

# **Proposed Whitecross Quarry Development: on land at White Cross Farm, Nr Wallingford, Oxfordshire**

OXFORDSHIRE COUNTY COUNCIL

**REFUSED**

DATE: 03/09/2024

APPLICATION No: P21/S3961/CM, (MW.0115/21)



## **Planning Application Regulation 25 Submission**

**Regulation 25 submission of supplementary information:  
The Town & Country Planning  
(Environmental Impact Assessment) Regulations 2017.**

**In Support of Planning Application Ref: MW.0115/21**

March 2022





**Planning Application for the Extraction and  
Processing of Sand and Gravel on Land at  
White Cross Farm, Wallingford, Oxfordshire**

**Further information required to support planning application and under  
Regulation 25 of the Town and Country Planning  
(Environmental Impact Assessment) Regulations 2017**

**Response to Letter Dated 22<sup>nd</sup> November 2021**

**Prepared by:** S J Rees  
B.Sc., M.Sc., C.Geol, FGS, MIQ

**Date:** 28<sup>th</sup> March 2022

**Signed:** \_\_\_\_\_

A handwritten signature in blue ink, appearing to read 'S J Rees', is written over a horizontal line.

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## REGULATION 25 LETTER REQUESTING MORE INFORMATION

**Date:** 22nd November 2021

**Our ref:** MW.0115/21

**County Hall  
New Road  
Oxford  
OX1 1ND**

**Bill Cotton  
Corporate Director for  
Environment and Place**

Mr Simon Rees  
Greenfield Environmental

*Sent by email*

Dear Simon,

**Proposed Sand and Gravel Extraction at Land at White Cross Farm, Wallingford**

**Further information required to support planning application and under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017**

The consultation period on the above planning application has ended and we have received comments from a range of consultees. Copies of these have already been provided to you and they are available to view on our website. We require further information in respect of the Environmental Statement before we can determine this application. This letter sets out the information which is required.

You should carefully consider the comments made by the Landscape Officer, Chilterns Conservation Board and Historic England, as they have expressed fundamental concerns about the proposed development in this location, which may be difficult to overcome. This letter should not be taken to suggest that if all the information requested is supplied, the objections raised by consultees could be removed.

**Further Information Required:**

Further information is required in relation to:

- Transport
- Biodiversity
- Landscape
- Flooding
- Groundwater
- Drainage
- Air Quality and Noise
- Climate Change

The detail is set out below. Please provide the following information.

**Transport**

- For the left-out junction, the applicant is required to demonstrate that a visibility splay of at least 4.5m x 215.0m would be achievable along A4130 Nosworthy Way, unless 85<sup>th</sup> percentile vehicle speed obtained from recent ATC surveys justifies otherwise.
- Both the extent of adopted public highway and red line site boundary are required to be shown on the drawing which indicates the appropriate visibility splay.
- No dimensions and geometry for the left-in junction have been provided and therefore this information is required.
- The swept path analysis of a 16.5m long articulated HGV exiting the site and using the nearside lane of A4130 Nosworthy Way is required to be shown.
- The taper of the left-in junction should be amended to discourage right-turn movements into the site.
- A longitudinal section plan which shows the proposed levels and gradients of the site as part of the development is required, in the interests of highway safety.
- A Stage 1 Road Safety Audit and Designer's Response of the proposed access arrangement for the site is required.
- A revised highway impact assessment calculation for both A329 Reading Road and A4130 Nosworthy Way based on traffic flow data obtained from recent ATC surveys is required.

## **Biodiversity**

- Confirmation whether the tree identified as a potential Black Poplar is to be retained.
- Confirmation of presence or likely absence of invasive species within the site.
- Clarification regarding discrepancies between the area values and habitat types detailed in the Biodiversity Metric and those within the Restoration Strategy. Are revisions needed to the metric?
- A proposed habitat plan with the habitat types labelled as per the biodiversity metric.

## **Landscape**

- Clarification on whether it is proposed to retain the hedgerow and trees in the centre of the site, as the tree survey refers to their removal.
- Further information is required on root protection areas, buffers and how vegetation will be protected.
- Further details on the proposed bunds, including heights, locations, materials and visual impacts.
- Further information on the type and source of the infill material .

- A detailed landscaping scheme
- An alternative treatment to the proposed straw bales.
- Information on how the HGV movements would affect the AONB, for example further detail of the routes they would take.

## **Flooding**

- A revised Flood Risk Assessment, providing an assessment of the impact of climate change using appropriate climate change allowances.
- The hydraulic modelling should be updated to include an assessment of the climate change allowances. The modelling should be re-submitted for review.
- Confirmation of whether the restoration proposals include any increase to flood storage capacity.

## **Groundwater**

- A risk assessment to demonstrate that the risks to potable water supplies at Windward House posed by this development can be safely managed.
- This should include a model or calculations which show that the abstraction would not be impacted by the reduction of the recharge area and direct lowering of groundwater levels.

## **Drainage**

- A risk assessment to demonstrate that the risks to potable water supplies at Windward House posed by this development can be safely managed.
- This should include a model or calculations which show that the abstraction would not be impacted by the reduction of the recharge area and direct lowering of groundwater levels.
- Evidence that any overland flows will be treated before reaching the Thames.
- Evidence of required permits/consents for dewatering and discharge.
- Calculation files demonstrating that surface water flow will be maintained to Greenfield discharge rates for all relevant return periods, including a 40% Climate Change allowance.
- A plan showing where surface water flow paths will go once works to following restoration.

## **Air Quality and Noise Assessments**

- Clarification regarding the assessment of Elizabeth House, which appears to have been assessed as a residential property, but is a day nursery.

## Climate Change

- Details of any climate change mitigation incorporated into the proposals, or confirmation that they have not been.

### Next steps

Following submission of this further information we will hold a further public consultation period as required by the above referenced Regulations.

I hope this is helpful, but please let me know if you require any clarification.

Yours sincerely

*M Hudson*

Mary Hudson  
Principal Planning Officer

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[www.oxfordshire.gov.uk](http://www.oxfordshire.gov.uk)



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## 2. LANDSCAPE

### 3. TRANSPORT

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