

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: Mr Nicholas Johnston
	Address: Oxfordshire Quarry Group, Estate Office, Quarry Farm, Banbury Road, Great Tew, Chipping Norton, Oxfordshire. OX7 4BT
	Telephone No: c/o Agent
	E-mail address: c/o Agent

1.2	Agent (if any): Stephen Woods
	Address: Wardell Armstrong LLP, Sir Henry Doulton House, Forge Lane, Etruria, Stoke-on-Trent. ST1 5BD
	Telephone: 01782 276700
	E-mail address: planning.stoke@wardell-armstrong.com

1.3	Give a brief description of the proposed development A full planning application for a recycling facility and associated plant, the importation and infilling of inert waste, ready mix concrete plant, masonry cutting shed, office building, weighbridges, car parking, temporary bunding (partly retrospective) and associated infrastructure.
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1.4	Is the application for:	
a.	Permanent planning permission	NO
b.	Temporary planning permission How long is permission sought for: OR until (inert date)	YES Years/months 30/06/2039
c.	(i) Section 73 application for the development of land without complying with conditions subject to which a previous planning permission was granted. (ii) State planning permission reference and condition number(s)	NO

	iii) State the reason for seeking non-compliance:	
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1.5	i) Is the application accompanied by an Environmental Statement? ii) If YES say now much it costs and where it can be obtained	NO
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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. Please refer to Supporting Statement Drawing/Document No. ST18524-033 A - Context Location Plan Drawing/Document No. ST18524-017 B - Site Location Plan Drawing/Document No. ST18524-038 A - Existing Site Plan Drawing/Document No. ST18524-035 A - Proposed New Aggregate Plant Drawing/Document No. ST18524-023 A - Proposed Masonry Shed & Office Drawing/Document No. 7080-L1-T1 - Recycling Plant Layout & Elevations Drawing/Document No. ST18524-030 B - Proposed New RMX & Aggregate Plant Drawing/Document No. ST18524-002 B - Proposed Development Areas Drawing/Document No. 9855 282 05 - Proposed RMX Plant Elevations	Date: Date: Date:

1.7	Please indicate the certificates that accompany this application:					
	Certificate A	X	Certificate C		Agricultural Holding Certificate	
	Certificate B		Certificate D		(This certificate must be submitted with the application)	X

1.8	What fee accompanies this application?	£39,902
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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.
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Signed:		Name:	Stephen Woods
On behalf of:	Oxfordshire Quarry Group	Date:	16/02/2023



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? Great Tew Ironstone Quarry, Butchers Hill, Great Tew, Chipping Norton. OX7 4BT
	Grid Reference: SP38692966

2.2	Application site area: 18.6ha	hectares/ sq metres
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2.3	Present use of site: Active Quarry
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2.4	If the site is vacant, what was its previous use?
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2.5	What is the applicant's interest in the site (e.g. owner, lessee, prospective purchaser, etc.): Owner/Operator
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2.6	When was that interest obtained? 1970's
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2.7	If lessee, how many years of the lease are remaining?	Years
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2.8	What is the applicant's interest in the adjoining land (as outlined in blue on your site plans)? Owner/Operator
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2.9	How many people will be employed on the site? (please give details in this table)	
Existing staff on site (if any)		
New staff arising from this development (inc. any transferred from elsewhere)		15
Additional transport staff arising from this development		N/A

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?	NO
	Is it for an extension to an existing site?	NO
	Is it for the renewal of a previous permission?	NO
	Is it for the reopening of a pit that has previously been worked?	NO

3.2	What mineral/s is it proposed to extract? N/A
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3.3	What is the total surface area of the proposed extension site (excluding margins)?	hectares
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3.4	a. How much mineral is it proposed to extract from the application site? <i>Please give your answer in both</i>	<i>tonnes and cubic metres</i>
	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>	<i>tonnes and cubic metres</i>

3.5	How has this quantity been assessed and calculated?
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3.6	Please state the expected maximum annual output	tonnes
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3.7	Please give the estimated dates of the following: (i) Commencement of site-preparation works (ii) Commencement of extraction (iii) Completion of extraction (iv) Completion of restoration (excluding aftercare)	
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3.8	State the average depths of topsoil, subsoil and other overburden on site: topsoil subsoil other overburden (<i>specify</i>)	metres metres metres
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3.9	Give the expected maximum depth of the working: below ground surface level above Ordnance Datum	metres metres
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3.10	Will the excavations extend below the local water table?	YES/NO
	If YES, please describe any proposals for dewatering the site.	

