

OXFORDSHIRE COUNTY COUNCIL

County Planning Authority

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND)
ORDER 2015

To: Hanson Quarry Products Europe Limited
Hanson House
14 Castle Hill
Maidenhead
Berkshire
SL6 4JJ

CONDITIONAL PLANNING PERMISSION

Planning Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for the extraction of sand and gravel and restoration using in situ and imported clay materials to create a wet woodland habitat without complying with condition 1 (Date for completion of restoration) of planning permission no. P16/V0077/CM (MW.0001/16) such that it would be the same date for the completion of restoration as for planning permission no. P16/V2694/CM (MW.0127/16) at Bridge Farm Quarry, Sutton Courtenay, Abingdon, OX14 4PP

The OXFORDSHIRE COUNTY COUNCIL as County Planning Authority hereby GRANT PLANNING PERMISSION for this development SUBJECT TO the conditions set out in the attached Schedule 1.

The reasons for the imposition of the conditions are as set out in the attached Schedule 1.

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

Dated: 16/05/2019

A handwritten signature in dark ink, appearing to read 'S. Falliswell', is written over a light grey rectangular background.

Director for Planning & Place

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

Notes

IMPORTANT

- This permission does not convey or imply any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.
- Application for approval under the Building Regulations must be made to the Council for the district in which the land is situated.

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.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the County Planning Authority's decision, then you must do so within 28 days of the date of this notice, 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: <https://www.gov.uk/planning-inspectorate>
- The Secretary of State can allow a longer period for giving notice of an appeal, but 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.

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 serve 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 - Conditions

Conditions

1. The development shall cease and the site shall be restored no later than three years from the date of commencement of the development permitted by planning permission no. P16/V2694/CM (MW.0127/16) or no later than one year from the date of completion of extraction in phase 7 as permitted by planning permission no. P16/V2694/CM (MW.0127/16) or any subsequent planning permission which may be granted for that development subject to different conditions; whichever is the earlier.

Reason: To ensure restoration takes place in accordance with the underlying mineral permission when working has ended (OMWCS policy M10).

2. The development shall take place only in complete compliance with the approved plans and particulars except as they are modified by conditions of this permission. The approved plans and particulars comprise: application form dated 19/07/12, Planning Statement S55/P15 dated July 2012, Borehole Summary Plan and Mineral Resource Area A and B Drawing Ref S55m/85, Working Proposals Drawing Ref S55m/86, Cross Sections Drawing Ref S55m/88, Assessment Area Plan Drawing No S55m/89, Application Plan Drawing No S55m/90, Cross Sections A-A & B-B Drawing No: S55m/91, Cross Sections C-C & D-D Drawing No: S55m/92, Layout of Proposed Conveyor from Bridge Farm to Plant - Drawing No: S55m/105, Supporting Statement 2003, Application Form 2003, Drawing S1234, 'Sutton Courtenay Quarry Bridge Farm – Dust Control Scheme' dated 10/07/07. 'Hanson Aggregates Sutton Courtenay Sand and Gravel Project Sightline data on 90 deg Bend on B4016 SC to Appleford', Drawing No. 25033-01N 'General Arrangement and Long Section' and 'Hansons Aggregates Bridge Farm, Written Scheme of Investigation for an Archaeological Strip, Map and Record Exercise.
Revised working scheme for phase 4B (stage 1) Drawing No S3/HAN/10/11A
Revised working scheme for phase 4B (stage 2) S3/HAN/10/12B
Revised working scheme for phase 4B (stage 3) S3/HAN/10/13B
Revised restoration scheme for Phase 4B S3/HAN/10/10D
Cross Sections B-B through typical excavation and restoration profiles in Area 4B (Revised Scheme) S3/HAN/10/08D
BRIDGE FM – s73 Nov2015- aftercare scheme (Cond 35) – Revised 20-04-2016
Application form dated 15th December 2015
Document titled 'Details of Soil Storage, Required by Condition 24 of Planning Permission MW.0126/12'
Document titled 'Scheme of Soil Movements Required by Condition 25 of Planning Permission MW.0126/12'
Hydrogeological impact assessment for the proposed deepening of the southern phase 4b extension area of Sutton Courtenay Quarry – v2
Water Monitoring Borehole Location Plan with Replacement Boreholes Drawing No S3/HAN/10/15
Supporting Statement 'Application to OCC to vary planning permission Application number MW.0126/12 (District Ref P12/V1729/CM)' dated December 2015
Application form dated 1st August 2018
Covering letter dated 31st July 2018

Reason: For the avoidance of doubt and to ensure that the development is carried out

in accordance with the approved plans and details.

