

From: TFAG.Peter.Boros <TFAG.PeterBoros@BTinternet.com>
Sent: 29 September 2021 10:34
To: 'Duffield, Adrian'
Cc: 'Fox, Paula'; 'Bowerman, Emma'; 'Ken Arlett'; 'Sheridan Jacklin-Edward'; 'Fred Maroudas'; 'Chris Penrose'; Kester George (kesterpippa@talktalk.net); Leigh Rawlins; David Bartholemew (david.bartholomew@oxfordshire.gov.uk); 'Jo.Robb@southoxon.gov.uk'; 'Malcolm, Suzanne'
Subject: RE: Planning Consultation - P20/S2808/DIS - HAR - INADEQUATE CONSULTATION TIME

Dear Mr Duffield,

Two weeks have passed since Taylor Wimpey submitted to SODC additional data to answer some of the questions posed by Thames Water when considering the latest submission of 25 June 2021 re this discharge of reserved matters application.

It would be helpful to understand why you have not yet advised residents as to whether you intend to require the applicant to submit a fresh planning application as identified in your letter to residents of 7 May, or indeed why you have yet to confirm a longer consultation period given my note to you of 23 September (below) confirming that a longer timescale will be required by the professional advisors acting on behalf of TFAG, residents, Shiplake and Harpsden Parish, and also Henley Town Council?

In the interim, we have been reviewing the nature and extent of the groundworks proposed by Taylor Wimpey for this site.

We have concluded that the applicant has now provided you with sufficient information to verify and categorise the nature of these works.

For the following reasons, we confirm agreement with the contents of your letter of 7 May 2021 that this work requires a separate approval:

1. The applicant's advisors/contractors specify that these groundworks will comprise:-
 - "compaction grouting and surface compaction works".
 - "The compaction grouting works involve drilling a series of boreholes across the identified areas at approximate 3 to 4-metre spacing and injecting a stiff mix grout to provide strength and compaction of the weakened subsurface"
 - "Following compaction grouting, the shallower soils across the site (<3 metres depth) will be compacted using dynamic compaction methods to recompact any soft spots (i.e. areas affected by dissolution features) to densities similar to unaffected ground conditions".
 - "The areas of relaxed and disturbed ground were identified in the Stantec Ground Stability Assessment, December 2019. These areas cover around 1.1Ha of the 5.6Ha site. Therefore, compaction grouting will be used on approximately 20% of the site"
2. The applicant states: "Ground improvement works would be necessary to adequately remediate areas affected by dissolution features".
3. They also say: "The ground improvement works are anticipated to take around 35 weeks to complete".

4. In addition: " ... the ground improvement works will be undertaken in accordance with the Construction Management Plan, which will ensure that factors such as noise, vibration, dust, traffic management, working hours and the disposal of waste materials are properly managed..."

5. The program is stated to be: "The work is anticipated to involve the following: • Pre-site works • Mobilisation and set up of the site • Removal of topsoil and stockpiling in a designated area • Initial proof rolling and trimming in preparation for grouting works • Installation of working platforms to provide a secure working area for grouting equipment • Compaction grouting of the disturbed and relaxed ground • Compaction grouting verification works • Near-surface compaction of the sands and gravels using dynamic compaction methods • Replacement of topsoil and tracking in, where necessary (i.e. not within development areas) • Final grading to ensure the site is left in a suitable condition • Site demobilisation • Post works reporting.

The above statements and the program confirm that this is a discrete and separate engineering operation that has a beginning middle and end and is to be undertaken purely to prepare the ground ready for housing to be constructed. This work is not part of an extant development project and is entirely new and separate.

Furthermore, the CMP referred to and other appendices pre-date the discovery of sinkholes and the desire to remediate the ground and do not refer to the proposed ground remediation works at all.

6. The submission says: " In March 2019, Terramech Investigations Ltd conducted initial Phase 1 & 2, environmental, geotechnical and soakaway test investigations. During the ground investigation, soakaway tests were carried out, which uncovered two obvious dissolution features to a depth of approximately 1 mbgl. Following this, a second investigation was carried out by Zetica Ltd during August, and September 2019 which confirmed the presence of relaxed ground in four locations at varying depths. In December 2019, on behalf of VertaseFLI, Stantec undertook a review of regional natural and mining cavity records and found that the site is in an area known for the occurrence of natural dissolution features. This was followed by an extensive ground investigation and ground stability assessment which identified several locations indicative of dissolution occurring within the chalk bedrock creating areas of relaxed and disturbed ground. Based on these findings, it was deemed necessary that ground improvement would be required to facilitate the proposed construction works."

This statement confirms that prior to March 2019, this work was not identified as being necessary nor comprised any part of the development approved by consent P16/S0970/O

7. In addition they say: "On completion of the works, all plant, equipment, materials (including spent grout and waste matter), and accommodation will be removed from the site, and the site will be left in the same condition in which it was found"

This again confirms that this is a discrete and separate development project

For the above reasons, we are of the opinion and agree with SODC that this is an entirely separate engineering development project, separate and different to the development scheme approved by P16/S0970/O and one which could not have been envisaged at the time the Inspector made his decision over P16/S0970/O. Accordingly, the proposed operation is genuinely a new and separate project and the applicant should be required to submit a fresh and separate Planning Application to permit these works. The scope and extent of the works are such that they comprise more than a minor material variation

I look forwards to hearing from you with your confirmation accordingly that the Applicant will be required to submit a new and separate Planning Application for these works.

Best regards,
Peter Boros

Chairman
Thames Farm Action Group

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