



OXFORDSHIRE COUNTY COUNCIL

APPLICATION TO CARRY OUT MINERAL WORKING, WASTE DISPOSAL AND ASSOCIATED DEVELOPMENT TOWN AND COUNTRY PLANNING ACT, 1990

Send the completed documents to planning@oxfordshire.gov.uk

SECTION 1 – BASIC INFORMATION

1.1	Applicant's Name	Hills Quarry Products Ltd
	Address	Wiltshire House, County Park Business Centre, Shrivenham Road, Swindon, SN1 2NR
	Tel. No.	
	E-Mail Address	

1.2	Agent (if any)	Oliver Laidler
	Address	Land & Mineral Management Roundhouse Cottages Bridge Street, Frome, BA11 1BE
	Tel. No.	01373 465739
	E-Mail Address	ol@landandmineral.co.uk

1.3	Give a brief description of the proposed development.
	Extraction of soft sand and incidental limestone with restoration to agriculture using imported inert fill with ecological enhancement, operation of a concrete batching plant with ancilliary development, and construction of new access onto A420 and relocation of existing layby.

1.4	Is the application for:	
	a. Permanent planning permission	YES/NO
	b. Temporary planning permission	YES/ NO
	How long is permission sought for?	18 years/months
	OR until (<i>insert date</i>)	
	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.	
	£480 in paper format or CD at £15. Available from Land & Mineral Management	
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)	
	Drawing/Document No. See list provided with application.	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 B <input checked="" type="checkbox"/>
	Certificate C	Certificate D
	Agricultural Holding Certificate (This certificate must be submitted with the application) <input checked="" type="checkbox"/>	
1.8	What fee accompanies this application?	£59,995
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.	

Date:	Signed: <i>Oliver Laidler</i>
04/04/2024	Name: Oliver Laidler
	On behalf of:
	Hills Quarry Products Ltd

Note 1: 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.

Note 2: Oxfordshire County Council is a data controller for the purposes of the General Data Protection Regulation (Regulation (EU) 2016/679 of the European Parliament and of the Council dated 27th April 2016). For more details on how the Council will handle your personal information, please use the link below to access our Privacy Notice. Hard copies of this can also be provided on request: www.oxfordshire.gov.uk/privacynoticedocument

SECTION 2 – THE APPLICATION SITE

2.1	What is the full address of the site?	
	Barn Farm, Tubney, Oxfordshire	
		Grid Reference: SU 44157 99321 (centre)
2.2	Application site area: 21.9	hectares/sq. metres
2.3	Present use of site: Agriculture	
2.4	If the site is vacant, what was its previous use?	
	No	
2.5	What is the applicant's interest in the site (e.g. owner, lessee, prospective purchaser, etc.):	
	Option for lease	
2.6	When was that interest obtained?	
	October 2022	
2.7	If lessee, how many years of the lease are remaining?	25 years
2.8	What is the applicant's interest in the adjoining land (as outlined in blue on your site plans)?	
	N/A	
2.9	How many people will be employed on the site? <i>(please give details in this table)</i>	
	Existing staff on site (if any)	0
	New staff arising from this development (inc. any transferred from elsewhere)	9
	Additional transport staff arising from this development	Up to 9 cars.

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 reopening of a pit that has previously been worked?		YES/NO
3.2	What mineral/s is it proposed to extract?		
	Soft sand (with some limestone interburden)		
3.3	What is the total surface area of the proposed extraction site (excluding margins)?	17.3 hectares	
3.4	a. How much mineral in total is it proposed to extract from the application site? <i>Please give your answer in both...</i>		
	tonnes	900,000	cubic metres 570,000
	b. How much mineral is it proposed to extract from the application site for sale off site? <i>Please give your answer in both...</i>		
	tonnes	As above.	cubic metres
3.5	How has this quantity been assessed and calculated?		
	Boreholes and computer modelling.		
3.6	Please state the expected maximum annual output.	60,000	tonnes
3.7	Please give the estimated dates of the following:		
	(i) Commencement of site-preparation works	Mid/late 2025	
	(ii) Commencement of extraction	Late 2025	
	(iii) Completion of extraction	2040	
	(iv) Completion of restoration (excluding aftercare)	2043	
3.8	State the average depths of topsoil, subsoil and other overburden on site:		
	topsoil	0.3	metres
	subsoil	0.3 (where present)	metres
	Other overburden (<i>specify</i>)		metres
3.9	Give the expected maximum depth of working:		
	below ground surface level	6m	metres
	above Ordnance Datum	68mAOD	metres
3.10	Will the excavations extend below the local water table?		YES/ NO
	If YES, please describe any proposals for dewatering the site.		

