

Ms Mary Hudson
Oxfordshire County Council
Planning Implementation
County Hall New Road
Oxford
Oxfordshire
OX1 1ND

Our ref: WA/2021/129358/02-L01
Your ref: MW.0115/21
Date: 31 May 2022

Dear Ms Hudson

Extraction And Processing Of Sand And Gravel Including The Construction Of New Site Access Roads, Landscaping And Screening Bunds, Minerals Washing Plant And Other Associated Infrastructure With Restoration To Agriculture And Nature Conservation Areas, Using Inert Fill

Land At White Cross Farm, Wallingford, Oxfordshire

Thank you for re-consulting us with this application, we apologise for the long delays in responding to you. An assessment of climate change allowances has now been provided which shows the proposed works will have no material impact on flood risk. The FRA says the model has been approved and calibrated by the EA but we need proof of this to remove the objection.

Environment Agency

In the absence of an acceptable flood risk assessment (FRA) we **maintain our objection** to this application and recommend that planning permission is refused.

Reason

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraph 167 of the National Planning Policy Framework. The FRA does not therefore adequately assess the flood risks posed by the development. In particular, the FRA fails to:

- consider how a range of flooding events (including extreme events) will affect people and property

We have reviewed the revised FRA for the proposal for extraction and processing of sand and gravel with associated works. We note the document states the model referenced has been approved and calibrated to the satisfaction of the Environment Agency. The applicant should provide confirmation through documentation so we can be satisfied the modelling demonstrates there is no material impact on flood risk, and it has been reviewed and approved by the Environment Agency.

Cont/d..

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us on any revised FRA submitted and we'll respond within 21 days of receiving it.

Final Comments

Thank you again for consulting us on this application. Our comments are based on the best available data and the information as presented to us.

If you are minded to approve the application contrary to our objection, please contact us to explain why material considerations outweigh our objection. This will allow us to make further representations. Should our objection be removed, we would like to recommend the inclusion of condition(s) in relation to groundwater monitoring and groundwater resources on any subsequent approval.

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below. Please quote our reference number in any future correspondence.

Yours sincerely

Mr Alex Swann
Planning Advisor

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Direct e-mail Planning_THM@environment-agency.gov.uk