

Application to Carry Out Mineral Working, Waste Disposal and Associated Development

TOWN AND COUNTRY PLANNING ACT, 1990

OXFORDSHIRE COUNTY COUNCIL

APPROVED

DATE: 15/06/2015

APPLICATION No: 13/0530/P/CM (MW.0050/13)

Send the completed documents to:

Chris Cousins
Head of Sustainable Development
Environment & Economy
Speedwell House
Speedwell Street
Oxford. OX1 1NE
Telephone: Enquiries to John Duncalfe, Minerals Officer
(01865) 815700
Fax: (01865) 810106

SECTION 1

Basic Information

1.1 Applicant: **Smith & Sons (Bletchington) Ltd**

Address: **Enslow, Kidlington**
Oxfordshire, OX5 3AY

Telephone No: **01869 331281**

Fax No: **01869 331734**

E-mail address: **MartinL@smithsbletchington.co.uk**

1.2 Agent (if any): **Land & Mineral Management**

Address: **Suite 1, Security House, 82c Chesterton Lane**
Cirencester, GL7 1YD

Telephone No: **01285 656391**

Fax No: **01285 656391**

E-mail address: **lb@landandmineral.co.uk**

1.3 Give a brief description of the proposed development

Extension to Gill Mill Quarry with retention of plant site and ancillary operations with restoration to nature conservation, ecotourism and recreational uses with new public rights of way.

Full description in accompanying statement

1.4 Is the application for:

a. Permanent planning permission

~~YES~~/NO

b. Temporary planning permission

YES/~~NO~~

How long is permission sought for? **30*** years/months

OR until (*insert date*)

c. (i) Section 73 application for the development of land without complying with conditions subject to which a previous planning permission was granted.

~~YES~~/NO

(ii) State planning permission reference and condition number(s):

iii) State the reason for seeking non compliance: _____

- 1.5 i) Is the application accompanied by an Environmental Statement? YES/~~NO~~
ii) If YES say how much it costs and where it can be obtained. _____

**Cost is £10 for disc copy or £250 for paper copy, contact Smiths on
on 01869 331281**

- 1.6 Please list the plans, drawings, sections and documents which are to form
part of this application (including any Supporting Statement and/or
Environmental Statement) **See Supporting Statement**

Drawing/Document No. _____ Date: _____

Drawing/Document No. _____

Drawing/Document No. _____ Date: _____

Drawing/Document No. _____

Drawing/Document No. _____ Date: _____

Drawing/Document No. _____


- 1.7 Please indicate the certificates that accompany this application:

Certificate A ☐ Certificate C ☐ Agricultural Holding Certificate

Certificate B ☒ Certificate D ☐ (This certificate must be submitted with the application) ☒

- 1.8 What fee accompanies this application? **£65,000**

- 1.9 I/We hereby apply for planning permission to carry out the development
described in this application, and declare that, to the best of my/our knowledge,
the information supplied on this form and in the application is correct.

Signed: 

Name: **Lucy Binnie**

On behalf of: **Smith & Sons
(Bletchington) Ltd**

Date: **20th March 2013**

Note: This application is for planning permission only. Any permission granted does not convey any consent which might be required under any other legislation, including legislation relating to building regulations, pollution control, rights of way, listed buildings, advertisements, and mine and quarry safety.

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Note 2: **Data Protection Act 1998**

Oxfordshire County Council will use the information you have given for the purpose of processing your application. The Council may use the information you have supplied in connection with the performance of its powers and duties generally, unless the information given is confined by law to use only in connection for a specific purpose.

In order to process your application, the Council may share the information you have given with other organisations or individuals, but will not share the information given with any other party outside the Council unless it is permitted by law to do so.

The Council may need to process additional information to enable it to determine your application, and by returning this form to the Council you explicitly consent to it processing any sensitive personal data about you where it is necessary. The information you give may appear on an agenda, which the Council is required to publish for a Planning Committee meeting and on the Internet. You should be aware that countries outside the European Economic Area do not necessarily have laws to protect your information.

if you are an individual and have any concerns regarding publication of information on the Internet, please contact John Duncalfe on 01865 815356. You have the right to ask for a copy of the information we hold about you and to correct any inaccuracies in your information; we charge a fee when you apply to do this. If you wish to obtain a copy of the information the Council holds, you should write to:

Mr John Duncalfe
Environment & Economy
Speedwell House
Speedwell Street
Oxford. OX1 1NE

