

**Date:** 4th July 2023  
**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 information submitted further to the original Regulation 25 request (dated 22<sup>nd</sup> November 2021) for the above planning application ended in May 2022 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.

The Environment Agency still object to the proposals and therefore, 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. It is noted that overcoming the objection might require changes to the scheme design, or additional mitigation.

**Further Information Required:**

**Flooding**

- A **Revised Flood Risk Assessment** is required, to address the points identified in the Environment Agency's letter dated 7<sup>th</sup> June 2023. The FRA as submitted does not adequately assess the flood risk posed by the development. It shows offsite detriment arising from the proposed works. Any detriment to third party land is unacceptable. Any increase in flood risk shown, especially beyond the model tolerance of 10mm, should be mitigated for or changes should be made to address the increased flood risk.

I note that letters and a technical note have already been received in relation to the Environment Agency's earlier responses (dated 21st September 2022 and 12th January 2023) and model files were provided direct to the Environment Agency as they requested. Please ensure that the information provided further to this formal request is comprehensive, including any relevant information already submitted since the last Regulation 25 consultation. This is required because information provided further to the Environment Agency's September 2022 and January 2023 responses have, to date, only been shared with the Environment Agency.

Providing a comprehensive package of information will ensure that all further environmental information is properly publicised and consulted upon, in line with the Regulations.

I note that the Environment Agency also sent a letter dated 24<sup>th</sup> May 2023, however this related to their 'in-principle' objection and does not require the submission of further environmental information.

#### 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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