

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: Smith & Sons (Bletchington) Limited
	Address: Station Road, Enslow, Kidlington, Oxfordshire, OX5 3AY
	Telephone No: 01869 331282
	E-mail address: info@smithsbletchington.co.uk

1.2	Agent (if any): Land & Mineral Management
	Address: Suite 1, Security House, 82c Chesterton Lane, Cirencester, GL7 1YD
	Telephone: 01285 656391
	E-mail address: lb@landandmineral.co.uk

1.3	Give a brief description of the proposed development Quarry extension with importation of reinstatement materials for restoration including use of existing quarry for access and associated operational activities
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1.4	Is the application for:	
a.	Permanent planning permission	YES /NO
b.	Temporary planning permission How long is permission sought for: OR until (inert date)	YES /NO Years/months 20 years
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)	YES /NO N/A



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? Whitehill Quarry, Burford, Oxfordshire, OX18 4EX	
	Grid Reference:	Easting 426880 Northing 210997
2.2	Application site area: 26.7	hectares/ sq metres
2.3	Present use of site: Quarry and agricultlure	
2.4	If the site is vacant, what was its previous use? n/a current uses quarrying and agriculture	
2.5	What is the applicant's interest in the site (e.g. owner, lessee, prospective purchaser, etc.): Owner and prospective lessee	
2.6	When was that interest obtained? Lease to commence on grant of planning permission	
2.7	If lessee, how many years of the lease are remaining?	20 Years
2.8	What is the applicant's interest in the adjoining land (as outlined in blue on your site plans)? Leaseholder	

2.9	How many people will be employed on the site? (please give details in this table)	
Existing staff on site (if any)		5
New staff arising from this development (inc. any transferred from elsewhere)		
Additional transport staff arising from this development		3

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? Limestone
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3.3	What is the total surface area of the proposed extension site (excluding margins)?	16.9 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>	Circa 3,000,000t and 1,300,000 cube tonnes and cubic metres
	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>	Circa 3,000,000t and 1,300,000 cube tonnes and cubic metres

3.5	How has this quantity been assessed and calculated? Open hole and core drilling and geological modelling.
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3.6	Please state the expected maximum annual output	tonnes Average annual output 200,000t
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3.7	Please give the estimated dates of the following:	
	(i) Commencement of site-preparation works	2023/4
	(ii) Commencement of extraction	2024
	(iii) Completion of extraction	2039
	(iv) Completion of restoration (excluding aftercare)	2043

3.8	State the average depths of topsoil, subsoil and other overburden on site:	
	topsoil	0.30 metres
	subsoil	0.50 metres
	other overburden (<i>specify</i>)	Variable metres

3.9	Give the expected maximum depth of the working:	
	below ground surface level	18 metres
	above Ordnance Datum	107 metres

3.10	Will the excavations extend below the local water table?	YES/NO
	<p>If YES, please describe any proposals for dewatering the site.</p> <p>When encountered groundwater will be pumped to a lagoon/sump in the existing quarry where it will be allowed filter back into the limestone strata.</p>	

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	<p>What is/are the end use/s and immediate proposed destinations of the mineral/s produced from the site?</p> <p>Construction aggregates, agricultural lime and building stone for local markets in Oxfordshire and surrounding area.</p>
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3.13	<p>Please state the area of the total site that is agricultural land, and its grading under the Agricultural Land Classification.</p> <p>10.6ha grade 3b 6.2ha grade 3a Remainder is not agricultural land with the majority comprising an area of existing quarry</p>
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3.14	<p>Please describe the restoration proposals for the site, including the method of restoration.</p> <p>Restoration to agricultural on quarry floor with the floor raised using imported materials (extension area only) to prevent any drainage issues and nature conservation uses on restored quarry slopes with existing quarry area restored as per existing approved restoration plans.</p>
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3.15	<p>Will restoration involve the importation of:</p> <p>(i) Waste Materials</p> <p>(ii) Additional subsoils</p> <p>(iii) Additional topsoils</p> <p>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.</p>	<p>YES/NO</p> <p>YES/NO</p> <p>YES/NO</p>
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3.16	<p>State the proposed after-use for the site following the proposed development.</p> <p>Principle afteruse is agriculture with additional areas of habitat creation.</p>
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3.17	<p>Does the proposal involve the erection of plant or buildings? If YES, please answer the questions in Section 5.</p> <p>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.</p>	<p>YES/NO</p>
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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	<p>Please state the relationship of the proposal to the estimated market demand for the material on a national, regional or local basis.</p> <p>Demand for crushed rock has been increasing year on year in local area and reserves at the Applicant's sites are now limited. The proposal will ensure continuity of supply to established markets.</p>
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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 Extension Area only
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4.2	Is this a proposal for landraising?	YES /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.)	100 %
	(b) Builders' waste	%
	(c) Industrial and commercial waste	%
	(d) Household refuse	%
	(e) Other waste (please specify below)	%

