

Email thread from Cathy Harrison dated 13th May

Dear Brian

I understand from conversations with the planning officer that this application will soon be determined and as you say no further details will be accepted. Our drainage officer has looked at your email and has the following to say.

In principle we have no objections to the proposed development, provided it is shown that any losses in floodplain storage are mitigated for, up to the 1 in 100 plus 20% allowance for climate change flood level.

Level for level floodplain compensation is the preferred method of mitigation, though if it is not possible to provide level for level floodplain compensation then other forms of mitigation may be considered if agreed with the local planning authority. The FRA must demonstrate that level for level compensation has been considered, explain why it was not possible to provide it and detail how any associated risks from the chosen form of mitigation can be minimised. In addition to this the Local Authority must be satisfied that they can enforce a condition to maintain these voids as designed and that an adequate maintenance plan is in place to ensure the voids remain open for the life time of the development.

We will also recommend that the finished floor levels of the development be raised at least 300mm above the 1 in 100 plus 20% allowance for climate change flood extent.

Following on from this, should you choose to resubmit this application, as layout is one of the matters to be considered, we would require plans showing the location of the proposed voids and we could then be confident that the layout would not increase flood risk at the site, if maintained as built. Our objection at present still stands.

Cathy

**From:** Brian W Smith [mailto:brian.smith@consuta.org.uk]  
**Sent:** 13 May 2013 13:11  
**To:** Planning-Wallingford  
**Subject:** Re: Planning Application Thames hertiage Boat Museum Beale Park

Dear Cathy,

Thank you for email and your attention to our application. I think perhaps a bit of background would be appropriate to help fill in the picture on your remaining concerns.

With regards to 'Layout',

A very specific strip of land has been kindly offered for this proposed Museum by the Beale Park Trust and is the only location that we can use at Beale Park. Basically there is no option of "moving the building elsewhere", so the layout is pretty much already set and out of our control. If ecology surveys find problems

that can't be mitigated then the project is effectively dead anyway, so would easily be refused later on matters of 'Landscaping'.  
We are however confident that there will be no serious biodiversity problems; both Beale Park staff and ourselves know the site area very well.

#### Reserved Matters

Despite it being a reserved matter we were prepared to provide an ecology report once the issue was raised, unfortunately the planning department wouldn't allow this, which seems rather strange. The case officer has always insisted there wasn't time for such information and further stated "Please note that I cannot accept any further information in relation to this scheme".

We thought this odd so followed up by contacting the Planning Committee chairman Graham Pask, who asked the officers on our behalf what information was required and would they consider a 1 month extension to provide it, but apparently the reply that came back was no extension and no further information would be accepted.

An extended phase 1 habitat survey and BS5837:2012 tree survey could have been provided in this time if the planning department had been willing.

Because of this we are not being allowed to address ecology at this stage and our only choice is to continue with the Outline Application with 'landscaping' held as a reserved matter then provide the details later.

I hope this helps explain the unusual situation we seem to have been placed in.

Brian Smith

----- Original Message -----

**From:** [Planning-Wallingford](#)

**To:** [Brian W Smith](#)

**Sent:** Friday, May 10, 2013 2:08 PM

**Subject:** RE: Planning Application Thames heritage Boat Museum Beale Park

Dear Brian,

Thanks for these. I shall ask my drainage engineer if the flood details are acceptable and get back to you and the local authority on this. However leaving the ecology details for reserved matters is not acceptable. This outline application includes layout, so if you leave ecology surveys until a later date you may find that any harm resulting from this development cannot be avoided (by moving the building elsewhere) or adequately mitigated or compensated for and this would be contrary to national planning policy. It also includes access and we understand that this is proposed to cross through the edge of a small lake, again the impact of this needs to be assessed at this stage in the planning process.

Cathy

**From:** Brian W Smith [<mailto:brian.smith@consuta.org.uk>]

**Sent:** 10 May 2013 12:39

**To:** Planning-Wallingford

**Subject:** Planning Application Thames hertiage Boat Museum Beale Park

Dear Cathy,

Following our telephone conversation this morning, I hope that the attached note will allay any fears you may have about our proposal and its impact on the Environment and flood risks.

As I explained we need outline approval which just establishes that there is no principle objection, the full details of how it can be done will be agreed at a later date.

Basically if we obtain an outline permission this would then enable funding for all the details which will be required to develop the proposal to full planning approval.

If you have any queries on this please do let me know.

Kind Regards,  
Brian Smith  
The Consuta Trust  
01488 658795