

OXFORDSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1990

**Town and Country Planning (Development Management Procedure) (England) Order
2015**

REFUSAL OF PLANNING PERMISSION

To: London Rock Ltd, Unit 5 Delta Court, Borehamwood, Hertfordshire, WD6 1FJ

Location of land: Land at White Cross Farm, Wallingford, Oxfordshire

Brief particulars of proposed development: 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 fill

Application No: MW.0115/21

District Council Ref. No. P21/S3961/CM

The OXFORDSHIRE COUNTY COUNCIL as County Planning Authority hereby REFUSE PLANNING PERMISSION for this development.

The reasons for refusal are set out in attached Schedule 1.

The relevant Development Plan policies are set out in attached Schedule 2.

Nicholas Perrins

Head of Strategic Planning

Dated: 03/09/2024

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

IMPORTANT

- The submitted environmental information was taken into consideration in making this decision.

Appeals to the Secretary of State

- If you are aggrieved by the decision of the County Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, however if an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the County Planning Authority's decision on your application then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN (Tel: 0303 444 5000) or online at: [Planning Inspectorate - GOV.UK \(www.gov.uk\)](http://www.gov.uk)
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

- If either the County Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may service a purchase notice on the Council of the District in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Schedule 1

Reasons for Refusal

Due to its location, the proposed development would have an adverse landscape and visual impact on the River Thames, the Thames Path National Trail and on the setting of the Chilterns National Landscape (Area of Outstanding Natural Beauty), contrary to the provisions of policy C8 of the Oxfordshire Minerals and Waste Local Plan – Part 1 Core Strategy and policy ENV1 of the South Oxfordshire Local Plan 2035.

Schedule 2

Relevant Development Plan Policies

Oxfordshire Minerals and Waste Core Strategy (OMWCS):

- M2 - Provision for working aggregate minerals
- M3 - Principal locations for working aggregate minerals
- M5 – Working of Aggregate Minerals
- M10 - Restoration of Mineral Workings
- W6- Landfill and other permanent deposit of waste to land
- C1 - Sustainable Development
- C2 - Climate Change
- C3 - Flooding
- C4 - Water Environment
- C5 - Local Environment, Amenity & Economy
- C6 – Agricultural Land and Soils
- C7 - Biodiversity and Geodiversity
- C8 - Landscape
- C10 - Transport
- C11 - Rights of Way

South Oxfordshire Local Plan (SOLP):

- STRAT1 – The Overall Strategy
- WAL1 – The Strategy for Wallingford
- EMP10 – Development in Rural Areas
- INF1 – Infrastructure Provision
- TRANS2 - Promoting Sustainable Transport and Accessibility
- TRANS4 - Transport Assessments, Transport Statement and Travel Plans
- TRANS5 - Consideration of Development Proposals
- TRANS7 – Development Generating New Lorry Movements
- INF4 – Water Resources
- ENV1 – Landscape and Countryside
- ENV2: Biodiversity – Designated Sites, Priority Habitats and Species
- ENV3 – Biodiversity
- ENV4 – Watercourses
- ENV5 – Green Infrastructure
- ENV6 – Historic Environment
- ENV7 – Listed Buildings
- ENV9 - Archaeology and Scheduled Monuments
- ENV12 – Pollution and Amenity
- EP1 – Air Quality
- EP4 – Flood Risk
- EP5 - Minerals Safeguarding Areas
- DES6 - Residential Amenity
- DES7- Efficient Use of Resources