

Peter Boros Home

From: Bowerman, Emma <Emma.Bowerman@southandvale.gov.uk>
Sent: 15 October 2021 12:36
To: Peter Boros Home
Subject: RE: Planning Consultation - P20/S2808/DIS - HAR
Attachments: P202808DIS-2 - Land at Thames Farm Reading Road Shiplake - FINAL Discharge Condition 11 Response.pdf; M03174-01_DG01 Rev FINAL.1.pdf

Dear Peter

I have an update for you which I hope will relieve some of your concerns about timeframes.

I have now received the consultation response from our internal drainage officer and his equivalent at OCC to the most recent drainage proposal at Thames Farm. They have objected to the proposals (response attached). I therefore intend to refuse P20/S2808/DIS by the target decision date of 27 October 2021. Alternatively Taylor Wimpey could choose to withdraw the application.

I have also attached the independent report that our drainage team / OCC commissioned for your information. I have asked our support team to upload these documents so they should be on our website early next week.

So this will draw a line under application P20/S2808/DIS. Taylor Wimpey could choose to submit a fresh application for the approval of details reserved by condition, which we would again need to consider.

In terms of the question of whether the additional information that Taylor Wimpey have submitted has altered our view on the groundworks requiring separate planning permission I have no further update for you on this. I still need to consider the information they have submitted and take advice from others. As soon as I have an update I will let you know. So our position on this remains as before, that in terms of the information we have considered, we are of a view that the groundworks are a separate engineering operation that requires planning permission.

So to clarify, P20/S2808/DIS considers the drainage strategy, which in our opinion is unacceptable. And the question about whether the groundworks require planning permission falls outside of the scope of P20/S2808/DIS. Although I completely appreciate that there are crossovers and I would not have been comfortable approving drainage details without first resolving the issues surrounding the groundworks.

I hope that helps to explain the position we are currently in but please do come back to me if you have any queries.

Kind regards

Emma

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