

THAMES FARM ACTION GROUP (TFAG) UPDATE 11 - June 2024

Here we go again!

As TFAG has been expecting, Taylor Wimpey has not given up on the development of the Thames Farm site or their desire to vibro-compact and grout the site in order to overcome their problems with subsidence and dissolution features. Their complete lack of due diligence when purchasing the site and then moving forwards with the outline Planning permission when not really understanding the nature of the ground that they purchased, has caused them numerous difficulties which continue to this day.

Taylor Wimpey has recently submitted an Environmental Impact Assessment (EIA) Screening Application to SODC following the loss of their appeal against the Inspectors decision that Taylor Wimpey's proposed groundworks for the site requires a new planning application. An EIA screening application is an attempt to get the Authorities to agree that the proposed works are not really going to have a major environmental impact and thus avoid preparing a comprehensive evidence based Impact Assessment with full site investigation..

TFAG believes that this is a cynical move which has been taken in order to de-link the very real and concerning environmental issues which would result from Taylor Wimpey's proposed grouting and vibro-compaction activities on the site; and, should not be permitted to succeed.

TFAG and its advisors have reviewed the EIA Screening Application submitted on behalf of Taylor Wimpey.

TFAG is concerned that once again Taylor Wimpey is seeking to present just part of the environmental issues whilst leaving others not addressed so that just a part is subjected to environmental scrutiny, whilst other equally important and significant environmental issues are held back and dealt with separately.

It is our view therefore that SODC should be pressed to seek a full EIA from the developer rather than allowing such a narrow and limited view to be considered and passed.

We have prepared a draft email which residents if they agree with us, may send to SODC also requesting a more comprehensive approach to the environmental implications of the developers proposal.

This email should reach SODC by no later than 19 June, the closing date for comments being 20 June. The email should be sent by residents using their own normal email address on their own headed paper/document, and using the template below as a basis for the submission, together with any additional comments you may wish to add.

Please also send a blind copy of your email to Greg Stone of TFAG at his address: greg@shiplakestones.com, so we may keep track of the number of residents writing in.

The email should be sent to the following email address at SODC

Address: planning@southoxon.gov.uk

Thank you for your ongoing support.

TFAG

Template Representation to SODC

Dear SODC Planning,

EIA Screening Opinion at Thames Farm P24/S1613/SCR

We are aware that the above EIA screening application has been submitted to SODC for consideration on behalf of Taylor Wimpey the owners of the site, who wish to undertake very significant Groundwork's before developing 95 houses on the site.

As a resident of Shiplake who might be directly impacted by the proposed works, we were disappointed not to have been made aware and consulted over this matter by SODC.

We are very concerned about the likely environmental impacts of these proposals and the very limited scope set out in the screening request, as this does not cover all of the likely environmental implications/impacts of the groundwork's.

Notably, the applicant does not deal with the potential implications for surface water runoff from the developed site.

Having regard to its 3 previous failed submissions dealing with alternative surface water runoff proposals including both on site and also off site, we believe that this fundamental environmental matter must form part of any consideration of an EIA.

We also refer to the submission made to SODC by TFAG published 10 June 2024, in relation to this application, on behalf of the residents of Shiplake Villages, and note that there are a large number of errors omissions and misleading statements made by the developers agent in the screening request.

It is abundantly clear that the developer and its advisors cannot be relied upon for accurate transparent and reliable submissions hence the need for SODC to seek a detailed and comprehensive properly investigated and accurate statement of likely impacts from the developer, specifying exactly what information should be submitted by the developer in it's EIA.

Yours etc etc