Planning Portal Reference  : PP-06884827

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority’s website. If you require any further clarification, please contact the Authority’s planning department.

1. Applicant Name, Address and Contact Details

Title:  
First Name: Veronica  
Surname: James

Company name: c/o Environment Agency

Street address: Red Kite House
Howberry Park
Crowmarsh Gifford

Town/City: Wallingford

Country: UK

Email address: veronica.james@environment-agency.gov.uk

Are you an agent acting on behalf of the applicant?  Yes  No

2. Agent Name, Address and Contact Details

Title: Mr  
First Name: Chris  
Surname: Harding

Company name: CH2M

Street address: Lyndon House
62 Hagley Road

Town/City: Birmingham

Fax number: 
Email address: chris.harding@ch2m.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

A flood alleviation scheme to reduce flood risk in Oxford, comprising:
Construction of a new two stage channel from the confluence of the Botley and Seacourt Streams, extending south easterly to north Kennington;
Floodwalls to the north of Botley Road, Seacourt Park and Ride and adjacent to Bullstake Close allotments;
Floodgates at Helen Road, Henry Road and Seacourt Park and Ride;
Flood defences at New Hinksey between Abingdon Road in the west and the River Thames in the East, Ferry Hinksey Road and north of South Hinksey;
Control Structures at Bulstake Stream, Eastwyke Ditch, Hinksey Pond, Redbridge Stream and Cold Harbour;
Bridges and culverts to cross highways and footpaths maintaining access routes;
Spillways, embankments, low flow control structure, modifications to Seacourt Stream, ford crossings, channel clearance, ditch widening and deepening,
removal of weir and installation of telemetry cabinets;
Repairs to existing walls along Osney Stream and in Hinksey Park
The creation of new and improved habitat for flora, fauna and fisheries, and change of use of land to provide exchange for existing open space.
Works will include extraction of some sand and gravel for reuse on the site and exportation from the site.
3. Description of the Proposal

Has the building, work or change of use already started?  
☐ Yes  ☐ No

4. Site Address Details

Full postal address of the site (including full postcode where available)  

<table>
<thead>
<tr>
<th>House:</th>
<th>Suffix:</th>
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</table>

House name:  

Street address:  

Town/City:  

Postcode:  

Description: The Scheme area extends from north of the A420 Botley Road to south of the A423 ring road, running predominantly between the A34 to the west and the Oxford to London railway line to the east. It also includes land between the A4144 Abingdon Road to the west and the River Thames to the east from just to the north of the access track adjacent to Oxford Spires Hotel to Donnington Bridge.

Description of location or a grid reference  

(must be completed if postcode is not known):  

Easting: 450333  

Northing: 205288

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  
☐ Yes  ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:  Mr  

First name:  David  

Surname:  Periam  

Reference: PRE.047/17  

Date (DD/MM/YYYY): 04/08/2017 (Must be pre-application submission)

Details of the pre-application advice received:

Several meetings, phone calls and correspondance have taken place including written pre application advice dated 4/8/17. David Periam is aware of the application and advised that we submit this application through this process but append a minerals app form. Please pass the application onto David Periam.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  
☐ Yes  ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?  
☐ Yes  ☐ No

Are there any new public roads to be provided within the site?  
☐ Yes  ☐ No

Are there any new public rights of way to be provided within or adjacent to the site?  
☐ Yes  ☐ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  
☐ Yes  ☐ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)  

Shown on figures 6.1 and 6.2 in the Environmental Statement
7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☐ No

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☐ No

If Yes, please provide details:
See Materials Management Plan

8. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☐ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

**Boundary Treatments - description:**
Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:
see relevant drawings

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:
Numerous drawings showing detail pleas refer to drawing list in Planning Statement

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer ☐
- Package treatment plant ☐
- Unknown ☐
- Septic tank ☐
- Cess pit ☐
- Other ☐

Other
N/A

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☐ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☐ No
12. Assessment of Flood Risk

Will the proposal increase the flood risk elsewhere? ☐ Yes ☐ No

How will surface water be disposed of?
☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☐ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species
   ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☐ No

b) Designated sites, important habitats or other biodiversity features
   ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☐ No

c) Features of geological conservation importance
   ☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☐ No

14. Existing Use

Please describe the current use of the site:

The footprint of the main Scheme lies predominantly within flood meadows and agricultural grazing land but also passes through areas of high conservation value, domestic gardens, allotments and access tracks.

Is the site currently vacant? ☐ Yes ☐ No

Does the proposal involve any of the following? If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☐ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☐ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☐ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☐ No
### Residential Units

**Does your proposal include the gain or loss of residential units?**

- [ ] Yes
- [ ] No

#### Market Housing - Proposed

<table>
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<tr>
<th>Number of bedrooms</th>
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**Proposed Market Housing Total**

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**Existing Market Housing Total**

#### Social Rented Housing - Proposed

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**Existing Social Housing Total**

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**Proposed Intermediate Housing Total**

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**Existing Intermediate Housing Total**

#### Key Worker Housing - Proposed

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**Existing Key Worker Housing Total**
18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
○ Yes  ○ No

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

<table>
<thead>
<tr>
<th>Use</th>
<th>Monday to Friday</th>
<th>Saturday</th>
<th>Sunday and Bank Holidays</th>
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<tbody>
<tr>
<td></td>
<td>Start Time</td>
<td>End Time</td>
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<td>Other</td>
<td>07:00:00</td>
<td>19:00:00</td>
<td>08:00:00</td>
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Not Known

21. Site Area

What is the site area?  
133.12 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Engineering operations for construction of a new channel and other necessary infrastructure primarily embankments, walls, bridges and culverts to cross highways and footpaths maintaining access routes, flood gates, telemetry cabinets and creation of new and improved habitat for flora, fauna and fisheries.

Once operational no such activity will take place.

Is the proposal for a waste management development?  
○ Yes  ○ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?  
○ Yes  ○ No

A. Toxic substances  
Amount held on site

B. Highly reactive/explosive substances  
Amount held on site

C. Flammable substances (unless specifically named in parts A and B)  
Amount held on site

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  
○ Yes  ○ No
24. Site Visit

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
- The applicant
- Other person

25. Certificates (Certificate C)

Certificate of Ownership - Certificate C

I certify/The applicant certifies that:
Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) and/or agricultural tenants (agricultural tenant has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of the land or building, or a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:
Done thorough Land Registry search and consulted owners. Due to the numbers involved we cannot be sure all are captured so have also arranged for an advert to be placed in both the Oxford Mail and the Oxford Times.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenant of any part of the land or building to which this application relates.

<table>
<thead>
<tr>
<th>Owner/Agricultural Tenant</th>
<th>Date notice served</th>
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<tbody>
<tr>
<td>Name:</td>
<td>see appended list with application</td>
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Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):
Oxford Mail & Oxford Times

On the following date (which must not be earlier than 21 days before the date of the application): 28/03/2018

Title:          First name: Chris  Surname: Harding

Person role: AGENT  Declaration date: 28/03/2018  Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date: 28/03/2018