	Water pumped from sumps within void to recharge features	
3.11	Will the minerals principally be:	
	Processed on site?	YES/ NO
	Processed off site?	YES /NO
	Where?	On site (dry screener)
	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?	
	Bulk sand, concrete, asphalt, mortar etc. Oxford and surrounds, Abingdon, Faringdon, Swindon etc.	
3.13	Please state the area of the total site that is agricultural land, and its grading under the Agricultural Land Classification.	
	Approx 21ha. All Class 3b.	
3.14	Please describe the restoration proposals for the site, including the method of restoration.	
	Restored to agriculture with ecological benefit. Void restored using inert waste.	
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.	
	Agriculture	
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 proposed 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.	

	Replacement to existing Upwood Quarry which serves local and regional markets.
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SECTION 4 – WASTE DISPOSAL AND OTHER WASTE RELATED DEVELOPMENT

Landfill/landraising

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.)	100	%
	(b) Builders' waste	0	%
	(c) Industrial and commercial	0	%
	(d) Household refuse	0	%
	(e) Other waste (please specify below)	0	%
4.4	Please state the expected source of the waste materials and describe any contractual arrangements to secure these waste materials.		
	Local development markets (e.g. house building 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?	17.3	ha
4.8	What is the expected maximum depth of void to be filled?	6	metres
4.9	What is your estimate of the capacity of the void to be filled?	420,000	cu.m.
4.10	How has this capacity been calculated?	Computer modelling	
4.11	Please give the estimated dates for the following:		
	(i) Commencement of landfilling/landraising	2028	
	(ii) Completion of landfilling/landraising	2043	
	(iii) Completion of site restoration (excluding aftercare)	2043	
4.12	State the average depths of topsoil, subsoil and other overburden currently on the site:		
	(i) Topsoil	0.3	metres
	(ii) Subsoil	0.3 (where present)	metres
	(iii) Other overburden (specify)		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 questions in section 5.		

4.15	State the nature of any built development within 250 metres of any part of the application site.	
	Residential and offices	
4.16	Please summarise the proposed measures for monitoring and controlling:	
	(i) landfill gas	Boreholes (Subject to EA permit)
	(ii) leachate	Boreholes, surface water (subject to EA permit)
4.17	Please describe the restoration proposals for the site, including the method of restoration.	
	Restored to agriculture with ecological benefit. Void restored using inert waste.	
4.18	State the proposed after-use of the site following the proposed development.	
	Agriculture	
4.19	If the proposed after-use of the site is for agricultural purposes, state the standard of agricultural use to be achieved.	
	3b (as existing)	

Other waste treatment, transfer or recycling

4.20	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	Inert	Quantity	40,000	cu.m/ tonnes
	Waste type		Quantity		cu.m/tonnes
	Waste type		Quantity		cu.m/tonnes
	Waste type		Quantity		cu.m/tonnes
	Waste type		Quantity		cu.m/tonnes
	Waste type		Quantity		cu.m/tonnes
4.21	How will any waste/s be treated or processed for recycling, and what products will result from this?				
	N/A				
4.22	What is the source of water to be used in processing?			N/A	
4.23	Are liquid wastes to be processed?				YES /NO
	Are liquid wastes to be stored?				YES /NO
4.24	Does the application involve the use or storage of any hazardous substances?				YES /NO
	If YES, please name the substance/s concerned and the quantities involved.				

4.25	If waste is to be transferred from the site, please explain how it will be removed and in what quantities.
	N/A
4.26	How will waste water, foul sewage and other waste, either present on the site or draining into it, be disposed of?
	Surface water recharge to aquifer through recharge features.

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.		
	Mobile dry screener (to processing sand); low-level concrete batching plant (to produce concrete); Portakabin buildings for offices.		
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:		
	Average throughput	60,000	tonnes/year
	Maximum throughput	60,000	tonnes/year
5.5	What provisions have been made for noise attenuation?		
	Bunding, bale wall		

Buildings

5.6	Please state the external dimensions and floor area of each proposed building.		
	2x offices - 10.24m x 3.36m. Internal floorspace of 29.6m ² (59.2m ² combined). 1x toilet block - 4.81m x 2.59m. Internal floorspace of 12.46m ² .		
5.7	What are the external materials to be used in the construction of the proposed building/s?		
	(i) Walls: Plastic coated galvanised steel (grey).	(ii) Roof: Insultated coated steel (grey).	

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)			
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.				
		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			10t / 6m3	30t / 30m3
	Waste transport lorries			9t / 6m3	30t / 30m3
	Other lorries (conc mixers)			6m3	8m3
	Total	40 movements	194 movements		
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				YES /NO
	(iii) Construction of a new access				YES/ 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.				
	All traffic onto A420.				
6.6	What is the area that the proposal will serve?	Oxfordshire and surrounding area.			
6.7	Please give details of how mud will be prevented from being taken on to the public highway.				
	Surfaced internal access roads. Use of road sewer. Brushes available.				

