

Peter Boros Home

From: Peter Boros Home <peter.boros@btinternet.com>
Sent: 09 October 2021 19:57
To: 'Bowerman, Emma'
Cc: 'Duffield, Adrian'; 'Fox, Paula'; 'Ken Arlett'; 'Sheridan Jacklin-Edward'; 'Fred Maroudas'; 'Chris Penrose'; 'Kester George'; 'Rawlins, Leigh'; 'David Bartholemew'; 'Robb, Jo'; 'Malcolm, Suzanne'; 'David Pheasant'; 'Moore, Becky'; 'J.Rhymes@henleytowncouncil.gov.uk'; 'Cath Adams'
Subject: RE: Planning Consultation - P20/S2808/DIS - HAR

Dear Emma,

Sorry for this second email of the day, but given I am on holiday next week, I just wanted to appraise you of a further thought or two about the additional information provided by Taylor Wimpey on 15 September.

Your letter of 20 September stated that you had received amended plans from the applicant and sought comments on the amendment. Your email of 7 Oct seems to suggest that you are not considering these plans as part of the application, but I guess perhaps treating them as informatives rather than an amendment and that you will not, therefore, be considering anything other than the drainage strategy itself for the RM Application?

Is SODC, therefore, seeking comment on this additional project information or not, given this somewhat confusing position. Clearly, this is very important to know as far as respondees are concerned in this consultation?

How will SODC manage the situation going forwards given there is an LDC in place for one project ie that of building houses (but not including the proposed groundworks)? But, by the same token SODC has advised the Applicant that the groundworks would comprise a wholly different and separate project requiring its own Planning Consent, which position you have indicated that the applicant does not accept.

Indeed, should that letter to the applicant not be displayed on the portal as it is highly relevant?

This question is one that I posed very many months ago as you might recall, and yet again when this current RM submission was submitted. I don't think it is a matter that can just be left hanging, and the issue needs to be addressed/concluded.

If SODC is now saying that it does intend to make a decision on the current RM but ignoring the engineering detail that has been submitted, it seems impossible for the drainage strategy to be approved given how the issues are interrelated and one depends on the other. Particularly, the hydrogeological impacts of the proposed groundworks which are not reflected in the drainage strategy calculations anywhere.

Until SODC has arrived at a decision on this issue, I cannot see how it is that the application can be consulted upon as no one actually knows exactly what it is that you are seeking to consult upon.

If the engineering detail is not being considered by SODC then there is no point in JBA commenting on the information, but equally, we remain concerned that SODC and the Applicant have differing opinions about the issue, and we might very well end up in a situation where the applicant should it receive approval to the RM now before you, will simply take that as its overall approval and start works on site.

Mr Duffield has said before in a statement, that SODC cannot force the applicant to make an application, which is correct as far as it goes. You can however ensure that the applicant does not receive approval to the RM which is impossible to determine in isolation from the other project requiring a Planning Consent. It is that project that is creating the need for an off site pumped SW main, and so the matters are absolutely interlinked and co-dependant, and the design of the groundworks will drive the requirement and also the quantum of SW to be got away. Similarly, if the plans submitted on 15 September are NOT part of the current application, then SODC has no control over changes that may subsequently arise, or indeed if they are adhered to at all.

This is a hugely important issue that needs to be addressed as a priority.

Best regards,
Peter Boros

From: Peter Boros Home <peter.boros@btinternet.com>

Sent: 09 October 2021 13:17

To: 'Bowerman, Emma' <Emma.Bowerman@southandvale.gov.uk>

Cc: 'Duffield, Adrian' <Adrian.Duffield@southandvale.gov.uk>; 'Fox, Paula' <Paula.Fox@southandvale.gov.uk>; 'Ken Arlett' <K.Arlett@henleytowncouncil.gov.uk>; 'Sheridan Jacklin-Edward' <clerk@henleytowncouncil.gov.uk>; 'Fred Maroudas' <fmaroudas@yahoo.com>; 'Chris Penrose' <chris.penrose@prosper21.com>; 'Kester George' <kesterpippa@talktalk.net>; 'Rawlins, Leigh' <Leigh.Rawlins@southoxon.gov.uk>; 'David Bartholemew' <david.bartholomew@oxfordshire.gov.uk>; 'Robb, Jo' <Jo.Robb@southoxon.gov.uk>; 'Malcolm, Suzanne' <Suzanne.Malcolm@southandvale.gov.uk>; 'David Pheasant' <david@davidhpheasant.com>; 'Moore, Becky' <Becky.Moore@southandvale.gov.uk>; 'J.Rhymes@henleytowncouncil.gov.uk' <J.Rhymes@henleytowncouncil.gov.uk>; 'Cath Adams' <C.Adams@henleytowncouncil.gov.uk>

Subject: RE: Planning Consultation - P20/S2808/DIS - HAR

Dear Emma,

Thank you for this note which for whatever reason has only this morning popped up in my mail.

