

REFUSED

DATE: 03/09/2024

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



Mary Hudson

Principal Planning Officer
Oxfordshire County Council
County Hall
New Road,
Oxford, OX1 1ND

Our Ref: LRS/WAL/110

Your Ref: MW.0115/21

26th February 2024

Dear Mrs Hudson,

**PROPOSED SAND AND GRAVEL EXTRACTION AT WHITECROSS FARM, WALLINGFORD
FURTHER INFORMATION REGARDING FLOOD RISK TO SUPPORT THE PLANNING APPLICATION
& UNDER REGULATION 25 OF THE TOWN AND COUNTRY PLANNING (EIA) REGULATIONS 2017**

I refer to your email of 24 January 2024 and your letter of 4 July 2023 (EIA Reg 25 information request) concerning the above.

As you are aware the background to this is the work that has been carried out and liaison that has taken place with the Environment Agency (EA) and yourself concerning the EA's previous objections to the proposals. Following negotiation and the submission of further draft flood risk assessment and related information concerning waste permitting you received a letter from the EA on 24 January 2024 confirming that the EA have removed their objections, subject to the imposition of planning conditions upon the grant of planning permission.

We are therefore now formally submitting the further flood risk information to comply with the EIA Regulations 25 (2017) and in accordance with your letter of 4 July 2023 (also attached) to allow for full consultation on this material.

Additionally, we are submitting a revised phasing plan, which contain minor adjustments to the proposed phasing of the workings in order to mitigate for potential flooding and having regard to the details contained in the revised Flood Risk Assessment, which forms part of the information.

EIA Reg 25 (2017) Submission Documents and Additional Plans

Documents

We formally attach and submit the following documents in response to your EIA Reg 25 (2017) request of 4 July 2024:

- A revised Flood Risk Assessment (FRA) - revision D - prepared by Messrs Edenvale Young – Dated 14 November 2023
- A Waste Recovery Plan (WRP) that has been submitted to the EA's Permitting Team by Messrs Westbury Environmental – on behalf of London Rock Supplies Ltd – Dated 10th November 2023
- A letter to Simon Heaton (Planning Consultant on behalf of the applicant) from Westbury Environmental (ref 23/021a LT01) advising on the WRP in regard to the deposit of waste for recovery of Wallingford Quarry – Dated 9th November 2023
- A copy of the Environment Agency's letter to you dated 24th January 2024 – following consideration of the above documents.

Plan

For the avoidance of doubt, we are formally submitting a plan, which contain minor adjustments to the proposed phasing of extraction and restoration and is reflective of the detailed information contained in the revised FRA (rev D) – 14 November 2023 – and the EA's proposed condition 2 (re-phasing of excavation and restoration) – see their letter of 24 January 2024, which is attached.

This plan is:

- Plan R25 – 7 – Proposed Phasing Plan v4 – dated 20 February 2024

I trust this is sufficient to meet the requirements of the EIA Regulation 25 request of 4 July 2023.

Yours sincerely,



S J Rees B.Sc., M.Sc., C.Geol, FGS, MIQ
for **Greenfield** Environmental

CC Mr J. Jeffries (London Rock Supplies Ltd)

**Reg 25 Letter from
Oxfordshire County Council
Dated 4th July 2023**

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 22nd 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 7th 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 24th 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

Direct line: 07393 001 257

Email: mary.hudson@oxfordshire.gov.uk

www.oxfordshire.gov.uk

Revised Flood Risk Assessment (FRA) rev D

Prepared by Edenvale Young

Dated 14 November 2023

Waste Recovery Plan (WRP)
Prepared by Westbury Environmental Ltd
Dated 9th November 2023

Letter from Westbury Environmental (ref 23/021a LT01)
Advising on the WRP in regard to the
Deposit of Waste for Recovery of Wallingford Quarry –
Dated 9th November 2023

Our Ref: 23/021a LT01
Your Ref: Wallingford Quarry Waste Recovery Plan

T 01952 879705 E info@westburyenv.co.uk

A Agriculture House, Southwater Way
Telford, Shropshire, TF3 4NR

W www.westburyenv.co.uk

FAO:

Simon Heaton

Planning Consultant

Date: 09 November 2023

RE: Wallingford Quarry – Deposit of waste for recovery

Dear Simon,

I have now completed the Waste Recovery Plan for White Cross Farm, Wallingford, OX10 9HA.