SECTION 2

The Application Site

- 2.1 What is the full address of the site? **Gill Mill Quarry**
Ducklington, Witney, Oxfordshire, OX29 7PP
Grid Reference: **SP 37130 07300**
- 2.2 Application site area: **Approx 184** hectares/squares
- 2.3 Present use of site: **Quarry and agricultural land**
- 2.4 If the site is vacant, what was its previous use?
- 2.5 What is the applicant's interest in the site (e.g. owner, lessee, prospective purchaser, etc.): **Freehold Owner and lessee**
- 2.6 When was that interest obtained? **1974**
- 2.7 If lessee, how many years of the lease are remaining? **7*** years
- 2.8 What is the applicant's interest in the adjoining land (as outlined in blue on your site plans)? **Freehold owner and lessee**
- 2.9 How many people will be employed on the site?
(please give details in this table)

Existing staff on site (if any)	40
New staff arising from this development (inc. any transferred from elsewhere)	
Additional transport staff arising from this development.	

***from grant of planning permission**

SECTION 3

Mineral Extraction and Related Development

Please complete questions 3.1 to 3.23 if your proposal is for new mineral extraction or for the renewal of a previous permission for mineral extraction.

3.1 Is the application for new mineral extraction? YES/~~NO~~

Is it for an extension to an existing site? YES/~~NO~~

Is it for the renewal of a previous permission? ~~YES~~/NO

Is it for the reopening of a pit that has previously been worked? ~~YES~~/NO

3.2 What mineral/s is it proposed to extract? **Sand, gravel and clay**

3.3 What is the total surface area of the proposed extraction site (excluding margins)? **108** hectares

3.4 How much mineral in total is it proposed to extract from the application site for sale off site?

Please give your answer in both.....

tonnes **7.8mt sand and gravel**

and cubic metres **4.3m**

3.5 How has this quantity been assessed and calculated?

**Trial pit and borehole analysis including testing of samples
(See Chapter 12 of Environmental Statement)**

3.6 Please state the expected maximum annual output _____ tonnes

**400,000 sand and gravel
100,000 clay**

3.7 Please give the estimated dates* of the following:

(i) Commencement of site-preparation works **2013**

(ii) Commencement of extraction **2013**

(iii) Completion of extraction **2036**

(iv) Completion of restoration (excluding aftercare) **2040**

* **Dependant on date of grant of planning permission**

3.8 State the average depths of topsoil, subsoil and other overburden on site:

topsoil _____ **0.3** metres
subsoil _____ **0.5** metres
other overburden (*specify*) _____ metres

3.9 Give the expected maximum depth of the working:

below ground surface level **6m sand and gravel** metres
(plus up to further 0-10m clay extraction locally)
above Ordnance Datum **67m AOD** metres

3.10 Will the excavations extend below the local water table? YES/~~NO~~

If YES, please describe any proposals for dewatering the site.

The majority of the excavations will be dewatered by continuous pumping with phase 9 (closest phase to Ducklington Mead SSSI) worked wet. See ES Chpt 11

3.11 Will the minerals principally be:

Processed on site? YES/~~NO~~

Processed off site? YES/NO

Where? _____

Sold as raised? YES/NO

3.12 What is/are the end-use/s and immediate proposed destinations of the mineral/s produced from the site?

Full range of primary land won aggregate products and also recycled aggregates for local markets with approx 75% of sales within 15km including Oxford.

3.13 Please state the area of the total site that is agricultural land, and its grading under the Agricultural Land Classification.

89.6ha of Application site is agricultural land, comprising:

3.4 ha Grade 2
32.6 ha Grade 3a
31.9 ha Grade 3b
21.7 ha Grade 4

3.14 Please describe the restoration proposals for the site, including the method of restoration. **Nature conservation including reed beds, meadows and wet woodland, recreation and eco tourism uses**
utilising on site and imported materials for reinstatement

3.15 Will restoration involve the importation of:

- | | |
|---------------------------|--------------------|
| (i) Waste materials | YES/ NO |
| (ii) Additional subsoils | YES /NO |
| (iii) Additional topsoils | YES /NO |

If the proposal involves the importation of materials other than topsoil to the site for restoration purposes, please answer the questions in Section 4 of this form.

3.16 State the proposed after-use for the site following the proposed development.

Nature conservation, recreation and eco tourism

3.17 Does the proposal involve the erection of plant or buildings? YES/~~NO~~

If YES, please answer the questions in Section 5.

