

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

TOWN AND COUNTRY PLANNING ACT, 1990

Send the completed documents to:
David Periam
Development Management Team Leader
Environment & Economy
Speedwell House
Speedwell Street
Oxford. OX1 1NE
Telephone: 01865 895151
E-mail: david.periam@oxfordshire.gov.uk

N.B. Before completing this form please read the accompanying guidance notes.
Where possible information provided should be printed in black ink.

SECTION 1

Basic Information

1.1 Applicant: LONDON ROCK SUPPLIES LTD
Address: UNIT 5, DELTA COURT, MANOR WAY
BOREHAMWOOD, HERTS, WD6 1FS
Telephone No: 020 82075566
Fax _____ No: _____
E-mail address: info@londonrock.co.uk

1.2 Agent (if any): Simon Rees, GREENFIELD ENVIRONMENTAL
Address: 1 COMMERCIAL ROAD, KEYNORTH, NOTTINGHAM
NG12 5JS
Telephone 0115 9372002 No: _____
Fax _____ No: _____
E-mail address: admin@greenfieldenviro.co.uk

1.3 Give a brief description of the proposed development Re-Submission of
Planning proposals to allow extraction and processing of
Sand and gravel including the construction of new site access
roads, landscaping and Screening bunds, minerals washing plant and
other associated infrastructure with restoration to agriculture and
nature conservation areas Using inert infill.

1.4 Is the application for:

a. Permanent planning permission YES/NO

b. Temporary planning permission YES/NO

How long is permission sought for?6..... 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 £175 . from Greenfield Environmental

- 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. 1) Site location Date: August 2021

Drawing/Document No. 2) Land ownership plan Appendices
A1) pre-application advice from Oxfordshire CC

Drawing/Document No. 3) Aerial photograph Date: A2) Current site photographs + previous development

Drawing/Document No. 4) River Thames flood map A3) Proposed restoration Strategy

Drawing/Document No. 5) ^{Site plan} AONB + restoration targets Date: A4) Geology + phased construction
A5) Infrastructure + work plan

Drawing/Document No. 6) AONB + conservation targets 8) Proposed road access design
7) Proposed minerals planning plan

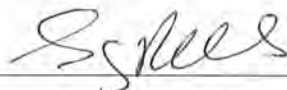
- 1.7 Please indicate the certificates that accompany this application: 9) Proposed site restoration plan

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? _____

- 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: Simon Rees

On behalf of: London Rock Supplies Ltd Date: 3rd September 2021

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 David Periam on 01865 895151. 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 David Periam
Environment & Economy
Speedwell House
Speedwell Street
Oxford. OX1 1NE

SECTION 2

The Application Site

2.1 What is the full address of the site? White Cross Farm
Reading Road, Cholsey, Oxfordshire
Grid Reference: SU 605 877

2.2 Application site area: 19.0 hectares/sq.metres

2.3 Present use of site: Agricultural Land

2.4 If the site is vacant, what was its previous use? Agricultural Land

2.5 What is the applicant's interest in the site (e.g. owner, lessee, prospective purchaser, etc.): LAND OWNER, subject to planning

2.6 When was that interest obtained? 2014

2.7 If lessee, how many years of the lease are remaining? N/A years

2.8 What is the applicant's interest in the adjoining land (as outlined in blue on your site plans)? None

2.9 How many people will be employed on the site?

(please give details in this table)

Existing staff on site (if any)	N/A
New staff arising from this development (inc. any transferred from elsewhere)	10
Additional transport staff arising from this development.	up to 10

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 and gravel

3.3 What is the total surface area of the proposed extraction site (excluding margins)? 15.5 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 550,000

and cubic metres 305,000

3.5 How has this quantity been assessed and calculated? Borehole

drilling and geological modelling

3.6 Please state the expected maximum annual output 140,000 tonnes

3.7 Please give the estimated dates of the following:

(i) Commencement of site-preparation works Spring 2022

(ii) Commencement of extraction Summer 2022

(iii) Completion of extraction 2027

(iv) Completion of restoration (excluding aftercare) 2028

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

topsoil 0.3 metres

subsoil 0.3 metres

other overburden (specify) alluvial clay, 1.0 metres

3.9 Give the expected maximum depth of the working:

below ground surface level 6.5m metres

above Ordnance Datum 40m 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.

