

For: PLANNING AND REGULATION COMMITTEE – 22 FEBRUARY 2016

**By: DEPUTY DIRECTOR FOR ENVIRONMENT & ECONOMY
(STRATEGY & INFRASTRUCTURE PLANNING)**

**PROGRESSIVE EXTRACTION OF SAND AND GRAVEL,
IMPORTATION OF INERT WASTE MATERIALS WITH
RESTORATION TO NATURE CONSERVATION AND AN
AGRICULTURAL RESEVOIR AT SUTTON WICK. ABINGDON**

Division Affected: Sutton Courtenay and Marcham
Contact Officer: Mary Thompson **Tel:** Oxford 815901
Location: Camas Land, Bassett Lane, Sutton Wick
Application No: MW.048/05 **District ref No.** DRA/3595/3-CM
District Council Area: Vale of White Horse
Applicant: Tuckwells
Application Received: 15 September 2005

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Part 1 – Facts and Background

1. On 18 May 2015 Planning & Regulation committee granted planning permission for sand and gravel extraction from Camas Land, Sutton Wick (item number PN7, minute number 28/15).
2. Planning permission has not yet been issued for this development. This was initially due to the need to complete a Section 106 legal agreement for long term management of the restored site. This was completed on 12 October 2015. The permission was then due to be issued. However, an officer from the monitoring and enforcement team visited the site on 22 October and noticed that soil had been removed from the western part of Camas Land north of Bassett Lane. The area of land affected covered parts of both Phase A and Phase D on the original working plan. Therefore planning permission was not issued, as it would not have been possible for the applicant to comply with the approved plan, which required working to be complete in phases A-C before phase D is disturbed.
3. Further investigations have subsequently taken place into the works which have been carried out. The monitoring and enforcement team have concluded that the works relate to drainage improvement and do not amount to the unauthorised commencement of this development. However, it remains the case that the developer would not be able to fully accord with the approved working plan, due to soil having been removed from the western half of the northern part of Camas Land, encompassing land from two separate phases. The phasing was designed to ensure that the vegetation coverage on phase D was retained for as long as possible to allow vegetation on phase A to establish following its working and restoration before vegetation on phase D was disturbed. This was necessary due to the ecological value of the area of the site to the north of Bassett Lane.
4. The developer has now submitted an amended working plan, showing a different order of phasing. Instead of working the northern half of the area to the north of Bassett Lane, then the area to the south of Bassett Lane and returning to the southern half of the area to the north of Bassett Lane as the last phase, it is now proposed to split the area to the north of Bassett Lane into an eastern section and a western section. The western section would be worked first, working would move to the south of Bassett Lane and then the last phase would be the eastern section. The current and proposed working plans are shown on Plan 1.
5. The site has been sold since the application was first submitted. Therefore, the operator who would implement this consent and who has proposed the amended working plan, is not the same as the applicant for the original application.

Part 2 – Other Viewpoints

Consultations

6. A limited re-consultation was held to seek views on the amended phasing plan. Consultations have been sent to Drayton Parish Council, Sutton Courtenay Parish Council, the local County Councillor, the Environment Agency, BBOWT, Lead Local Flood Authority, the closest residents to the extraction area and the Ecologist Planner. The consultation period runs until 24 February 2016. No consultation responses have been received at the time of drafting the report, however responses will be reported in an addenda.

Part 3 – Analysis and Conclusions

Comments of the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning)

7. It is not anticipated that the proposed working scheme would lead to any significantly different impacts compared to the previously proposed working scheme. However, any further comments received from consultees will be taken into account and reported to committee.
8. It is very disappointing that the applicant has undertaken works to the site which make it impossible to comply with a plan that they had put forward for approval, especially as that plan had been specifically designed to mitigate the loss of high quality habitat. However, subject to the amended plan also being acceptable to consultees, the replacement of the original plan with the amended plan does not change the conclusions of the May 2015 committee report with regards to the acceptability of the proposed mineral extraction in this area.

Subject to consultees not identifying any unacceptable additional impacts and so raising overriding objections to the amended application, it is recommended that the proposed new working scheme is approved, allowing the permission for this development to be issued. Should any overriding objections be received then the application would be reported back to the committee for further consideration.

RECOMMENDATION

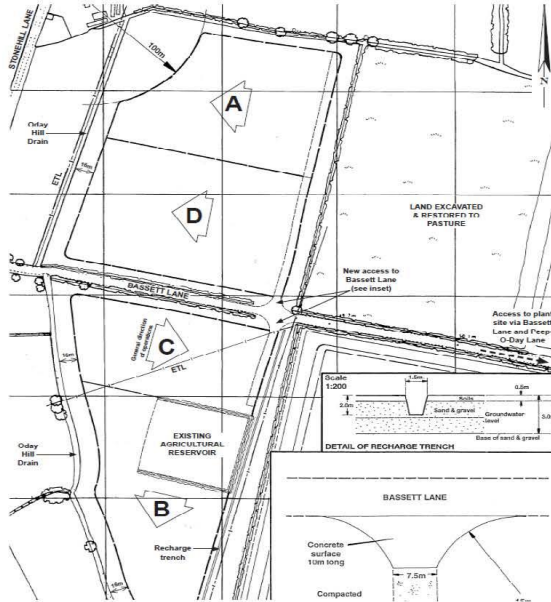
9. **It is RECOMMENDED that if at the end of the current consultation period no overriding objection has been received to the amended working plan, that plan is approved instead of the previous working plan when application MW.048/05 is otherwise approved in accordance with the previous decision of the Planning and Regulation committee on 18 May 2015.**

BEV HINDLE

Deputy Director for Environment & Economy (Strategy & Infrastructure Planning)

**Plan 1 – Camas Land,
Sutton Wick MW.048/05**

Previous phasing plan:



Amended phasing plan:

