

THAMES FARM ACTION GROUP (TFAG) UPDATE 19

Sent to the residents who registered on the TFAG Database

Responding to further new Planning Applications by Taylor Wimpey, which seek to obtain planning permission for Groundworks and approval of a Drainage Strategy, with a deficient Environmental Impact Assessment.

Planning representations and objections to SODC regarding P24/S2642/FUL & P24/S2652/S73 & P24/S2651/DIS

Descriptions

1. P24/S2642/FUL - Engineering operations associated with ground stabilisation works.

2. P24/S2652/S73 - Variation of conditions 1 (Approved plans) and 3 (Landscaping implementation and retention) on application P19/S0245/RM (Reserved Matters for 95 dwellings (appearance, landscaping, scale and layout) pursuant to outline application P16/S0970/O).

3. P24/S2651/DIS - Discharge of conditions 4(vehicular access, footways, cycle ways, driveways and turning areas), 5(construction management plan), 8(landscape management plan), 9(method statement) and 11(drainage strategy) on application P16/S0970/O. (Outline Planning Application for up to 95 dwellings and associated public open space and landscaping. Means of access and strategic landscaping not reserved).

TFAG has undertaken considerable work in conjunction with its hydrological engineers, noise and vibration consultants, as well as taking advice from an air quality specialist over these new proposals.

With the help of our legal representatives we have responded to SODC with our findings and objections to these Applications, because they are fundamentally flawed and could cause immeasurable environmental harm; risk interrupting the flow of the underlying aquifer and risk contamination of the aquifer.

This aquifer is the main source of Thames Water's supply of drinking water to its Henley region which TFAG understands comprises approx. 50,000 residents. The Applications provide no plans should contamination or changes to the flow and volume of the flow change as a result of the works.

The submitted document can be seen [here](#), for those who wish to read it in full.

Given the findings and report contents, TFAG would urge all residents to write/email their objections to these Applications by Monday 7th October.

Following a meeting held on 30 September with Henley Town Council and Shiplake Parish Council (Harmsden not present due to holidays) the Councils will also be using the TFAG document to assist them in compiling their own objections.

Attached/below is a suggested text that you might wish to use. Feel free to amend it if you would like to

Thames Farm Action Group
01 October 2024

Enc.

TO: SODC Planning - Emma Bowerman <emma.bowerman@southandvale.gov.uk>
CC: planning@southoxon.gov.uk

South Oxfordshire District Council
Abbey House
Abbey Close
Abingdon OX14 3JE

Dear Sirs,

RE; Planning applications; P24/S2642/FUL, P24/S2652/S73, P24/S2651/DIS

I am writing to object to the following planning applications pursuant to Thames Farm, Lower Shiplake, that are awaiting determination by SODC.

- Fresh, drinkable water is a very scarce resource and there are unquantifiable risks associated with the grouting of the site and the potential effects to the aquifer particularly interrupting the flow of the aquifer and contamination. This is the only potable water supply for the surrounding area and serves approx. 50,000 people. The aquifer below the Thames Farm is in an area designated as an SPZ1 which should be respected.
- An independent report produced by JBA Consulting, hydrological engineers has assessed that the drainage strategy proposed by the developer is inadequate and the design is fundamentally flawed.
- The drainage design is carbon intensive and contrary to NPPF, SODC's local plan and OCC Guidance documents. The costs of running and managing these facilities will most likely be borne by the tax payer and customers of the water utility company.
- The noise vibration, air quality and disruption to the local community will be excessive and environmentally unacceptable.
- Thames Water has itself been unable to determine approval to the infrastructure to accommodate the waste water and foul sewerage from the Thames Farm site due to a lack of detail and information.

I would ask SODC to refuse the Applications above for the reasons given

Yours Faithfully,

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