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?
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3.13	Please state the area of the total site that is agricultural land, and its grading under the Agricultural Land Classification. Grade 3
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3.14	Please describe the restoration proposals for the site, including the method of restoration.
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3.15	Will restoration involve the importation of: (i) Waste Materials (ii) Additional subsoils (iii) Additional topsoils 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.	YES YES/NO YES/NO
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3.16	State the proposed after-use for the site following the proposed development.
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3.17	Does the proposal involve the erection of plant or buildings? If YES, please answer the questions in Section 5.	YES/NO
	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
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3.19	Please state the relationship of the proposal to the estimated market demand for the material on a national, regional or local basis.	
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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
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4.2	Is this a proposal for landraising?	NO
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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.)	50%
	(b) Builders' waste	50%
	(c) Industrial and commercial waste	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 construction materials
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4.5	Please state the means of delivering waste to the site (e.g. road, rail, canal) Road - Please refer to accompanying Transport Statement
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4.6	Are liquid wastes to be deposited within the landfill?	NO
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4.7	What is the total surface area of the land to be landfilled/landraised?	4.35ha
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4.8	What is the expected maximum depth of void to be filled?	1-2 metres of inert waste
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4.9	What is your estimate of the capacity of the void to be filled?	25000cu.m.
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4.10	How has this capacity been calculated? Void has been modelled
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4.11	Please give the estimated dates for the following:	
	(i) Commencement of landfilling/landraising	2023
	(ii) Completion of landfilling/landraising	31/12/2037
	(iii) Completion of site restoration (excluding aftercare)	30/06/2039

4.12	State the average depths of topsoil, subsoil and other overburden currently on the site:	
	(i) Topsoil N/A	metres
	(ii) Subsoil N/A	metres
	(iii) Other overburden (specify)	metres

4.13	Will restoration involve the importation of additional topsoils or subsoils?	NO
	If YES, please state whether topsoils or subsoils, or both	
	Will the restoration involve capping?	NO
	If YES, please describe type and thickness	

4.14	Does the proposal involve the erection of fixed or mobile plant or buildings?	YES
	If YES please answer the question in Section 5.	

4.15	State the nature of any building development within 250 metres of any part of the application site. N/A
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4.16	Please summarise the proposed measures for monitoring and controlling:
	(i) landfill gas N/A
	(ii) leachate N/A

4.17	Please describe the restoration proposals for the site, including the method of restoration Same as existing
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4.18	State the proposed after-use of the site following the proposed development Agriculture
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4.19	<p>If the proposed after-use of the site is for agricultural purposes, state the standard of agricultural use to be achieved</p> <p>N/A - As approved under MW.0145/21</p>
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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	Inert material	Quantity	25,000	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

4.22	<p>How will any waste/s be treated or processed for recycling, and what products will result from this?</p> <p>Wash, screen and produce aggregate product</p>
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4.23	<p>What is the source of water to be used in processing?</p> <p>Installation of surface water storage tanks to provide water to the ready-mix concrete plant and inert materials recycling facility. When there is insufficient water available within the surface water storage tanks, top up water will be obtained from a proposed groundwater abstraction borehole.</p>
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4.24	Are liquid wastes to be processed?	NO
	Are liquid wastes to be stored?	NO

4.25	Does the application involve the use or storage of any hazardous substances?	NO
	If YES, please name the substance/s concerned and the quantities involved.	

