

Ms Emma Bowerman
South Oxfordshire District Council
Development Control East
PO Box 19
Crowmarsh Gifford
Wallingford
OX10 8NJ

Our ref: WA/2020/128248/02-L01
Your ref: P20/S2808/DIS
Date: 30 July 2021

Dear Ms Bowerman

Discharge Of Condition 11 (Drainage) On Planning Application P16/S0970/O

Land At Thames Farm Reading Road Shiplake

Thank you for re-consulting us with this discharge of condition application. We have reviewed the following document from the perspective of groundwater quality:

- Thames Farm, Shiplake Drainage Statement Taylor Wimpey 16 March 2021 by Abley Letchford Partnership Limited.

The proposal is primarily to discharge all the surface water drainage by sewer to discharge to what is termed the 'northern watercourse'. A small quantity of drainage will be by infiltration to permeable paved areas at the margins of the site, which as the site is a green field site is acceptable. Therefore from a groundwater perspective **we are in a position to recommend discharge of Condition 11.**

We note that other documents such as Flood Risk Appraisal and drainage study, along with hydraulic modelling has been submitted. As the site is located within fluvial flood zone 1, and not near a statutory main river, it is not within our remit to comment on these aspects. We would recommend discussion on other documents submitted should be directed to those involved with drainage to ordinary watercourses either the LLFA or Thames Water.

Yours sincerely

Mr Alex Swann
Planning Advisor

[Redacted signature block]

End

TFAG.Peter.Boros

From: TFAG.Peter.Boros <TFAG.PeterBoros@BTinternet.com>
Sent: 31 July 2021 15:06
To: 'richard.[REDACTED]'; 'jonathan.fleming.[REDACTED]'; 'Planning_THM@environment-agency.gov.uk'
Cc: 'Sheridan Jacklin-Edward'; Kester George [REDACTED]; 'devcon.team@thameswater.co.uk'; 'jason.sherwood [REDACTED]'; 'Adam.Littler [REDACTED]'; 'David.Bel [REDACTED]';
Subject: RE: SODC P20/S2808/DIS-HAR. Our Objections, Update Report by JBA and Report from HR Wallingford
Attachments: 1626858343-HR Wallingford report final report - Thames Farm FRA and drainage proposal.pdf; 1626966270-Final EXQ-JBAU-XX-XX-TN-EN-0002-S3-P02-Drainage_and_Flood_Risk_Review.pdf; 1627042245-Final covering letter of objection enclosing JBA report July 2021 v3.pdf

Dear Messrs Thompson, Fleming and Swann

I have this morning seen the consultation response to the above submission provided by Mr Swann.

Whilst I can appreciate that the application before SODC is a Reserved Matters one for a Drainage Strategy to discharge condition 11, I am somewhat surprised that the response stops short of referring to the grouting and compaction operations which are specifically referred to in the submission as being a pre-cursor to any drainage works. This is particularly given the history of this matter and knowing that SODC has specifically confirmed to the Applicant that they believe that a further Planning Application for the proposed groundworks will be necessary.

This is of course a site that is subject to an SPZ Grade 1 designation given the aquifers lying below the site with the Thames Water borehole for abstraction being but a matter of a few metres distance.

I would in the circumstances have expected to see as a very minimum bearing in mind the EA's mandate re Groundwater that an informative might have also been appended to ensure that all parties or even any new parties whom may review the documents were aware of the concerns/issues.

I have sent through to Mr Swann's colleagues further copies of the professional reports prepared on behalf of all 3 parish/town councils involved, and further copies are attached as he was not on the circulation list.

I look forwards to hearing from you with clarification please.

Best regards,
Peter Boros

Chairman
Thames Farm Action Group

[REDACTED]

From: TFAG.Peter.Boros <TFAG.PeterBoros@BTinternet.com>
Sent: 29 July 2021 19:44

[REDACTED]


Subject: SODC P20/S2808/DIS-HAR. Our Objections, Update Report by JBA and Report from HR Wallingford

Gentlemen,

I am sure you will recall the above matter and be aware of the latest submission from Taylor Wimpey to SODC made on 25 June and now out for consultation.

I thought it might be helpful if I sent you copies of the following which have been submitted to SODC Planning by way of objections to this latest submission in case these have not been provided by SODC direct:-

- TFAG Letter of Objection obo primarily residents of Lower Shiplake
- JBA Technical Note July 2021 - Update and comments on the latest submission. Commissioned jointly by Shiplake PC, Harpsden PC and Henley Town Council
- HR Wallingford Report July 2021 Commissioned by Henley Town Council and Harpsden Parish Council re Flooding and other implications of the new route.

If you have any queries on any of this information do please let me know.

I am aware that Thames Water has raised several concerns with SODC in their note of 15 July, and thank you for doing so. We look forwards to hearing the views of OCC as LLFA and also those of the EA concerning the important issues raised and outstanding questions and issues that apply.

Best regards,
Peter Boros

Chairman
Thames Farm Action Group