The Waste Recovery Plan has been produced in response to an Environment Agency objection, set out in their letter dated 24 May 2023 (Ref: WA/2021/129358/05-L01). The Environment Agency object to the proposed development as the site is located within a Flood Zone 3b and as such is not appropriate for landfilling activities.

The Environment Agency set out their position within this letter stating :

“Should the applicant request permitting pre-application advice from the Environment Agency’s National Permitting Service, the Environment Agency would be able to assess whether the activity as described is a recovery or disposal operation”

and that

“confirmation from the Environment Agency’s National Permitting Service that the activity meets the relevant criteria and can be considered to be a recovery operation may allow us to review our position in planning. If it is confirmed by NPS that the restoration is a recovery operation, then it will be clear that the current application does not involve or propose landfill within flood zone 3b. This would also provide the necessary clarity, and would explain the “certain circumstances” (Minerals and Waste plan, paragraph 6.13) for this case which would allow for the importation of inert waste within flood zone 3b in order to restore the site”

The purpose of submitting the Waste Recovery Plan in advance of obtaining planning permission is to support the point that the proposed mineral extraction and progressive backfilling and restoration is a recovery operation and not a landfill activity.

We consider that the phased backfilling of the worked-out quarry areas with waste materials (back to original ground levels) and restoration of the quarry to agriculture and nature conservation following mineral extraction will constitute a legal obligation, with the planning conditions within the planning permission requiring restoration of the site in accordance with an approved restoration plan.

We also understand that the restoration plan has been designed in accordance with the Oxfordshire Minerals and Waste Plan to avoid open water and therefore avoid flocking birds and thus protect aircraft safety at RAF Benson. We are aware that the applicant is also required by the policies of the Minerals and Waste Plan to deliver biodiversity net gain (by delivering flood plain grazing land) as well as returning a proportion of the site to “best and most versatile agricultural land” (BAMVAL).

The Environment Agency will review the Waste Recovery Plan to determine if the scheme constitutes a recovery operation. In the absence of an approved planning permission, the EA will be unable to formally agree that the scheme is a recovery operation. They will, however, be able to state that ‘planning permission is the only further information required’ to confirm that the scheme is a recovery operation.

In our opinion the Waste Recovery Plan evidences and demonstrates to the Environment Agency that the disposal of waste to progressively reclaim and restore the land does not involve landfilling and is required to

deliver the proposed restoration scheme in accordance with planning conditions. This should enable them to remove their objection to the scheme in relation to suggested landfilling in a flood zone.

From our experience of these matters, I consider that the proposed activities will obtain approval from the EA as being a recovery activity since there will be evidence of legal obligation – i.e., a formal requirement to restore the worked-out quarry phases progressively and in accordance with a restoration scheme that requires reclamation to original levels and restoration of the site to agricultural and nature conservation end uses. I have not known any case with legal obligation for restoration not to be approved as recovery.

I trust the above information addresses your query. Please do not hesitate to contact us should you require anything further.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Joe Craddock', with a stylized flourish at the end.

Joe Craddock **BSc (Hons)**
Senior Consultant

Copy of Environment Agency's letter to OCC
Dated 24th January 2024

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

Our ref: WA/2021/129358/06-L01
Your ref: MW.0115/21
Date: 24 January 2024

Dear Ms Hudson

***Amended Plan* 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 reconsulting us on this proposal. Further to our previous responses (the latest being letters with reference WA/2021/129358/05-L01, dated 24 May 2023 and letter with reference WA/2021/129358/05-L02 dated 7 June 2023) we have received and reviewed additional information:

- Waste Recovery Plan Version 1 (Westbury Environmental, 10 November 2023)
- Flood Risk Assessment Wallingford Mineral Workings Revision D (Edenvale Young, 14 November 2023)
- Letter from Joe Craddock, Westbury Environmental to Simon Heaton, ref 23/021a LT01, dated 9 November 2023.

