the financial liability for long term ongoing maintenance are insufficiently robust/enforceable

If you have any queries regarding the contents of this letter or the attached report do please let me know.

Yours sincerely,

Signed Electronically

Peter Boros

Chairman

Thames Farm Action Group