3. No development shall take place other than in complete accordance with the approved Hydrogeological Impact Assessment for the proposed deepening of the southern phase 4b extension area of Sutton Courtenay Quarry – v2 including the mitigation measures set out in section 5.

Reason: To ensure that the working of mineral beneath the water in phase 4b does not put groundwater quality at risk (OMWCS policy C4).

4. No working shall take place except in accordance with approved working plans S55m/86A, S3/HAN/10/11A, S3/HAN/10/12B and S3/HAN/10/13B, except as modified by other conditions of this permission.

Reason: For the avoidance of doubt and to ensure that the development is carried out as proposed (OMWCS policy C5).

5. No operations authorised or required by this permission shall be carried out and plant shall not be operated, other than during the following hours:
0700 and 1800 hours Mondays to Fridays;
0800 hours to 1200 hours on Saturdays.
No such operations shall take place on Sundays or bank or public holidays or on Saturdays immediately following Bank Holiday Fridays.

Reason: In the interests of the amenities of the area. (OMWCS policy C5).

6. No development shall take place other than in complete accordance with the approved Written scheme of Investigation for an Archaeological Strip, Map and Record Exercise approved pursuant to condition 6 of planning permission no. P16/V0077/CM (MW.0001/16).

Reason: To safeguard the recording and inspection of matters of archaeological importance on the site (OMWCS policy C9 and NPPF chapter 16).

7. A full report for publication based on the staged programme of archaeological evaluation and mitigation carried out in accordance with the approved Written Scheme of Investigation approved pursuant to condition 6 of planning permission no. P16/V0077/CM (MW.0001/16) shall be produced and submitted to the Minerals Planning Authority within 3 months of it being produced.

Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2019) (OMWCS policy C9).

8. No reversing beepers or other means of warning of reversing vehicles shall be fixed to, or used on, any mobile site plant other than beepers that use white noise.

Reason: to protect the residents of Appleford and Sutton Courtenay from noise intrusion (OMWCS policy C5).

9. No plant, machinery or vehicles shall be used on site unless fitted with effective silencers.

Reason: To safeguard the amenity of the area and of local residents (OMWCS policy C5).

10. Noise levels from site activities during the 'temporary operations' of stripping the overburden and construction and removal of the southern and eastern bunds shall not exceed 57dBLAeq(1 hour.) The 'temporary operations' shall not occur for more than 28 days at one time with a gap of at least 28 days between 'temporary operations.'

Reason: To safeguard the amenity of the area and of local residents (OMWCS policy C5).

11. Noise levels from site activities during the 'temporary operations' of stripping the overburden and construction and removal of the southern and eastern bunds shall not exceed 57dBLAeq(1 hour.) The 'temporary operations' shall not occur for more than 28 days at one time with a gap of at least 28 days between 'temporary operations.'

Reason: To safeguard the amenity of the area and of local residents (OMWCS policy C5).

12. Except for the defined temporary operations, the equivalent continuous noise level, LAeq, 1 hour, free field at noise sensitive premises, Bridge Farm and Bridge House, as marked on approved plan S55m/86A, shall not exceed 50dB(a) (freefield and at a measurement height of 1.5 metres, at a point 1 metre from the face of the dwelling.) Any measurement taken to verify compliance shall have regard to the effects of extraneous noise and shall be corrected for any such effects.

Reason: To safeguard the amenity of the area and of local residents (OMWCS policy C5).

13. No vehicle shall exceed 25 kph on site

Reason: To aid in dust suppression in the protection of the amenities of local residents (OMWCS policy C5).

14. No development shall take place other than in accordance with the approved scheme for the minimisation of the emission of dust 'Sutton Courtenay Quarry Bridge Farm – Dust Control Scheme' dated 10/07/07. The approved scheme shall be implemented in full and the suppression equipment thereafter maintained in accordance with the manufacturer's instructions for the duration of the permission.

Reason: To protect the amenities of local residents (OMWCSP policy C5).