Environment Agency Position

We have reviewed the information provided and **remove our objections** to the application. Previously raised issues regarding fluvial flood risk and offsite detriment have been addressed, and a Waste Recovery Plan has been submitted which sets out:

- That a landfill permit is not being sought. A recovery permit is being sought.
- There are planning obligations to progressively restore the site back to mainly original ground levels to deliver agriculture and nature conservation.
- The quantity of imported waste material needed for the progressive restoration operations.

- A list of waste types to be used for the restoration operations.
- Details on meeting quality standards and pollution control.

The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk, ground water, and biodiversity, if the following **planning conditions** are included.

Condition 1

The use hereby approved shall be for the recovery of wholly inert waste only and shall not include or permit any use for landfill.

Reason 1

To avoid an inappropriate use of land in flood zone 3b.

Further information relating to condition 1

The Environment Agency understands that the planning application does not propose a landfill operation (for site restoration), but a recovery operation. The Environment Agency expects restoration operations at this site to be covered by a deposit for recovery permit, and we understand that an application for a deposit recovery permit is currently under consideration by our National Permitting Service. Because of the site's location within the high risk flood zone, and thus an area where planning policy considers landfill operations to be inappropriate, the Environment Agency remains particularly concerned to ensure that restoration activities at this site take place strictly in accordance with the conditions of a deposit for recovery permit for the site rather than a landfill permit.

Condition 2

The development shall be carried out in accordance with the submitted flood risk assessment (ref EVY00972, Revision D, dated 14 November 2023 by Edenvale Young and the following mitigation measures it details:

- Stockpiles, earth bunds, offices, welfare facilities and a weighbridge will be located Flood Zone 1.
- 30 metre standoff from the River Thames. No works to take place within 30m.
- Excavation to be undertaken in ten stages and phased sequentially. The works will proceed systematically with areas excavated and then backfilled in sequence.

These mitigation measures shall be fully implemented in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason 2

To prevent flooding elsewhere in line with paragraph 173 of the National Planning Policy Framework.

Condition 3

The development hereby permitted must not be commenced until such time as a detailed restoration scheme has been submitted to, and approved in writing by, the local planning authority. This shall include a topographical survey of the baseline and the restoration scheme shall show restored ground levels to ordnance datum. There shall be no raising of ground levels above the baseline level.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/ phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason 3

To ensure that there are no detrimental impacts to flood storage or flood flow routes, in line with paragraph 173 of the National Planning Policy Framework.

Further information relating to condition 3

The proposed programme of works involves the phased excavation and backfilling of holes within the flood plain to extract sand and gravel. The proposed excavation will provide additional flood storage during the different phases. The excavation will occur over ten phases as shown in Figure 2.2 of the flood risk assessment (FRA). Figure 2.3 shows the final restoration plan. The restoration scheme includes a wet woodland and reedbed below original ground levels. The restored site will include an area of sunken wet woodland to the north. This area is proposed to be left 0.5m below the adjacent land level to provide flood risk and biodiversity benefit. Also, the creation of damp meadow with open ditching connecting to the River Thames is proposed. This restoration is shown on plan ES 21-6 named conceptual restoration. This plan does not include ground levels to ordnance datum. We would recommend that a plan or scheme is submitted showing the ground levels for the restored scheme. We would wish to see a level survey to Ordnance Datum and proposed finished ground levels before the topsoil is stripped.

Condition 4

The development hereby permitted may not commence until a monitoring and maintenance plan in respect of groundwater and surface water, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason 4

To ensure that the site does not pose any further risk to the water environment, specifically private water supplies, by managing any groundwater issues and completing all necessary long-term mitigation measures. The proposed development presents a risk to groundwater which is particularly sensitive in this location because the proposed development site is within 50 metres of a known borehole used for the supply of water for human consumption.

