

Planning & Regulation Committee Monday, 2 September 2024

ADDENDA

5. Land at White Cross Farm, Wallingford, Oxfordshire (Pages 1 - 2)

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.

Report by Head of Strategic Planning.

RECOMMENDATION

It is RECOMMENDED that subject to a Traffic Regulation Order to prohibit right-turn movements into the site from the A329 Reading Road and right-turn movements out of the site onto the A4130 Nosworthy Way first being made and a S.106 legal agreement to cover the matters in Annex 2, planning permission for MW.0115/21 be approved subject to conditions to be determined by the Head of Strategic Planning, to include those set out in Annex 1.

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Addendum – Whitecross Farm MW.0115/21 Agenda Item 5

Additional Representation

1. Since the report was published, a further representation has been received from a member of the public raising concerns with regard to the water environment:
 - *The flooding and groundwater invasion in the area between the Ring Road, the Thames, the A329 and the house La Haye in February this year was unprecedented in the experience of residents who have lived in the local area for 35+ years. The area of the proposed quarry was ~75% under water. Actual flooding has become more severe than the Environment Agency model.*
 - *At Windward House, the effects on the reservoirs and water supply of the Test & Evaluation phase of the development planning is clear. With regard to the mitigation plans for the water supply for Windward House, at no time has anybody from the developers approached the owners to discuss our concerns or their weak mitigation proposals.*
2. The applicant has responded as follows: The submitted application and Flood Risk Assessment accurately describe the susceptibility of the site to flooding. The property referenced is within the functional floodplain and therefore the flooding experienced in early 2024, whilst substantial, was in an area predicted by flood mapping. The Environment Agency have examined the flood modelling and do not object to the application. Refute the claim that the applicant has not tried to engage with the owners. A request was made to measure and record water levels at the neighbour's pond, but no response was received. This property is identified on the plans and mitigation measures have been proposed to ensure there would be no groundwater effects.

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