

PLANNING

ELECTRONIC
VERSION

Planning Decision

P21/S4749/LDP

Taylor Wimpey Uk Ltd
c/o Barton Willmore
The Blade
Abbey Square
Reading
RG1 3BE

REFUSAL OF CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application No : **P21/S4749/LDP**

Description:

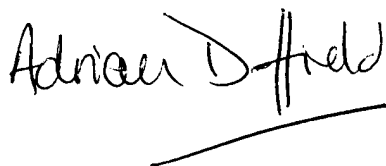
Application for a Certification of Lawfulness for Proposed Use or Development to establish that proposed ground stabilisation works, necessary to stabilise the areas of the site affected by dissolution and which are to be undertaken as part of the foundation works, and which comprise compaction grouting, surface ground compacting and associated works, are lawful pursuant to planning permission P16/S0970/O.

Land at **Thames Farm Reading Road Shiplake** which is shown edged red on the attached plan.

The South Oxfordshire District Council hereby certify that on 18th November 2021 the undertaking of the above proposed development would not have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

1. The proposed ground stabilisation works are not authorised by the existing planning permission; they are not part of the foundation works nor ancillary to the development granted by the outline permission for 95 homes on the land edged red on the attached plan. The proposed groundworks are of a nature, scale and extent that they represent a separate activity of substance and are an engineering operation beyond the construction of foundations. The proposed ground stabilisation works therefore require planning permission from the Local Planning Authority.





Head of Planning
13th January 2022

Notes

1. This Certificate is issued solely for the purpose of Section 191 and 192 of the Town and Country Planning Act 1990 (as amended).
2. This Certificate confirms that the use(s) or operation(s) specified in the application were not lawful on the date specified as the date when the application was correctly made, and therefore is liable to enforcement action under Section 172 of the 1990 Act.
3. This Certificate relates to the precise definition of the use(s) or operation(s) described in the application and specified herein, and to the land specified on the plan attached hereto.
4. If the applicant is aggrieved by the decision of the local planning authority, he/she may appeal to the Secretary of State for Communities and Local Government in accordance with the provisions of Sections 195 and 196 of the Town and Country Planning Act 1990 (as amended). The exercising of this right of appeal should be undertaken by giving written notice to the Secretary of State.

Completed appeal forms should be sent to:

The Planning Inspectorate
PO Box 326
Bristol
BS99 7XF

For further information contact The Planning Inspectorate:
Telephone : 0303 444 5000
enquiries@pins.gsi.gov.uk
www.planningportal.gov.uk/planning/appeals/

OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website (www.planningportal.gov.uk).

BUILDING OVER GAS MAINS AND SERVICES

Please note before you plan to dig, or carry out building work within the SGN gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact the SGN Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone SGN with general plant protection queries. See SGN details below: Phone 0800 912 1722 or email plantlocation@sgn.co.uk

For further information please refer to:

<https://www.sgn.co.uk/damage-prevention>

<https://www.sgn.co.uk/help-and-advice/digging-safely>