If the application proposes the erection of new fixed or mobile plant or buildings, or the continued use of existing fixed plant or buildings, or the importation of materials to the site (other than for site restoration), please answer the questions in Section 5 of this form.

3.18 Will the proposal involve the formation of a large raised reservoir as defined in the Reservoirs Act 1975? ~~YES~~/NO

3.19 Please state the relationship of the proposal to the estimated market demand for the material on a national, regional or local basis.

Mineral will meet established local markets and assist with meeting Oxfordshire County Council's landbank

SECTION 4

Not Applicable

Waste Disposal and Other Waste Related Development

Landfill/landraising **The proposal is for a recovery operation with the permanent placement of inert materials not a landfill operation**

4.1 Is this an application for mineral extraction with landfill (or landraising) forming part of the site restoration? YES/~~NO~~

4.2 Is this a proposal for landraising? ~~YES~~/NO

4.3 What sort of material will be used to landfill/landraise the site? Please state the estimated approximate proportions by volume.

(a) Naturally occurring excavated material (soils etc.) 80 %

(b) ~~Builders' waste~~ **Inert construction, demolition & excavation wastes (CD&E)** 20 %

(c) Industrial and commercial waste %

(d) Household refuse %

(e) Other waste (please specify below) %

4.4 Please state the expected source of the waste materials and describe any contractual arrangements to secure these waste materials

Local construction/development sites.

4.5 Please state the means of delivering waste to the site (e.g. road, rail, canal) Road

4.6 Are liquid wastes to be deposited within the landfill? ~~YES~~/NO

4.7 What is the total surface area of the land to be landfilled/landraised? ha

4.8 What is the expected maximum depth of void to be filled? metres

4.9 What is your estimate of the capacity of the void to be filled? 1.25 Million cu.m.

4.10 How has this capacity been calculated? **Computer modelling and site survey information**

4.11 Please give the estimated dates for the following:

(i) Commencement of landfilling/landraising 2013*

(ii) Completion of landfilling/landraising 2030*

(iii) Completion of site restoration (excluding aftercare) 2040*

*** Dependant on date of grant of planning permission**

4.12 State the average depths of topsoil, subsoil and other overburden currently on the site:

- | | | |
|----------------------------------|------------|--------|
| (i) Topsoil | <u>0.3</u> | metres |
| (ii) Subsoil | <u>0.5</u> | metres |
| (iii) Other overburden (specify) | <u></u> | metres |

4.13 Will restoration involve the importation of additional topsoils or subsoils? ~~YES~~/NO

If YES, please state whether topsoils or subsoils, or both

Will the restoration involve capping? ~~YES~~/NO

If YES please describe type and thickness

4.14 Does the proposal involve the erection of fixed or mobile plant or buildings? YES/~~NO~~

If YES please answer the question in section 5.

4.15 State the nature of any built development within 250 metres of any part of the application site. **Cottage on Cogges Lane and farming buildings**

4.16 Please summarise the proposed measures for monitoring and controlling:

- | | |
|------------------|---|
| (i) landfill gas | <u>N/A as inert material used in reinstatement</u> |
| (ii) leachate | <u>N/A as inert material used in reinstatement</u> |

4.17 Please describe the restoration proposals for the site, including the method of restoration, and refer to Minerals & Waste Local Plan (MWLP) Code of Practice and Restoration Plan, as submitted.

Recontouring of excavations using on site and imported inert materials, see chapter 17 of Environmental Statement

4.18 State the proposed after-use of the site following the proposed development.
Reed beds, meadows and wet woodland, recreational use of lakes and eco-tourism

4.19 If the proposed after-use of the site is for agricultural purposes, state the standard of agricultural use to be achieved.

OTHER WASTE TREATMENT, TRANSFER OR RECYCLING

- 4.21 Please state the estimated quantities and types of waste that are to be brought to the site for treatment, transfer and/or recycling each year:

Waste type	Construction	Quantity	150,000*	cu.m/tonnes
	Demolition & Excavation			xxx/xxx
Waste type	(Recycling)	Quantity		cu.m/tonnes
Waste type	Construction	Quantity		cu.m/tonnes
Waste type	Demolition & Excavation	Quantity	50,000	xxx/tonnes
Waste type	(Recycling)	Quantity		cu.m/tonnes
Waste type		Quantity		cu.m/tonnes

* **Capacity**

- 4.22 How will any waste/s be treated or processed for recycling, and what products will result from this?