The timetable you are working to, is, as I have previously indicated causing significant difficulties because JBA who are reporting on the information submitted by the applicant is not going to report to us early enough to make a meaningful response by 25 October. I am also on holiday from Monday.

The group of consultees, that JBA is representing are Shiplake Parish, Harpsden Parish, Henley Town Council and the residents. Ie all of those impacted by these proposals. It would therefore be inequitable for this matter to be considered/decided until those parties have had the opportunity to receive professional advice and respond.

SODC was advised of this timing difficulty immediately after the submission of the additional information was made by the applicant and published, when I wrote to you to seek an extension of time to respond to the consultation. I also provided you with the reasons why the timetable could not be adhered to. An additional period of 2 weeks on the target decision date would be sufficient as previously advised.

I would be obliged if you could confirm agreement to that extension please as requested, as the report from JBA will be dealing inter alia with the Hydrogeological issues of the proposals and potential impacts thereof of flooding caused by the strategy identified by the applicant. Several deficiencies in the proposals have of course also been previously identified by JBA and HR Wallingford in their earlier reports some of which do not appear to have been addressed with the latest information. JBA's reports have consistently identified issues of significant concern and resulted in matters being re-considered and re-submitted throughout the various changes that have occurred to the different submissions made by the applicant under this RM application.

We have also pointed out that there is no proper Flood Risk Assessment that has been submitted with these proposals despite SODC specifically requesting such a document from the applicant when considering previous submissions for approval. It would seem quite impossible for SODC to properly consider this matter without such a report.

We also note that responses have yet to be received/publicised by Thames Water, the Environment Agency, OCC as LLFA or indeed SODC Drainage to the latest information provided by the applicant and thus having the

opportunity to consider those responses once they are received and published is also important for JBA and all parties impacted to be able to consider.

I look forwards to hearing from you with the extension of time requested

Best regards,
Peter Boros

From: Bowerman, Emma <Emma.Bowerman@southandvale.gov.uk>

Sent: 07 October 2021 17:00

To: Peter Boros Home <peter.boros@btinternet.com>

Cc: Duffield, Adrian <Adrian.Duffield@southandvale.gov.uk>; Fox, Paula <Paula.Fox@southandvale.gov.uk>; 'Ken Arlett' <K.Arlett@henleytowncouncil.gov.uk>; 'Sheridan Jacklin-Edward' <clerk@henleytowncouncil.gov.uk>; 'Fred Maroudas' <fmaroudas@yahoo.com>; 'Chris Penrose' <chris.penrose@prosper21.com>; 'Kester George' <kesterpipa@talktalk.net>; Rawlins, Leigh <Leigh.Rawlins@southoxon.gov.uk>; 'David Bartholemew' <david.bartholemew@oxfordshire.gov.uk>; Robb, Jo <Jo.Robb@southoxon.gov.uk>; Malcolm, Suzanne <Suzanne.Malcolm@southandvale.gov.uk>; David Pheasant <david@davidhpheasant.com>; Moore, Becky <Becky.Moore@southandvale.gov.uk>

Subject: RE: Planning Consultation - P20/S2808/DIS - HAR

Dear Peter

My apologies for the delay in getting back to you. Adrian has asked me to respond to your most recent queries and I hope that I will be able to provide some clarity and assistance on the issues that you have raised.

P20/S2808/DIS is an 'application for the approval of details reserved by condition' and is not a mechanism for the council to make a formal determination on whether the groundworks are an engineering operation that requires planning permission. The only matter that we will consider under P20/S2808/DIS is whether the drainage strategy that Taylor Wimpey has proposed is acceptable.