See Written Statement and ES

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?

Single Sized gravel and Sharp (concreting) Sand
Sold to local markets in Didcot and South
Oxfordshire

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

Please See Written Statement and ES

3.14 Please describe the restoration proposals for the site, including the method of restoration. Agricultural land and nature conservation
at original levels using imported inert fill

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.

Agricultural land

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.

See Written Statement

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.) | <u>100</u> | % |
| (b) Builders' waste | <u> </u> | % |
| (c) Industrial and commercial waste | <u> </u> | % |
| (d) Household refuse | <u> </u> | % |
| (e) Other waste (please specify below) | <u> </u> | % |
-
- 4.4 Please state the expected source of the waste materials and describe any contractual arrangements to secure these waste materials Earthworks, Construction projects, housing schemes in South Oxfordshire
- 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? 15.5 ha
- 4.8 What is the expected maximum depth of void to be filled? 6.5 metres
- 4.9 What is your estimate of the capacity of the void to be filled? 290,000 cu.m.
- 4.10 How has this capacity been calculated? Geological modelling
- 4.11 Please give the estimated dates for the following:
- | | |
|--|-------------|
| (i) Commencement of landfilling/landraising | <u>2022</u> |
| (ii) Completion of landfilling/landraising | <u>2028</u> |
| (iii) Completion of site restoration (excluding aftercare) | <u>2028</u> |

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 metres
(iii) Other overburden (specify) alluvial clay 1.0 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. Isolated residential properties, nursery school

4.16 Please summarise the proposed measures for monitoring and controlling:

- (i) landfill gas Perimeter boreholes
(ii) leachate Perimeter boreholes

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.

See written statement

4.18 State the proposed after-use of the site following the proposed development.

Agriculture and Nature Conservation.

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

Arable, using best and most versatile soils

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

N/A

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

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.

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

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 wash plant + office / wheel wash
- 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 | <u>140,000</u> | tonnes/year |
| (b) Maximum throughput | <u>150,000</u> | tonnes/year |
- 5.5 What provisions have been made for noise attenuation?
See Written Statement

Buildings

- 5.6 Please state the external dimensions and floor area of each proposed building.
See Written Statement
- 5.7 What are the external materials to be used in the construction of the proposed building/s?
- (i) Walls See Written Statement
- (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.

	Average journeys	Maximum daily journeys	Capacity of lorry	
			Min tonnes/cu.m	Max tonnes/cu.m
Mineral transport lorries	56	80	20	20
Waste transport lorries	10	20	10	20
Other lorries				
Total	66	100		

- 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 ACCESS VIA NOSWORTHY WAY (A4130) WALLINGFORD
BYPASS and A329 READING ROAD

- 6.6 What is the area that the proposal will serve? SOUTH OXFORDSHIRE

- 6.7 Please give details of how mud will be prevented from being taken on to the public highway. wheel wash and hard surfaced access

road prior to highway access

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?

See Written Statement

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 Written Statement

b) Controlling dust and any emissions to air

See Written Statement

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

d) Protecting archaeological features See Written Statement

e) Protecting ecological and geological features See Written Statement

f) Reducing the visual impact of the proposal See written Statement

g) Dealing with any rights of way affected See written Statement

Please submit your application, including plans and any Supporting Statement electronically and in hard copy.

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

David Periam

Development Management Team Leader

Environment & Economy

Speedwell House

Speedwell Street

Oxford. OX1 1NE

Telephone: Enquiries (01865) 895151

E-mail: david.periam@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
Christopher Vought, Reginald Studley, Stephen Studley, James Jeffries	TIA Whitecross Projects Partnership, c/o Hegarty LLP Peterborough	
Anthony John Brasher and Iva Iris Davies	Wyandsworth North Stoke Oxon Starecroft Stoke OXOWN	

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)

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 (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)

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).

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
Mr R. Wyatt	Cripps Farm Southend Road Bradfield Berks	1/8/2021

Signed:



*On behalf of:

London Rock Supplies Ltd.

Date:

2nd September 2021