Wet and dry processing including crushing and screening to produce recycled aggregates

- 4.23 What is the source of water to be used in processing?

Water arising on site from dewatering and lagoon systems

- 4.24 Are liquid wastes to be processed?

~~xxx~~/NO

Are liquid wastes to be stored?

~~xxx~~NO

- 4.25 Does the application involve the use or storage of any hazardous substances?

~~xxx~~/NO

If YES, please name the substance/s concerned, and the quantities involved.

- 4.26 If waste is to be transferred from the site, please explain how it will be removed and in what quantities.

Minor quantities of recovered metals or construction wastes to be removed by container/skip to appropriate facility

- 4.27 How will waste water, foul sewage and other waste either present on the site, or draining into it, be disposed of?

As per current arrangements

SECTION 5

Plant, Buildings and other Structures

- 5.1 Describe briefly the purpose of all fixed or mobile plant, permanent or temporary structures and buildings to be erected on the site under this proposal.

N/A - no additional plant over and above existing plant and planning permissions

- 5.2 Is your proposal for the renewal of a previous permission? YES/NO
- 5.3 Is the proposed plant, building/s or other structure/s intended to remain on the site for the duration of the development? YES/NO
- 5.4 If the proposal involves the erection of new processing plant, please state the expected plant throughputs:
- (a) Average throughput _____ tonnes/year
- (b) Maximum throughput _____ tonnes/year
- 5.5 What provisions have been made for noise attenuation?

Buildings

- 5.6 Please state the external dimensions and floor area of each proposed building.

- 5.7 What are the external materials to be used in the construction of the proposed building/s?

- (i) Walls _____
- _____
- (ii) Roof _____
- _____

SECTION 6

Traffic and Transportation

- 6.1 What will be the principal mode of transport for bringing material to/removing material from the site?

ROAD / RAIL / WATER / OTHER (please specify) **Road**

- 6.2 If transportation by means other than road is envisaged for all or some of the movements to or from the site, please give details.

- 6.3 Give details of the expected average and maximum number of lorry journeys into and out of the site each working day. **As existing, see chapter 6**

	Average journeys <i>tonnes/cu.m</i>	Maximum daily journeys <i>tonnes/cu.m</i>	Capacity of lorry	
			Min <i>tonnes/cu.m</i>	Max <i>tonnes/cu.m</i>
Mineral transport lorries				
Waste transport lorries				
Other lorries				
Total				

- 6.4 What is the proposed means of the access to the public highway?:

- (i) Use of an existing access, unaltered **YES/NO**
- (ii) Alteration of an existing access **XXX/NO**
- (iii) Construction of a new access **XXX/NO**

- 6.5 Please give details of the routes to be used by lorries to and from the site, and the approximate percentage of vehicles using each route.

Vehicles will enter from north and exit north to A415

- 6.6 What is the area that the proposal will serve? **West Oxfordshire & Oxford**

- 6.7 Please give details of how mud will be prevented from being taken on to the public highway. **Surfaced haul road with regular housekeeping i.e damping of road or sweeping as appropriate to conditions**

SECTION 7

Environment

7.1 Are any of the following affected by the proposed development?

Archaeological features (including Scheduled Ancient Monuments and Sites of County Importance, etc.) (On site or immediately adjacent) YES/~~NO~~

Ecological features (including Sites of Special Scientific Interest, Sites of County Importance, trees/areas covered by Tree Preservation Orders etc.) (Up to 50 metres) ~~YES~~/NO

Public Rights of Way (On site or immediately adjacent) ~~YES~~/NO

Overhead or underground services (including pipelines) (On site) YES/~~NO~~

Watercourses (On site or immediately adjacent) YES/~~NO~~

7.2 How will waste water from the processing plant, foul sewage, and other waste either present on the site, or draining into it, be disposed of?

Existing lagoon system recirculating water from plant and excavations with provision to expand. Foul as per current arrangements

7.3 Please describe your proposals for:

- a) Controlling noise (including details of source of noise with output, existing and predicted noise levels at nearby properties)

See chapter 13 of environmental statement

- b) Controlling dust and any emissions to air

See chapter 7 of environmental statement

- c) Control of water pollution and drainage/flooding risks both during and post, restoration

See chapter 11 of environmental statement

- d) Protecting archaeological features

See chapter 16 of environmental statement

- e) Protecting ecological and geological features **Workings designed to ensure no groundwater issues for nearby SSSI with standoffs to important ecological features, see chapter 9 of environmental statement**

- f) Reducing the visual impact of the proposal

Use of existing landscape features, further planting and bunding as appropriate see chapter 8 of environmental statement

- g) Dealing with any rights of way affected **Existing rights of way maintained as per existing arrangements and with provision of new paths upon restoration**

Please submit at least 15 copies of your application, including plans and any Supporting Statement. This helps to speed up the consultation process.