As the additional information submitted for P20/S2808/DIS also included further information on the nature and extent of the groundworks we shared this as we knew that it will be of interest to the local community. Having returned from a fortnights leave this week, I have not yet had an opportunity to review the additional information. As previously advised, our current view is that the proposed groundworks go beyond the scope of the existing consent and require planning permission.

As with previous consultations, we will accept comments on the additional information up until the date that we determine the application. As we now have a target date of 27 October I recommend submitting comments no later than 25 October. I hope that this provides sufficient time to comment on the proposed drainage strategy.

In terms of other updates, Taylor Wimpey emailed me the attached plan whilst I was on leave. This is to accompany the information that they submitted on 15 September. I will add this to the file so that it is available on the website.

If you have any further questions about the process please feel free to come back to me or give me a call on the number below.

Kind regards

Emma

Emma Bowerman
Principal Major Applications Officer
Planning Service
South Oxfordshire and Vale of White Horse District Councils

Email: emma.bowerman@southandvale.gov.uk

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From: Peter Boros Home <peter.boros@btinternet.com>
Sent: 29 September 2021 19:27
To: Moore, Becky <Becky.Moore@southandvale.gov.uk>
Cc: Duffield, Adrian <Adrian.Duffield@southandvale.gov.uk>; Fox, Paula <Paula.Fox@southandvale.gov.uk>; Bowerman, Emma <Emma.Bowerman@southandvale.gov.uk>; 'Ken Arlett' <K.Arlett@henleytowncouncil.gov.uk>; 'Sheridan Jacklin-Edward' <clerk@henleytowncouncil.gov.uk>; 'Fred Maroudas' <fmaroudas@yahoo.com>; 'Chris Penrose' <chris.penrose@prosper21.com>; 'Kester George' <kesterpippa@talktalk.net>; Rawlins, Leigh <Leigh.Rawlins@southoxon.gov.uk>; 'David Bartholemew' <david.bartholemew@oxfordshire.gov.uk>; Robb, Jo <Jo.Robb@southoxon.gov.uk>; Malcolm, Suzanne <Suzanne.Malcolm@southandvale.gov.uk>; David Pheasant <david@davidhpheasant.com>
Subject: RE: Planning Consultation - P20/S2808/DIS - HAR

****EXTERNAL****

Hello Becky, and thanks very much for this.

I have no problem waiting for Emma's return next week in relation to the substantive issues; however as my earlier correspondence, pointed out, the timetable that SODC has set for consultations, particularly in Emma's absence is causing everyone some difficulty. A simple extension now would solve that problem!

I am aware that 2 days have been added due to the unavailability of the portal information over the weekend of 17/18 September, however, that does not solve the problem as the date identified by SODC was originally 11 October. Hence Emma's response potentially on 13 October would be too late of course. By the same token, it was Mr Duffield who personally wrote to residents on 7 May 2021 advising of the intended way forwards, hence the expectation that he would now carry the issue through.

There has been submitted a vast amount of further information by Taylor Wimpey, and with the uncertainty of how this application is to be treated by SODC in any event, in addition to the ongoing holiday and work commitments stemming from the Covid situation, for our professional advisors, it would be wholly inequitable for this timetable to not be adjusted, given their long history and knowledge of the issues. I daresay, that some of the statutory consultees may well need the extra time too.

JBA are as you already know, representing TFAG, Shiplake residents, Shiplake Parish, Harpsden Parish and Henley Town Council, hence none of those parties will be in a position to provide comprehensive and meaningful responses to the latest information submitted by the applicant within the allotted timescale.

This is not a new request and such requests have been made on a number of prior occasions for this matter, both informally by myself and formally by our solicitors, hence a simple response extending the timetable by 2 or 3 weeks now, is all that is needed really. I have little doubt that SODC will themselves also benefit from an extension given the complexity of the situation

and its statement to residents about a separate Planning Application.

I am sure that that is something that can be simply dealt with in Emma's absence and particularly given that her response may not be available within SODC's own set timescales.

Thank you,

Peter Boros



From: Moore, Becky <Becky.Moore@southandvale.gov.uk>

Sent: 29 September 2021 18:01

To: peter.boros@btinternet.com

Subject: Planning Consultation - P20/S2808/DIS - HAR

Importance: High

Dear Mr Boros

Thank you for your email to Adrian Duffield (detailed below). Adrian has asked me log your correspondence on our system and ask Emma Bowerman to respond to you on her return from leave next week.

