

P24/S0941/FUL - Emmanuel Ranch Windmill Road Towersey OX9 3QQ

Leigh Travers [REDACTED]

Tue 30/04/2024 11:18

[REDACTED]

## Holding objection

### Surface water drainage

#### Method

According to British Geological Survey (BGS) underlying geology for the site is gault mudstone. This geology is recognised in the industry as being impermeable in nature. As there does not appear to be any watercourses or public sewers in the sites proximity, the surface water drainage for the site would be reliant on infiltration drainage.

Therefore, the applicant must provide percolation testing undertaken in accordance with BRE 365 to demonstrate a feasible outflow rate and thus, demonstrate the feasibility of infiltration systems. Moreover, the percolation testing must be supported by test pit dimensions, ground level at test pit location and water level drop in table format, with the percolation rates provided in m/s. If the percolation testing returns infeasible rates, then the applicant must demonstrate that an alternative method of discharge exists following the surface water drainage hierarchy as set out in Part H of the Building Regulations, otherwise the holding objection will be changed to an objection on the grounds that Policy EP4 of SODC Local Plan cannot be complied with.

#### Water Authority rising main

According to Thames Waters drainage records, a rising main traverses through the site close to the proposed hard standing area.

Therefore, can you please consult Thames Water on this application with particular attention to the rising main.

Regards,

*Leigh Travers  
EngTech MICE  
Flood Risk and Drainage Engineer*

[REDACTED]

Technical Services  
South Oxfordshire and Vale of White Horse District Councils  
Abbey House  
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RE: Emmanuel Ranch, Towersey - P24/S0941/FUL

Leigh Travers [REDACTED]

Tue 30/04/2024 11:23

To: Robert Cramp [REDACTED]; William Piotrowski [REDACTED]

Hi Robert,

The foul water drainage could be amended to a Cess Pool and therefore, commenting on this aspect is not necessary and would have no weight at an appeal. The hard standing material can be determined once percolation testing has been undertaken – i.e they will either need to allow for this within their surface water drainage system or will need to provide a wholly permeable material such as block paving or open graded stone.

Regards,

*Leigh Travers  
EngTech MICE  
Flood Risk and Drainage Engineer*  
[REDACTED]

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**From:** Robert Cramp <Robert.Cramp@southandvale.gov.uk>

**Sent:** Monday, April 29, 2024 8:35 AM

**To:** William Piotrowski [REDACTED]  
**Cc:** Leigh Travers [REDACTED]  
**Subject:** Emmanuel Ranch, Towersey - P24/S0941/FUL

I am currently dealing with the above planning application for a gypsy traveller site at Towersey. The application is due to be determined by 15 May 2024. It is also the subject of an enforcement investigation, which we are looking to pursue through the high court in connection with the breach of an injunction. I would like to determine the application before the matter goes before the high court, though we don't presently have a date for that.

I am still waiting on a consultation response from drainage before finalising my report. A number of objectors have suggested that the clay soil in the area represent an obstacle of the use of soakaways and septic tanks. Others have suggested that the large expanse of proposed hardstanding on the site is likely to contribute to flooding on downstream sites in the catchment.

I would appreciate your response to these objections particularly in your consultation response together with any other observations that you might have

For what it's worth, I have attached an aerial photograph showing the extent of works already undertaken on the site. The hardstanding area is proposed to be extended to the rear boundary as part of the current proposal. I have also attached some photographs that show the nature of the construction of the hardstanding (a coarse and compacted gravel base layer which is overlaid with a compacted layer of fine road planings). You'll notice that the compacted hardstanding along the driveway sits proud of the surface of the adjacent paddocks. This does appear to have created a drainage issue in the paddocks adjacent to the entrance, which now appear unable to support vegetation.

Kind regards

Rob Cramp  
Principal Planning Officer (Enforcement)

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Mobile: [REDACTED]  
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