On completion of the application, please forward all the required information to:

Chris Cousins
Head of Sustainable Development
Environment & Economy
Speedwell House
Speedwell Street
Oxford. OX1 1NE
Telephone: Enquiries (01865) 815700
Fax: (01865) 810106

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995
Certificate under Article 7

Delete as appropriate

~~Certificate A~~

I certify that:

On the 21 days before the date of the accompanying application, nobody except the applicant was the owner* of any part of the land to which the application relates.

Signed: _____

On behalf of: _____

Date: _____

OR

Certificate B

I certify that:

I have/the applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application was the owner* of any part of the land to which the application relates, as listed below:

Owners name	Address at which Notice was served	Date on which Notice was served
Eileen Norah Mawle James Edward Mawle Stephen Francis Mawle	Church Farm, South Leigh, Witney, Oxon	19th March 2013
Edmund Strainge	Ducklington Farm, Course Hill Lane, Ducklington	19th March 2013
Patrick Strainge	Field House, South Leigh	19th March 2013
Richard Strainge	Springhill Farm, High Cogges	19th March 2013

Signed: _____

On behalf of: **Smith & Sons (Bletchington) Ltd**

Date: **19th March 2013**

* 'Owner' means a person having a freehold interest or a leasehold interest in the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver). Owners of mineral rights must also be notified of applications for the winning and working of minerals in much the same way that landowners are required to be notified. You must therefore include such information on the appropriate certificate.

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995
Certificate under Article 7

Delete as appropriate

~~Certificate~~ (a)

I certify that:

I/The applicant# cannot issue a Certificate A or B in respect of the accompanying application.

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 the application, were owners (b) of any part of the land to which the application relates:

Owners name	Address at which Notice was served	Date on which Notice was served

I have/The applicant# has taken all reasonable steps open to me/him/her# to find out the names and addresses of the other owners (a) of the land, or a part of it, but have been unable to do so. The steps were as follows:

(b) _____

Notice of the application, as attached to this Certificate, has been published in the

(c) _____

on (d) _____

Signed: _____

On behalf of: _____

Date: _____

- (a) 'Owner' means a person having a freehold interest or a leasehold interest in the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Insert: (b) description of steps to be taken.

(c) name of the newspaper circulating in the area where the land is submitted.

(d) date of publication (which must be not earlier than the day 21 days before the date of the application or appeal).

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995
Certificate under Article 7

Delete as appropriate

~~Certificate~~

I/The applicant# cannot issue a Certificate A in respect of the accompanying application.

I have/The applicant# has taken all reasonable steps open to me/him/her# to find out the names and addresses of everyone else who, on the day 21 days before the date of the application was the owner (a) of any part of the land to which the application relates, but has been unable to do so. These steps were as follows:

(b) _____

Notice of the application as attached to this Certificate, has been published in the

(c) _____

on (d) _____

Signed: _____

On behalf of: _____

Date: _____

- (a) 'Owner' means a person having a freehold interest or a leasehold interest in the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Insert: (b) description of steps to be taken.

(c) name of the newspaper circulating in the area where the land is submitted.

(d) date of publication (which must be not earlier than the day 21 days before the date of the application or appeal).

Town and Country Planning (General Development Procedure) Order 1995

Certificate under Article 7

Agricultural Holdings Certificate

* *delete where appropriate*

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

i) None of the land to which the application relates is, or is part of, an agricultural holding

or

ii) I have/The applicant* has given the requisite notice to every person other than my/him/her*self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served
Edmund Strainge	Ducklington Farm, Course Hill Lane, Ducklington	19th March 2013
Patrick Strainge	Field House, South Leigh	19th March 2013
Richard Strainge	Springhill Farm, High Cogges	19th March 2013
EJSR Farms Limited	25 St Thomas St, Winchester	19th March 2013

Signed: 

*On behalf of: **Smith & Sons (Bletchington) Ltd**

Date: **19th March 2013**