

THAMES FARM ACTION GROUP (TFAG) UPDATE 13

Sent to the residents who registered on the TFAG database

A Matter of Significance.

Whilst nothing significant has been brought forward by Taylor Wimpey in order to progress their site development proposals, there is a matter of significance that we wish to draw to residents attention.

On 21 July a Reserved Matters Application was submitted in respect of the former Wyevale site. This is a technically necessary step by the developer to tick off the various matters that were not decided at the time that the principle of development was approved by SODC for this site. At that time of course, the full extent of the problems with the ground conditions at Thames Farm were not fully understood. As such the outline planning consent for the former Wyevale site was not exceptionally conditioned.

TFAG has undertaken a brief review of this application and the supporting drainage and other reports, and we have submitted a holding objection to SODC. The reason for this is because we want to ensure that this application is fully and properly scrutinised now and additional detail and information is submitted now to ensure that the developer and the regulatory authorities have learnt from the mistakes made at Thames Farm. We do not want a further approval given to matters that we believe need to be fully and properly addressed at this stage of the process, knowing that it was this type of action that allowed Taylor Wimpey to secure its original consent which was an in principle one, and time limited but is now approved permanently unless other actions are taken by SODC in time.

We have also asked TFAG's engineers to provide a quotation for reviewing the data and information submitted by the developer, since we are conscious that this site has the potential to have dissolution features beneath it like Thames Farm, is made up ground and therefore may need piled foundations, and that there exists a number of detailed deliverability issues relative to foul and surface water drainage and the provision of adequate utilities particularly drinking water.

As such we want to review the various reports provided and also the various comments made by the utility providers to verify that a viable delivery plan is deliverable in both a timely and safe fashion.

We will update the community once we have received this further information.

Thank you for your support.

TFAG.