



Your Ref:

Our Ref: 332610422

16 September 2025

Iain Stevens  
c/o Sage Housing Limited  
Orion House  
5 Upper St. Martins Lane  
London  
WC2H 9EA

Dear Iain,

**RE: Engineering operations associated with ground stabilisation works. On land at Thames Farm, Reading Road, Shiplake, RG9 3PH. Planning Ref: P24/S2642/FUL**

Stantec UK Ltd (Stantec) has been instructed by Taylor Wimpey West London to appeal a planning decision made by South Oxfordshire District Council who refused planning permission on 16 July 2025 for:

*'Engineering operations associated with ground stabilisation works'.*

As an interested party in part of the land forming the application site, we are required to formally notify you of submission of the planning appeal. Accordingly, please find the completed Annexe 2A form and a site location plan enclosed with this covering letter.

Should you have any queries on the above, please do not hesitate to contact me on either ([rebecca.miller@stantec.com](mailto:rebecca.miller@stantec.com) / 01823218999).

Yours sincerely,

A handwritten signature in blue ink that reads "Rebecca Miller".

**Rebecca Miller**  
Associate Planner  
on behalf of Stantec UK Ltd

Enc: Annexe 2A Form  
Site Location Plan

Lakeside House  
Blackbrook Business Park  
Blackbrook Park Avenue  
Taunton TA1 2PX

Telephone: +44 (0)1823 218940  
email: [Taunton.uk@stantec.com](mailto:Taunton.uk@stantec.com)

Registered Office:  
Stantec UK Ltd  
Stantec House, Kelburn Court  
Birchwood  
Warrington Wa3 6UT

Registered in England No. 01188070

**Annexe 2A**

**You must use this notice unless you are appealing against the refusal of a minor commercial development application – in which case you must use the notice in Annexe 2B**

Town and Country Planning (Development Management Procedure) (England) Order 2015

Notice under Articles 13 and 36 of the Town and Country Planning

(to be published in a newspaper and where relevant, on a website or to be served on an owner\* or tenant\*\*)

Proposed development at

(a)...Thames Farm, Reading Road, Shiplake, Oxfordshire RG9 3PH.

.....

I give notice that (b)...Mr Luke Veillet, Taylor Wimpey West London.....

having applied to the (c)...South Oxfordshire District Council.....

To (d)...Engineering operations associated with ground stabilisation works .. is appealing to the Secretary of State

against the decision of the Council

Any owner\* of the land or tenant\*\* who wishes to make representations about this appeal should write to

The Planning Inspectorate  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

By (e)...Tuesday 7 October 2025.....

If you decide to make representations you should make it clear that you are an owner of the appeal site or tenant of an agricultural holding on the site and you should give the site address.

\*"owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

\*\*"tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....On behalf of...Stantec UK Limited ..Date...16 September 2025.  
Rebecca Miller

**Statement of owners' rights**

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

**Statement of agricultural tenants' rights**

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

+delete where in appropriate

.....

- Insert (a) address or location of the proposed development
- (b) applicant's name
- (c) name of the Council
- (d) description of the proposed development
- (e) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

**You must use this notice for appeals against the refusal of an application for minor commercial development**

Town and Country Planning (Development Management Procedure) (England) Order 2015

**NOTICE OF APPEAL UNDER ARTICLES 13 AND 36**

(to be published in a newspaper and, where relevant, on a website or to be served on an owner\* or a tenant\*\* in the case of an appeal against the refusal to grant planning permission for minor commercial development\*\*\*)

Proposed minor commercial development\*\*\* at (a).....

**I give notice that** (b) .....  
having applied to the (c)... .....Council  
to (d) ..... is appealing to  
the Secretary of State against the refusal of the Council to grant planning permission for the proposed development.

In the event that the appeal is dealt with by the expedited procedure under the written representations procedure+, any representations made by the owner\* of the land or tenant\*\* to the Council about the application will be passed to the Secretary of State and there will be no opportunity to make further representations in relation to the appeal.

\* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years.

\*\* "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

\*\*\* "minor commercial development" means development of an existing building, or part of a building, in use for certain commercial purposes. It does not include a change of use, development not wholly at ground floor level, an increase in floor space or a change to the number of units in a building.

+ The expedited procedures in relation to written representations are set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 (S.I. 2009/452).

Signed.....

On behalf of (delete if not applicable).....

Date .....

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**Statement of agricultural tenants' rights**

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

.....

Insert

- (a) address or location of the proposed development
- (b) applicant's name
- (c) name of the Council
- (d) description of the proposed development

**Certificate C**

I certify that:

I/The appellant\* cannot issue a Certificate A or B in respect of this appeal. I have/The appellant has\* given the requisite notice to the persons specified below, being persons who on the 21 days before the date of this appeal, were owners of any part of the land to which the appeal relates.

Owner's name

Address at which notice was served

Date on which notice was served

I have/The appellant has\* taken all reasonable steps open to me/him/her\* to find out the names and addresses of the other owners of the land, or of a part of it, but have/has\* been unable to do so. These steps were as follows (give a description of what you have done)

Notice of the appeal, a copy of which is enclosed, has been published in the (give the name of the newspaper where the notice was published)

.....  
..... on (give date of publication).....

Signed.....On behalf of..... Date .....

**Certificate D**

I certify that:

I/The appellant\* cannot issue a Certificate A in respect of this appeal. I/The appellant\* have/has taken all reasonable steps open to me/him/her\* to find out the names and addresses of everyone else who, on the day 21 days before the date of the appeal, was the owner of any part of the land to which the appeal relates, but have/has\* been unable to do so. These steps were as follows (describe what you have done)


Notice of the appeal, a copy of which is enclosed, has been published in the (give the name of the newspaper where the notice was published).....



..... on (give the date the notice was published) .....

Signed..... On behalf of..... Date .....



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 **Site Boundary**  
13.824ac / 5.594ha

Drawn by : KL	Checked by : BB
Scale @ A3:	
	
Scale 1:1250	 NORTH

Date: AUGUST 2024			
Rev	Date	Drawn	Checked
Drg No: CB_81_152_TCPA_000		Rev: <input type="text"/>	

Project:	THAMES FARM, READING ROAD, SHIPLAKE
Title:	GROUTING LOCATION PLAN

Client:  
**Taylor Wimpey**