15. Material shall not be handled and moved if conditions are such that this creates a visible dust cloud.

Reason: To aid dust suppression in the protection of the amenities of local residents (OMWCS policy C5).

16. No lorries shall enter the working area unless loaded with clay and none shall leave the working area unless loaded with soil.

Reason: To reduce the number of vehicle movements across the B4016 (OMWCS policy C5).

17. No HGVs shall cross the B4016 from and to the site unless temporary traffic lights are installed and operated.

Reason: In the interests of highway safety (OMWCS policies C5 and C10).

18. Sight lines shall be maintained in accordance with approved details 'Hanson Aggregates Sutton Courtenay Sand and Gravel Project Sightline data on 90 deg Bend on B4016 SC to Appleford' until the bund is removed.

Reason: In the interests of highway safety (OMWCS policy C5).

19. No import of clay to the working area or export of soil from it shall take place except during the months of June, July and August.

Reason: To reduce the potential for mud on the road and limit the duration of HGV's crossing the B4016 (OMWCS policies C5 and C10).

20. All work of soil stripping, stockpiling and reinstatement should be carried out when the material is in a dry and friable condition.

Reason: To minimise structural damage and compaction of the soil and to aid the final restoration of the site (OMWCS policies M10 and C6).

21. Plant or vehicle movement shall be confined to clearly defined haul routes agreed in writing by the Minerals Planning Authority, or to the overburden/infill surface and shall not cross areas of topsoil and subsoil except for the express purpose of soil stripping or replacement operations.

Reason: To minimise structural damage and compaction of soil and to aid the final restoration of the site (OMWCS policies M10 and C6).

22. All topsoil, subsoil, and soil making material which is not to be exported to the adjoining FCC landfill site for beneficial use in agricultural restoration shall be retained on the site.

Reason: Soils are required on site to ensure a satisfactory restoration of the land. (OMWCS policies M10 and C6).

23. Soil storage bunds shall not exceed 3m in height and all bunds intended to remain in situ for more than 6 months or over the winter shall be grassed over/vegetated and kept weed free.

Reason: To reduce the impact of the development on the locality (OMWCS policy C5).

24. No development shall take place other than in accordance with the approved Document titled 'Details of Soil Storage, Required by Condition 24 of Planning Permission MW.0126/12'.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity (OMWCSP policy C4).

25. All soil movement shall be carried out in complete accordance with the approved Document titled 'Scheme of Soil Movements Required by Condition 25 of Planning Permission MW.0126/12'.

Reason: To ensure the development is carried out in a manner that minimises impact on the environment and amenities of the local area (OMWCS policy C5).

26. In any part of the site where differential settlement occurs during the restoration and aftercare period, the applicant, where required by the Minerals Planning Authority, shall fill the depression to the final settlement contours specified with suitable imported soils, to a specification to be submitted to and approved in writing by the Minerals Planning Authority.

Reason: To ensure that the final landform is acceptable (OMWCS policy C5).

27. The access road, visibility splays and manoeuvring provision shall be laid out, constructed, surfaced, retained and maintained in accordance with the approved scheme Drawing No. 25033-01N 'General Arrangement and Long Section'.

Reason: To ensure the access road is constructed with due regard to highway safety and the local environment (OMWCS policies C5 and C10).

28. The surfacing of the site access shall be maintained in a good state of repair and kept clean and free of mud and other debris at all times until such time as it is no longer required for these operations or the completion of site restoration and aftercare, whichever is sooner.

Reason: In the interests of highway safety and safeguarding the local environment (OMWCS policies C5 and C10).

29. All reasonable steps shall be taken to ensure that all vehicles leaving the site are in such condition as not to create dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site.

Reason: In the interests of highway safety and to prevent mud and dust getting on the highway (OMWCS policies C5 and C10).

30. A survey of the road surface at the point of crossing of the B4016 shall be undertaken and submitted to the Mineral Planning Authority within 1 month of the completion of restoration.

Reason: In the interests of highway safety and safeguarding the local environment

(OMWCS policies C5 and C10).

31. Signage shall be maintained alongside the B4016 warning of vehicles crossing, for the duration of the operation.

Reason: In the interests of highway safety (OMWCS policies C5 and C10).

32. Restoration of the site shall be in complete accordance with approved plan Revised restoration scheme for Phase 4B S3/HAN/10/10D and approved aftercare scheme BRIDGE FM – s73 Nov2015- aftercare scheme (Cond 35) – Revised 20-04-2016.