SECTION 7 – ENVIRONMENT

7.1	Are any of the following affected by the proposed development?	
	Heritage Assets (including archaeological features, Scheduled Monuments, Listed Buildings, Conservation Areas, World Heritage Sites, Registered Parks and Gardens, Registered Battlefields) (On site or immediately adjacent)	YES / NO
	Ecological Features (including Special Areas of Conservation, Sites of Special Scientific Interest, National Nature Reserves, Local Nature Reserves, Local Wildlife Sites, Conservation Target Areas, Ancient Woodland, trees/areas covered by Tree Preservation Orders (Within 50 metres)	YES / NO
	Features of geological interest (including geological SSSIs and Regionally Important Geological (RIGS) sites)	YES /NO
	Public Rights of Way (On site or immediately adjacent)	YES /NO
	Overhead or underground services (including pipelines) (On site)	YES/ NO
	Watercourses, groundwater protection zones (On site or immediately adjacent)	YES /NO
	Landscape Designations (including Area of Outstanding Natural Beauty)	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?	
	No waste water from processing. Water from toilet block collected in tank and periodically removed.	
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)	
	Bunding. See ES chapter 10 for detail	
	(b) Controlling dust and any emissions to air	
	Best practices, Dust Management Plan.	
	(c) Control of water pollution and drainage/flooding risks both during and post restoration	
	Recharge features. See ES Chapter 8 for detail.	
	(d) Protecting archaeological features	

	Recording during excavation. See ES Chapter 7 for detail.
	(e) Protecting ecological and geological features
	See ES Chapter 6 for detail.
	(f) Reducing the visual impact of the proposal
	Bunding, see ES Chapter 9 for detail.
	(g) Dealing with any rights of way affected
	N/A

SECTION 8 – BIODIVERSITY NET GAIN

8.1	Do you believe that, if the development is granted permission, the general biodiversity gain condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply? If NO, please add all the exemptions or transitional arrangements that apply and provide a reason why:	YES /NO
8.2	Please provide the pre-development biodiversity value of onsite habitats on the date of calculation.	
	52.85 habitat units	
8.3	Please provide the date the onsite pre-development biodiversity value was calculated.	
	08/03/2024	
8.4	If an earlier date, to the date of the planning application has been used, please provide details why this date has been used.	
	N/A	
8.5	Does the pre-development biodiversity value and date used above factor in the loss of any onsite habitat because of activities carried out before the submission of this application?	
	N/A	
8.6	Please provide the pre-development value of the onsite habitat before the activities were carried out.	
	N/A	
8.7	Please provide the date the pre-development biodiversity value was calculated.	
	08/03/2024	
8.8	Please provide supporting evidence.	
	See BNG Matrix with application.	
8.9	Does the pre-development biodiversity value and date used above factor in the loss of any onsite habitat because of activities carried out before the submission of this application?	YES /NO
8.10	Please provide the date the pre-development biodiversity value was calculated.	
	08/03/2024	
8.11	Which version of the biodiversity metric was used?	
	v4.0	
8.12	When was the version of biodiversity metric used published?	
	29/11/2023	
8.13	Please provide the reference or supporting document/plan names for the:	
	(i) Biodiversity metric calculation	
	(ii) Onsite irreplaceable habitats (if applicable)	

	(iii) Onsite habitats existing on the date of the application for planning permission (if applicable)	
	(iv) Plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable)	
	EclA Biodiversity Metric 4.0 EclA Figure 5 - BNG Baseline	
8.14	Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are:	
	(i) On land to which the application relates; and (ii) Exist on the date of the application for planning permission (or an earlier agreed date)	YES/NO

Please submit your application, including plans and Supporting Statement electronically.

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

planning@oxfordshire.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
Certificate under Article 14

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.

Date:	Signed:
	#On behalf of:

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:

Owner's name	Address at which notice was served	Date on which notice was served
Magdalen College, University of Oxford	College of St Mary Magdalen, High Street Oxford OX1 4AU	25/03/2024
Oxfordshire County Council	County Hall, New Road, Oxford, OX1 1ND	25/03/2024

Date:	Signed:
04/04/2024	<i>Oliver Laidler</i>
	#On behalf of:
	Hills Quarry Products Ltd

* 'Owner' means a person having a freehold interest or a leasehold 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 (Development Management Procedure) (England) Order 2015
Certificate under Article 14

Delete as appropriate

Certificate C (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:

Owner's 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)	

Date:	Signed:
	#On behalf of:

- (a) 'Owner' means a person having a freehold interest or leasehold interest in the unexpired term of which is not less than seven years, or, in the case of development consistent 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 (Development Management Procedure) (England) Order 2015
Certificate under Article 14

Delete as appropriate

Certificate D

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)	

Date:	Signed:
	#On behalf of:

- (a) 'Owner' means a person having a freehold interest or leasehold interest in the unexpired term of which is not less than seven years, or, in the case of development consistent 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 (Development Management Procedure) (England) Order 2015
Certificate under Article 14
Agricultural Holdings Certificate

Delete as 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
Sam Farrant & Sons	Manor Farm, Eaton, Abingdon, OX13 5PR	25/03/2024

Date:	Signed:
04/04/2024	<i>Oliver Laidler</i>
	#On behalf of:
	Hills Quarry Products Ltd