

Date: 01 May 2015
Our ref: 150612
Your ref: 15/00377/F



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BY EMAIL ONLY

Customer Services
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Dear Linda Griffiths

Planning consultation: Erection of agricultural barn, storage container, portacabin office, rainwater harvesting tank and associated access track

Location: Land North East Of Holts Farm Mansmoor Road Charlton On Otmoor

Thank you for your consultation on the above dated 07 April 2015 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)

Objection – further information required

This application is in close proximity to Wendlebury Meads and Mansmoor Closes Site of Special Scientific Interest (SSSI). Natural England objects to this development on the grounds that the application, as submitted, is likely to damage or destroy the interest features for which Wendlebury Meads and Mansmoor Closes SSSI has been notified. Our concerns are set out below.

Surface Water Runoff

The last bullet point under 4.2. of the Wallingford Hydrosolutions Limited report states that 'Long term drainage from the hardstanding and barn would be directed away from the SSSI.' Some detail of the proposed drainage is needed to justify this statement.

Groundwater Flows

Whilst the Wallingford Hydrosolutions Limited report deals with surface water runoff issues, there is no mention of potential impacts to the SSSI as a result of any changes in groundwater flows. The access track and barn foundations could be changing groundwater flows towards the SSSI and so changing the conditions. Indeed in section 4.1.1 of the report it is stated that groundwater levels could need controlling during excavations of the barn foundations. This would suggest that groundwater levels are high enough to be impacted by the foundations of the barn at least. If there will be no impact then this needs to be justified.

Should the application change, or if the applicant submits further information relating to the impact of this proposal on the SSSI aimed at reducing the damage likely to be caused, Natural England will be happy to consider it, and amend our position as appropriate.

If your Authority is minded to grant consent for this application contrary to the advice relating to Wendlebury Meads and Mansmoor Closes SSSI contained in this letter, we refer you to Section 281

(6) of the *Wildlife and Countryside Act 1981* (as amended), specifically the duty placed upon your authority, requiring that your Authority;

- Provide notice to Natural England of the permission, and of its terms, the notice to include a statement of how (if at all) your authority has taken account of Natural England's advice, and
- Shall not grant a permission which would allow the operations to start before the end of a period of 21 days beginning with the date of that notice.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service. If the form is not attached, it can also be accessed on our website.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Charlotte Frizzell on 07824 597885 or charlotte.frizzell@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Charlotte Frizzell
Sustainable Development and Regulations
Thames Valley Team