Reason: To ensure that the site is restored in an orderly manner to a condition capable of beneficial afteruse and in the interests of the amenity of local residents. (OMWCS policy M10).

33. Notwithstanding condition 32 no hedgerow restoration shall take place along the B4016.

Reason: In the interests of highway safety (OMWCS policies C5 and C10).

34. At any one time no more than two phases as shown on approved plan S55m/86A, as amended by the approved amended working schemes for phase 4B, shall be other than restored or not yet worked.

Reason: To reduce the impact of the development on the amenities of local residents and to ensure the progressive working and restoration of the site (OMWCS policies C5, C6 and M10).

35. The approved aftercare scheme BRIDGE FM – s73 Nov2015- aftercare scheme (Cond 35) – Revised 20-04-2016 shall be fully implemented for a 5 year period following the completion of restoration.

Reason: To comply with the requirements of Schedule 5 of the Town & Country Planning Act 1990 and to ensure that the reclaimed land is correctly husbanded and to bring the land to the standard required for agriculture and nature conservation (OMWCS policies C6 and C10).

36. There shall be no raising of existing ground levels on the site.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity (OMWCSP policy C4).

37. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Reason: to prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity (OMWCS policy C4).

38. Groundwater monitoring shall take place in accordance with approved plan Water Monitoring Borehole Location Plan with Replacement Boreholes Drawing No

S3/HAN/10/15 and 'Bridge Farm Sutton Courtenay Groundwater Monitoring Scheme in accordance with condition 38'.

Reason: To assess the risk of effects arising from changes in groundwater levels (OMWCS policy C4).

39. Any oil, fuel, lubricant and other potential pollutants shall be handled on the site in such a manner as to prevent pollution of any watercourse or aquifer. For any liquid other than water, this shall include storage in suitable tanks and containers which shall be housed in an area surrounded by bund walls of sufficient height and construction so as to contain 110% of the total contents of all containers and associated pipework. The floor and walls of the bunded areas shall be impervious to both water and oil. The pipes should vent downwards into the bund.

Reason: To minimise the risk of pollution of watercourses and aquifers (OMWCS policy C4).

Informatives

Compliance with National Planning Policy Framework

In accordance with paragraph 38 of the NPPF Oxfordshire County Council takes a positive and creative approach and to this end seeks to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. We seek to approve applications for sustainable development where possible. We work with applicants in a positive and creative manner by;

- offering a pre-application advice service, and
- updating applicants and agents of any issues that may arise in the processing of

their application and where possible suggesting solutions. In this case no issues arose.

Protected Species

If any protected species (e.g. reptiles, amphibians, bats, badgers, dormice, otters, water voles, breeding birds) are found at any point, all work should cease immediately. Killing, injuring or disturbing any of these species could constitute a criminal offence. Before any further work takes place a suitably qualified ecological consultant should be consulted for advice on how to proceed. Work should not recommence until a full survey has been carried out, a mitigation strategy prepared and licence obtained (if necessary) in discussion and agreement with Natural England.

Breeding Birds

All bird nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended) which makes it illegal to intentionally take, damage or destroy the nest of any wild bird while it is use or being built. Therefore, no removal of [trees, scrub, hedgerows, grassland] should take place between 1st March and 31st August inclusive to prevent committing an offence under the Wildlife & Countryside Act 1981 (as amended).

Badgers

All deep excavations should be suitably ramped and any pipe-work associated with the development covered overnight to minimise the risk of badgers being inadvertently killed

and injured within the active quarry after dark. This is to ensure the protection of badgers and avoid committing a criminal offence under the Badger Act 1992

Schedule 2 - Relevant Development Plan Policies

Oxfordshire Minerals and Waste Core Strategy

- Policy M10 (Restoration of Mineral Workings)
- Policy C1 (Sustainable development)
- Policy C2 (Climate change)
- Policy C4 (Water environment)
- Policy C5 (Local environment, amenity and economy)
- Policy C8 (Landscape)

Oxfordshire Minerals & Waste Local Plan

SC3 – Routeing agreements in the Sutton Courtenay area

Vale of White Horse Local Plan 2011

DC9 – Neighbouring amenity

Vale of White Horse Local Plan 2031 Part 1

Core Policy 1 – Presumption in favour of sustainable development