Further information relating to condition 4

The 'Hydrogeological and Hydrological Assessment for a Proposed Sand and Gravel Quarry at White Cross Farm, Wallingford Report' (3174/HIA) and 'Further info March '22 - Part 6 Groundwater' submitted in support of this planning application provides us with confidence that it will be possible to suitably manage the risks posed to groundwater resources by this development. Further detailed information will however be required before any development is undertaken. It is our opinion that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the Local Planning Authority. In light of the above, the proposed development will be acceptable if a planning condition is included requiring submission and subsequent agreement of further details as set out above. It is crucial that the weekly monitoring proposed in section 5.1.1 of the HIA (3174/HIA) is carried out. A monitoring borehole will need to be placed between the abstractor and the quarry, or if possible, use GM16/6 & GM16/7. We would also need to see that monitoring is continued post dewatering to ensure

groundwater levels have stabilised. Trigger levels and protection mitigation measures will also need to be defined.

Condition 5

The development hereby permitted shall not commence until a monitoring plan in respect of the deposition of waste, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.

Reason 5

To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 180 of the National Planning Policy Framework.

Further information relating to condition 5

Groundwater monitoring (including baseline monitoring) along the perimeters of the site will be essential, particularly along the Eastern edge of the site alongside the River Thames, to ensure that any impacts to controlled waters from the site are detected. In order to achieve this, ample space for multiple monitoring positions must be considered along the eastern margin of the infill and restoration area.

Condition 6

No development shall take place until a Construction Environmental Management Plan (CEMP) that is in accordance with the approach outlined in the Environmental Statement, has been submitted to and approved in writing by the local planning authority. This shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. Such a scheme shall include details of the following:

- The timing of each phase of the works.
- The measures to be used during mineral extraction and restoration in order to minimise environmental impact of the works including potential disturbance of semi-natural habitats and protected species.
- The measures to be used during the development in order to minimise pollution of the River Thames and the wet ditches and other wetland habitats/features on the site, for example from surface water run-off.
- Details of the lighting scheme that should include measures to minimise light spill into the 30m buffer to the River Thames and the semi-natural habitats, as recommended in the Ecological Appraisal.
- A map or plan showing habitat areas to be specifically protected during the works and how they will be protected, for example through temporary fencing.
- Any necessary mitigation for protected species. This should include additional protected species surveys as recommended in the Ecological Appraisal.
- Extraction and construction methods.
- Information on the persons/bodies responsible for particular activities associated with the CEMP that demonstrate they are qualified for the activity they are undertaking.

The works shall be carried out in accordance with the approved CEMP.

Reason 6

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy. This is important to protect the River Thames itself and the habitats along the river corridor as well as the wetland habitats including marshy grassland and wet ditches that will be retained throughout the mineral extraction and restorations works.

This approach is supported by paragraphs 180 and 186 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused.

Condition 7

No development shall take place until a scheme for a detailed Restoration Strategy and Landscape Management Plan, including long-term design objectives, management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the local planning authority. This shall be carried out in accordance with an approved timetable for implementation.

The following elements should be included in the Restoration Strategy and Landscape Management Plan:

- Details of the soils used for the restoration of each phase. The proposed new semi-natural habitats, including the marshy grassland/floodplain grazing marsh, will establish better and retain their botanical diversity if only the subsoil is returned to the site. This is due to having a lower nutrient load than topsoil that encourages competitive plant species to dominate.
- Details of the planting/seeding plan for each of the newly created semi-natural habitats and the semi-natural habitats that will be retained and enhanced, e.g. the marshy grassland at the north east corner of the site. These should have a greater variety of forb/herb species and a larger percentage than is currently proposed. They should all be native species of UK (and preferably local) provenance appropriate to this location.
- Details of the design of the proposed wetland features such as the scrapes, ditches and ponds, including cross-sections.
- Details of the appropriate management/maintenance schedules for the new semi-natural habitats during the establishment phase (generally 1-2 years for grasslands) and for the longer-term, to retain their diversity.
- Details of the methods used to enhance the botanical diversity of the retained marshy grassland. It is necessary to understand how additional species will be introduced and be able to compete with the existing plants species, especially the coarse grasses.
- Details of the long-term ecological and landscape management of the finally restored site, including maintenance schedules for the semi-natural habitats.
- The named person(s) or organisation(s) responsible for the long-term management of the semi-natural habitats.