4.4	<p>Please state the expected source of the waste materials and describe any contractual arrangements to secure these waste materials</p> <p>Local development sites. Smiths has been accepting wastes from development sites for some years and anticipates this continuing.</p>
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4.5	<p>Please state the means of delivering waste to the site (e.g. road, rail, canal)</p> <p>Road</p>
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4.6	Are liquid wastes to be deposited within the landfill?	YES /NO
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4.7	What is the total surface area of the land to be landfilled/landraised?	16.9 ha
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4.8	What is the expected maximum depth of void to be filled?	7 metres
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4.9	What is your estimate of the capacity of the void to be filled?	cu.m. 425,000
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4.10	How has this capacity been calculated? Based on achieving final landform for agricultural use that will not be subject to potential seasonal drainage issues.	
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4.11	Please give the estimated dates for the following:	
	(i) Commencement of landfilling/landraising	2028
	(ii) Completion of landfilling/landraising	2042
	(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	0.30 metres
	(ii) Subsoil	0.50 metres
	(iii) Other overburden (specify)	metres Variable

4.13	Will restoration involve the importation of additional topsoils or subsoils?	YES/ NO
	If YES, please state whether topsoils or subsoils, or both	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 building development within 250 metres of any part of the application site. Agricultural, residential and commercial
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4.16	<p>Please summarise the proposed measures for monitoring and controlling:</p> <p>(i) landfill gas</p> <p>(ii) leachate</p> <p>N/A - the proposal is to use inert wastes which should not generated landfill gas or leachate. These matters will be addressed at the Environmental Permitting stage.</p>
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4.17	<p>Please describe the restoration proposals for the site, including the method of restoration</p> <p>Raising to quarry floor with importation of suitable materials to ensure restored landform does not flood</p>
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4.18	<p>State the proposed after-use of the site following the proposed development</p> <p>Agriculture with some nature conservation habitat areas</p>
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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>All soils to be retained and reinstated to same standard as original agricultural land value with Soils Resource Management Plan to ensure correct handling and placement of soils.</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	NONE	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
	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>NONE</p>
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4.23	<p>What is the source of water to be used in processing?</p> <p>N/A</p>
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4.24	Are liquid wastes to be processed?	YES /NO
	Are liquid wastes to be stored?	YES /NO

4.25	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.	

4.26	If waste is to be transferred from the site, please explain how it will be removed and in what quantities. <div style="text-align: center;">N/A</div>
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4.27	How will waste water, foul sewage and other waste either present on the site, or draining into it, be disposed of? <div style="text-align: center;">N/A</div>
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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. Office/welfare accommodation, weighbridge, wheel wash and mobile crushing and screening plant
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5.2	Is your proposal for the renewal of a previous permission?	YES/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/NO
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5.4	If the proposal involves the erection of new processing plant, please state the expected plant throughputs: Proposal uses existing processing plant	
	(a) Average throughput	tonnes/year
	(b) Maximum throughput	tonnes/year

5.5	What provisions have been made for noise attenuation? See ES chapter 7 section for noise management
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Buildings

5.6	Please state the external dimensions and floor area of each proposed building No new proposed buildings, existing buildings to be retained.
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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)	

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>N/A</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.			
	See Transport Statement	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		93 movements	20t capacity
	Waste transport lorries		24 movements	20t capacity
	Other lorries			
	Total		117 movements	

*Movement = 1 trip in, or out of site

i.e. a lorry arriving and leaving site = 2 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	<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>Figures are estimates and will change dependant on development projects but an analysis of vehicle destinations for a period last autumn gave a split of: West Oxfordshire 47.6%; Cherwell 13.6%; South Oxfordshire 5.4%; and, Buckinghamshire / Aylesbury Vale 33.4%.</p>
6.6	<p>What is the area that the proposal will serve?</p> <p>Oxfordshire and surrounding local area</p>
6.7	<p>Please give details of how mud will be prevented from being taken on to the public highway.</p> <p>Wheel wash facilities</p>

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 or immediately adjacent)	YES /NO
	Landscape Designations (including Area of Outstanding Natural Beauty)	YES /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>No waste water from quarry operations. Foul sewage from welfare facilities will be dealt with as per existing arrangements (tankered from site).</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>See ES Chapter 7</p>

	<p>b) Controlling dust and any emissions to air</p> <p>See ES Chapter 9 and accompanying Dust Management Plan</p> <p>c) Control of water pollution and drainage/flooding risks both during and post, restoration</p> <p>See ES Chapter 2</p> <p>d) Protecting archaeological features</p> <p>See ES Chapter 3 and accompanying Archaeological Written Scheme of Investigation</p> <p>e) Protecting ecological and geological features</p> <p>See ES Chapter 8</p> <p>f) Reducing the visual impact of the proposal</p> <p>See ES Chapter 5</p> <p>g) Dealing with any rights of way affected</p> <p>See Planning Statement</p> <p>h) Delivering biodiversity net gain</p> <p>See ES Chapter 8 and BNG Appendix</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	
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
DK Fletcher, LR Ridley Slatter & LJ Ridley Shackleton	c/o Huw Richards Carter Jonas, Regus House Falcon Drive, Cardiff, CF10 4RU	24 October 2022

Signed:	<i>Lucy Binnie</i>
#On behalf of	Smith & Sons (Bletchington) Limited
Date:	24 October 2022

* '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

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

Signed:	
*On behalf of:	
Date:	