4.26	<p>If waste is to be transferred from the site, please explain how it will be removed and in what quantities.</p> <p style="text-align: center;">N/A</p>
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4.27	<p>How will waste water, foul sewage and other waste either present on the site, or draining into it, be disposed of?</p> <p style="text-align: center;">N/A</p>
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SECTION 5

Plant, Buildings and other Structures

5.1	<p>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.</p> <p>Inert materials recycling area. Masonry Shed and Office Building Aggregate recycling plant Ready Mix Concrete Plant</p>
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5.2	Is your proposal for the renewal of a previous permission?	NO
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5.3	Is the proposed plant, buildings/or other structure/s intended to remain on the site for the duration of the development?	YES
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5.4	If the proposal involves the erection of new processing plant, please state the expected plant throughputs:		
	(a) Average throughput	25,000	tonnes/year
	(b) Maximum throughput	25,000	tonnes/year

5.5	<p>What provisions have been made for noise attenuation?</p> <p>Please refer to accompanying Noise Assessment</p>
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Buildings

5.6	<p>Please state the external dimensions and floor area of each proposed building</p> <p>Masonry Shed 45metres x 35metres Office Building 7.5metres x 15metres</p>
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5.7

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

(i) Walls - Concrete Panels and Steel

(ii) Roof - Galvanised Steel

SECTION 6

Traffic and Transportation

6.1	What will be the principal mode of transport for brining material to/removing material from the site?		
	ROAD/RAIL/WATER/OTHER (please specify)	Road	

6.2	<p>If transportation by means other than road is envisaged for all or some of the movements to or from the site, please give details.</p> <p>Please refer to Transport Statement</p>		
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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	Please refer to Transport Statement		
	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
	(ii) Alteration of an existing access	NO
	(iii) Construction of a new access	NO

6.5	<p>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.</p> <p>Please refer to Transport Statement</p>
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6.6	<p>What is the area that the proposal will serve?</p> <p>Please refer to Transport Statement</p>
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6.7	<p>Please give details of how mud will be prevented from being taken on to the public highway.</p> <p>Existing quarry arrangements</p>
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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)	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)	NO
	Features of geological interest (including geological SSSIs and Regionally Important Geological (RIGS) sites)	NO
	Public Rights of Way (On site or immediately adjacent)	NO
	Overhead or underground services (including pipelines) (On site)	NO
	Watercourses, groundwater protection zones (On or immediately adjacent)	NO
	Landscape Designations (including Area of Outstanding Natural Beauty)	NO

7.2	<p>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?</p> <p>Please refer to accompanying Hydrological Assessment</p>
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7.3	Please describe your proposals for:
	<p>a) Controlling noise (including details of source of noise with output, existing and predicted levels at nearby properties)</p> <p>Please refer to accompanying Noise Assessment</p>

	<p>b) Controlling dust and any emissions to air</p> <p>Please refer to Air Quality Report</p> <p>c) Control of water pollution and drainage/flooding risks both during and post, restoration</p> <p>Please refer to Flood Risk Assessment Report</p> <p>d) Protecting archaeological features</p> <p>n/a</p> <p>e) Protecting ecological and geological features</p> <p>Please refer to Preliminary Ecological Appraisal and Planning Statetment</p> <p>f) Reducing the visual impact of the proposal</p> <p>Please refer to Landscape and Visual Impact Appraisal</p> <p>g) Dealing with any rights of way affected</p> <p>n/a</p> <p>h) Delivering biodiversity net gain</p> <p>n/a</p>
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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.

Signed:	
#On behalf of	Oxfordshire Quarry Group
Date:	16/02/2023

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

Signed:	
#On behalf of	
Date:	

* '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 (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:

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)	
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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 materials, a person entitled to an interest in a mineral in the land (other than soil, gas, coal, gold or silver).

Insert:

- (b) description of the steps to be take
(c) name of the newspaper circulating the area where the land is submitted
(d) date of publication (which must not be 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)	
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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 materials, a person entitled to an interest in a mineral in the land (other than soil, gas, coal, gold or silver).

Insert:

- (b) description of the steps to be take
- (c) name of the newspaper circulating the area where the land is submitted
- (d) name of the newspaper circulating the area where the land is submitted
- (e) date of publication (which must not be 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 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, agricultural holding

Tenant's name	Address at which notice was served	Date on which notice was served

Signed:	
*On behalf of:	Oxfordshire Quarry Group
Date:	16/02/2023