Reason 7

This condition is necessary to conserve and enhance the natural features and character of the site and to both offset the impact on wildlife experienced during the working of the minerals and to maximise the opportunity for securing positive benefits for nature conservation once mineral workings cease.

This approach is supported by paragraphs 180 and 186 of the National Planning Policy

Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused

Advice to applicant - Requirements under Environmental Permitting Regulations 2016

This development may require an environmental permit under the Environmental Permitting (England and Wales) Regulations 2016, Regulation 12. We are aware that the applicant has submitted a request for pre-application advice for a Deposit for Recovery Permit from the Environment Agency's National Permitting Service. The applicant has indicated that they do not wish to apply for a landfill consent and their proposed use of the site is for waste recovery.

The Environmental Permitting (England and Wales) Regulations 2016 state that permitted sites should not harm human health or pollute the environment. The operator is therefore required to have measures in place which will:

- prevent pollution
- ensure that there is no harm to human health, the quality of the environment, or the surrounding amenity
- ensure that there is no offence to a human sense or damage to material property

We would likely reject any permit application which did not include this information.

The proposed deposit for recovery site will require a permit under Regulation 12 of the Environmental Permitting Regulations (England and Wales) 2016. We will consider the following areas of potential harm when assessing the permit:

Management - evidence that the operator has an environmental management system, will install site security and be adequately financed. We will consider implications for multiple operator installations and how the operator will deal with accidents.

Operations - evidence that the operator has considered the entire operational life cycle, including the design of its facility and its construction (engineering), the day to day operation of the site (including how they will confirm they are only accepting wastes appropriate for this site) and how they plan to close the site and manage it to prevent pollution during the aftercare phase once the operation stops.

Emissions and monitoring - evidence that the operator will manage permitted emissions to water, air and land to prevent or where that is not possible, reduce pollution. Evidence that the operator has procedures in place to manage the impact of odour, noise and pests, and that emissions from the site will be monitored to confirm that mitigation measures are effective.

The submitted 3174/HIA, section 7.2.11, has alluded to the potential need for an artificially enhanced geological barrier. The operator may need to incorporate a geological barrier at the base and sides. Low permeability geological barriers are required to provide long-term protection of groundwater. The close proximity of this site to the River Thames, and the direct continuity with shallow groundwater means that there is high sensitivity to any water quality changes that might result from the waste; geological barriers will help to mitigate the potential risks. The specification of the barrier can be determined and secured with an environmental permit. Further advice can be found here [Engineering construction proposals for deposit for recovery - GOV.UK](#)

(www.gov.uk).

During our assessments we will consider the inflow of water from the River Thames into the excavation areas. We would need to see that the applicant has considered placing an engineered barrier parallel with the River Thames to prevent inflow during phase excavations. This would reduce the dewatering requirements and impact to the environment.

Advice to Planning Authority – Groundwater Flooding

Management of groundwater flood risk is the responsibility of the local lead flood authority (LLFA). The proposal to restore the site by backfilling *with material that will likely have a lower hydraulic conductivity than the superficial deposits*, along with the required highly impermeable geological barriers at the sides (and base, and cap) of each of the waste phases, may affect groundwater flows by acting as a barrier. The proposed restored site may reduce the available groundwater pathways along the western bank of the River Thames. This could change groundwater levels and may affect the risk of localised groundwater flooding.

The LLFA may need to request further information from the applicant as to the need, if any, for mitigation such as additional drainage systems. Any drainage systems proposed for such structures must be capable of allowing groundwater flows to bypass the structure without any unacceptable change in groundwater levels to prevent the increased risk of flooding. Any such further information will need to be assessed by the LLFA and not the Environment Agency. The Environment Agency's N9 Groundwater Position Statement states that proposals must not cause an unacceptable change in groundwater levels or flow.

Advice to Applicant – Environmental Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Final comments

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

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

Sarah Warriss-Simmons
Planning Advisor

Direct dial 0203 025 9855

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

PLAN R 25-7
Proposed Phasing Plan v4
dated 20 February 2024

