



WATERPERRY with THOMLEY PARISH COUNCIL

Tuesday 11th August 2026

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Draft Minutes of Waterperry with Thomley Parish Council meeting held in the pergola outside the tea rooms at Waterperry Gardens on Thursday 11th August 2026 at 7:00pm

Present: Cllr. Parker; Cllr Atkinson; Cllr Marshall; Cllr Monteith; Cllr Leopard

In Attendance: Lawrence Wootten (Clerk/Responsible Financial Officer)

Members of the public: None

46.26 WELCOME AND TO RECEIVE APOLOGIES FOR ABSENCE

Apologies received from County and District Cllr Bearder

47.26 TO RECEIVE DECLARATIONS OF PERSONAL OR PREJUDICIAL INTERESTS – None declared

48.26 PUBLIC PARTICIPATION SESSION – No members of the public present

49.26 PLANNING

The following Planning Applications were considered:

Ref: P26/S2818/FUL

Proposal: Installation of foul drainage infrastructure, including a pumping station and rising main with associated works, to enable connection of Townsend Farm to the existing foul sewer network.

Location: Townsend Farm, Road Running SW From Waterperry Towards Holton, Waterperry Oxford OX33 1LG

Applicant: Altos Investments UK Ltd

The Council resolved to support the application and submit the following comments to South Oxfordshire District Council:

Waterperry with Thomley Parish Council supports this application.

The installation of the proposed foul drainage infrastructure will relieve the ongoing problems relating to foul water discharge from the applicant's existing Klargestor system (which is not fit for purpose).

We would ask that the applicant ensures that contractors are aware of the existing telecommunications infrastructure (both BT and Gigaclear) on-site, and that an effective traffic management system is put in place to ensure adequate traffic flow to and from the village is maintained throughout the installation period.

We also ask that the applicant can satisfy the relevant authorities that the flow rate from the proposed foul drainage infrastructure is within the capability of the existing infrastructure to cope with.

Furthermore we would ask that reinstatement of the grass verge (which is a valued visual amenity at the entrance to the village) is made a condition of planning approval.

Ref: P26/S2792/FUL

Proposal: The decarbonisation of Waterperry House and Gardens, with solarPV, ASHP and infrastructure works

Location: Waterperry Gardens Ltd Roads In The Grounds Of Waterperry House, Waterperry Oxford OX33 1JZ

Applicant: Mr Buchanan

The Council resolved to submit an objection to the application and submit the following comments to South Oxfordshire District Council:

After examination of the documents provided and discussion of the proposal it was unanimously agreed to recommend objection to the application.

Councillors have carefully reviewed the application documents online and noted that there is no technical specification for the proposed solar panels and associated infrastructure and no indication of

the electrical output that would be generated by the proposed 920 solar panels or of the acoustic profile of the array of 40 air source heat pumps (ASHPs). Information published by the Government regarding ASHPs was circulated to the Parish Councillors prior to the meeting on 6th August, and the guidance published by the Department of Energy Security and Net Zero, along with the Environment Agency's published information on Noise and Vibration Management and Method Implementation Document for BS 4142 are attached to this response. The Parish Council is completely supportive of the applicants aims to de-carbonise Waterperry House and Gardens and of the plan to site a solar panel array on a meadow that is not visible from neighbours' properties or to passers-by and has no negative impact on the visual amenity of Waterperry House and its curtilage properties. However, there are very real concerns about the proposal to repurpose the existing biomass boiler shed to accommodate an array of 40 ASHPs on the external walls along with the batteries and associated plant inside. There is no technical explanation in the Planning Application of the size or function of these ASHPs or an assessment of the structural specification of the biomass boiler shed to withstand the ASHP array on its external walls. It was felt that the scale of this ASHP array was more akin to an industrial installation and potentially out-of-place in a rural location within close proximity (50-100 metres) to residential properties both inside and outside the curtilage of the site. Without a full assessment of the acoustic profile of an array of 40 ASHPs in a quiet rural location, attached to the external walls of a building not built for the purpose, and with no mention any necessary acoustic baffling and noise mitigation that may be required, the Parish Council feels that the Planning Application is incomplete. Whilst the Parish Council understands the practicality of utilising existing service routes and infrastructure to minimise ground disturbance, it agreed that the proposed site and scale of the proposed Plant Room were not in-keeping with the location. This part of the estate is lightly wooded on the adjacent Ice House mound and has an established population of birds, in particular an old-established jackdaw colony, owls and bats, and also offers cover for the wildlife identified in the ecological surveys. There is no evidence provided to demonstrate that they would not be adversely affected by low-level noise from generator and transformer plant. The adjacent service road opens to the wider estate entrance and tea shop lawns and it is entirely possible that the noise output would be audible to visitors during the daytime. At night, this is a particularly quiet area of an already quiet village, and there is the potential for peaceful evenings and early mornings to be very much spoilt by industrial hum from an ASHP plant. It was acknowledged that the noise impact of such a plant room in this location would not only be simple noise levels, but also the acoustic profile (i.e. the frequency range) of the ASHP array. There is potential for vibrations emitted from the transformers and plant to be felt (as infrasound), rather than actually heard, particularly at night (such low-frequency noise is proven to be detrimental to human mental health) and that there is also the potential for the metal walls of the re-purposed biomass boiler shed to vibrate once the ASHP array is operating. In light of these considerations the Parish Council agreed that there should be a requirement for the applicant to conduct a Noise Impact Assessment and demonstrate more thorough acoustic and technical surveys of the location (demonstrating compliance with BS 4142) before the application is taken any further.

50.26 ITEMS FOR INFORMATION OR NEXT MEETING

DATE OF NEXT MEETING – 24th September 2026 (tbc)

Meeting closed at 8.55pm

Signed

Date 17th September 2026

Councillor Sue Parker (Chairman)