

Thames Farm Action Group, Rambler Cottage, Reading Road,
Lower Shiplake, Oxon RG9 3PH

The Planning Inspectorate

02 October 2023

By email/digital delivery only

tfag.peter.boros@btinternet.com

Dear Sirs,

Thames Farm Planning Appeal October 2023
Reading Road Lower Shiplake
APP/Q3115/X/23/3325922

We are writing in connection with the above Planning Appeal and some matters of concern about the process that is organised by yourselves and in part SODC.

1. This appeal was lodged almost 18 months after the decision to which it related which is quite unusual indeed, exceptional as well as being considerably outside of the expected timescales set out in your / the governments guidance. Is there a compelling reason why guidance is not being followed in this case?
2. Despite having the appeal documents lodged with you in July 2023 the Inspectorate did not notify the 'start' until 19 September 2023 with an opening date also 19 September 2023 which at that time only gave interested parties some 14 days to respond. Allowing time for the detail to be communicated on from SODC meant that those parties are allowed a maximum of 13 days including weekends. Is there a reason why this approach has been adopted by the Inspectorate as it gives the wrong impression to interested parties of an open and fair Appeal process.
3. The document pack contained new items of evidence which again is contrary to guidance. What is the purpose of permitting this evidence to be raised in the case of an Appeal turning solely upon legal matters?
4. When asked to allow interested parties a longer period of time to review the new evidence this was not granted. Again the impression given to those important and interested parties is not a good one. These parties include residents, local Parish and Town Councils, Action groups of residents etc, whom may wish to have the new evidence professionally reviewed?

5. Finally having asked a large proportion of the residents of Shiplake who objected to this Planning Application and to the LDC Application it seems that there are quite significant deficiencies in which members of the community have been notified. This organisation in particular that represent some 220 residents in the villages was not notified at all, and it is only because 2 of our members were notified personally by SODC that we became aware of the matter at all!

Once again this is not a good look for what ought to be a visibly transparent and fair process where residents can have comfort in knowing that the process is fair and working as it should.

We reserve the right to take these issues further should the need arise.

Yours faithfully,

Signed Electronically

Peter Boros

Chairman
Thames Farm Action Group