I have therefore logged this with reference PE/S0266/21 and have assigned it to Emma for a response. Emma is due to return on Monday 4 October. I will ask her to review your correspondence and aim to respond to you no later than Wednesday 13 October and in any case at the very earliest opportunity.

Kind regards

Becky Moore

Project and Support Officer

Planning Service

South Oxfordshire and Vale of White Horse District Councils

email: becky.moore@southandvale.gov.uk

visit us at:

www.southoxon.gov.uk and www.whitehorsedc.gov.uk



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From: T FAG.Peter.Boros <T FAG.PeterBoros@BTinternet.com>

Sent: 22 September 2021 11:38

To: Duffield, Adrian <Adrian.Duffield@southandvale.gov.uk>

Cc: Fox, Paula <Paula.Fox@southandvale.gov.uk>; Bowerman, Emma <Emma.Bowerman@southandvale.gov.uk>; 'Ken Arlett' <K.Arlett@henleytowncouncil.gov.uk>; 'Sheridan Jacklin-Edward' <clerk@henleytowncouncil.gov.uk>; 'Fred Maroudas' <fmaroudas@yahoo.com>; 'Chris Penrose' <chris.penrose@prosper21.com>; Kester George <kesterpipa@talktalk.net>; Rawlins, Leigh <Leigh.Rawlins@southoxon.gov.uk>; David Bartholemew <david.bartholemew@oxfordshire.gov.uk>; Robb, Jo <Jo.Robb@southoxon.gov.uk>; Malcolm, Suzanne <Suzanne.Malcolm@southandvale.gov.uk>

Subject: FW: Planning Consultation - P20/S2808/DIS - HAR

Importance: High

****EXTERNAL****

Dear Mr Duffield,

I spoke to Emma Bowerman on Friday last, just before she departed on holiday. She advised me that SODC had received further documents from Taylor Wimpey. She also said that those documents would contain Taylor Wimpey's confirmation as to why they were of the opinion that a further Planning Application was not required to be made by them in respect of the ground remediation works at Thames Farm, contrary to what you had previously informed residents was the required way forwards.

I subsequently received correspondence from SODC (2 items) namely the attached. There was nothing within the new documents that gave the reasons/support for the applicant failing to submit this information via a fresh Planning Application.

On 7 May 2021, you wrote to residents advising that you had written to Taylor Wimpey informing them that they would need to submit a further Planning Application in respect of the groundworks that they wished to carry out to prepare Thames Farm land to accept the development that was permitted under its original Planning Permission P16/S0970/O. I wrote to you on 8 May raising a variety of issues relative to the processes and procedures being followed, and this was a further document that also reminded you of the large number of unanswered correspondence that I had previously sent to both you, other members of your staff and also Mark Stone. The vast majority of those items of correspondence remain unanswered, but largely mentioned and queried procedural discrepancies over the handling of Thames Farms various applications.

My purpose in writing to you today is to seek clarification of how SODC intends to move forwards with this matter given that you have not answered earlier correspondence and questions and that now there is considerable uncertainty as to how SODC is proceeding with the matter and how many further iterations we might expect in this process, as there is undoubtedly weariness and fatigue with residents who are repeatedly being required to raise objections and concerns over what are essentially the very same issues albeit dealt with under each successive submission by the Applicant. The disputed way forwards is being played out via a succession of submissions with no clear end in sight.

Can you therefore please advise me and other residents promptly as to how SODC intend to proceed given you have requested a Planning Application to address the issue of the Groundworks and yet the Applicant has submitted considerable information with its email of 15 September, which on the face of the department's correspondence above, SODC is treating as an amendment to the current DIS application as opposed to dealing with the matter as a fresh Application.

I look forwards to hearing from you in the very near future please.

Thank You
Peter Boros

Chairman
Thames Farm Action Group



From: registration@southandvale.gov.uk <registration@southandvale.gov.uk>

Sent: 20 September 2021 23:04

To: peter.boros@btinternet.com

Subject: Planning Consultation - P20/S2808/DIS - HAR

An amendment relating to application number P20/S2808/DIS has been deposited with the District Council as Local Planning Authority.

The consultation document is attached below.

Alternatively, you can submit your comments regarding this application online by clicking this [link](#).

Full details of this application can be found on our website [here](#).

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