

Assessment of Site Options – Stage 1b Assessment of Sand and Gravel Sites

Summary of assessment outcomes

Site No.	Site Name	Conclusion from Stage 1b Assessment by Adams Hendry	OCC Comments
SG-08	Lower Road, Church Hanborough	<p>This is very large, new site within the Green Belt and in close proximity to the AONB comprising of three parcels of land. As the allocation of the western parcel of land may hinder the public transport corridor proposals between Hanborough Station and the Cotswold Garden Village in line with Policy EW10 and paragraph 9.5.110 of West Oxfordshire Local Plan, it is considered that this part of the site is not suitable for allocation.</p> <p>Having regard to the detailed appraisal of the landscape and ecology specialists, it is evident that mineral working on the eastern and southern parcels may have potential to have a significant impact on biodiversity and landscape. [Note: awaiting results of HRA Screening from AECOM] without mitigation.</p> <p>Whilst the close proximity of the site to the proposed Cotswold Garden Village, may offer a potential local market for mineral</p>	<p>The site is within the SRA, but is a new quarry rather than an extension.</p> <p>The site is 210ha in size, and although the reserve and the output is unknown it is likely to be far larger than the 0.5mt required to be dug in the northern part of the county.</p> <p>The site would impact on the West Oxfordshire District Council plans for a garden village.</p>

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		<p>supply and beneficial opportunities if the site were to be worked (subject to careful phasing to avoid any adverse impacts on local amenity) and potential opportunities to secure biodiversity gain and improved countryside access, the allocation of the site may give rise to cumulative environmental effects both individually and in combination with other existing mineral and waste sites as well as the proposed Cotswold Garden Village. There are also a number of nominated sites in the vicinity.</p> <p>The Core Strategy acknowledges that the rate and intensity of mineral working and the consequential cumulative impacts on local communities, including the generation of traffic, particularly on the A40, and impacts on local rivers and ground flows are of concern in Western Oxfordshire.</p> <p>As the site is a nomination for a new site in the Green Belt and not a proposed extension to an existing site and is located in the northern part of the County where the requirement for additional sand and gravel provision for the plan period is relatively small, there may be other potential options to meet sharp sand and gravel requirements within the Thames, Lower Windrush and Lower Evenlode</p>	
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		Valleys area that may offer a more sustainable location for mineral working in accordance with Policy M4 of the Core Strategy.	
SG-9 & SG-59	Land N Drayton St Leonard & Berinsfield & land at Stadhampton	<p>The site lies within Southern Oxfordshire and within the strategic resource area and therefore allocation would accord with the principles set out in Core Strategy Policy M3. However, the site is a significant site within the Green Belt where mineral extraction is only considered appropriate development if it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Given the size of the nominated site, the landscape and visual impact is considered to be substantial and there is a risk that it would erode the gap between Drayton St Leonard, Newington and Stadhampton.</p> <p>The site is in an area of high archaeological potential and therefore further assessment would need to be undertaken to determine whether any mineral extraction would be possible without having a significant adverse impact on the historic environment.</p> <p>There are capacity issues on the highway network at peak times which would need</p>	<p>The site is within SRA, but is a new quarry rather than an extension.</p> <p>Impact on historic and archaeological potential.</p> <p>Highway issues at peak capacity.</p>

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		to be mitigated should this site be allocated.	
SG-11 & SG-65	Land situated NE of Sonning Eye (Caversham phases 'D' & 'E')	<p>In line with the Core Strategy, the requirement for additional sites for sharp sand and gravel should be met primarily in the southern part of the County particularly over the first half of the plan period. As the Caversham Quarry has an extant consent for mineral working (MW.0158/11) with extraction of minerals to cease by 31.12.2027, it will contribute to meeting Oxfordshire's need's over the Local Plan period not least as most of the reserve has yet to be worked. Restoration of the existing permitted Quarry is required by 31.12.2029.</p> <p>Given the long history of mineral working in this area, the proposed extension to the Quarry is considered suitable for allocation, subject to appropriate mitigation, including a potential buffer to mitigate impact on Sonning Conservation Area and the amenity of local residents. However, careful consideration will be required to the phasing of works to avoid any potential adverse cumulative impacts arising from the existing works at Caversham Quarry and the works at proposed site proceeding concurrently, particularly in relation to highway impacts. It is likely that the additional capacity</p>	<p>Within the SRA and is an extension to a quarry.</p> <p>The site cannot come online until 2029, so at most it would contribute 2 years of mineral working within the plan period. At a capacity of 170,000tpa. The site would give only 340,000tonnes within the plan period.</p>

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		<p>proposed at this site would need to be phased to come forward towards the latter part of the Plan Period. There may therefore be only limited scope for mineral working early in the Plan period.</p>	
<p>SG-17</p>	<p>Land at Culham</p>	<p>In line with the Core Strategy, the requirement for additional sites for sharp sand and gravel should be met primarily in the southern part of the County particularly over the first half of the plan period. However, the priority of the Core Strategy is for the extension of existing quarries, where environmentally acceptable, before working new sites.</p> <p>It is judged that the site is unlikely to meet all of the criteria as set out in Policy M4 in particular in respect of the highway network which has severe capacity and congestion issues, and potential adverse impacts on designated heritage assets.</p> <p>The allocation of the site may threaten the strategy in the emerging South Oxfordshire Local Plan 2011-2034 which was submitted for Examination in March 2019 in particular if works were to progress prior to the Thames River crossing being in place to help address existing capacity issues on the highway network around Didcot. Furthermore, residential amenity of future residents of</p>	<p>The site is within the SRA but would be a new quarry rather than an extension.</p> <p>The highway network is at severe capacity.</p> <p>Potential harm to designated heritage assets, including a SAM.</p> <p>The allocation of the site might threaten the strategy in the emerging SOLP 2034.</p> <p>The majority of the site is in flood zones 2 and 3.</p>

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		<p>Land Adjacent to Culham Science Centre would need to be protected.</p> <p>The site has other constraints including a scheduled monument on the western edge of the site and the majority of the site being located in flood zones 2 or 3. The site is also entirely within the Oxford Green Belt. Mineral extraction is not inappropriate in the Green Belt, provided it preserves openness and does not conflict with the purpose of including land within. However exceptional circumstances for the release of the site for mineral working would need to be justified.</p> <p>On this basis, the site should not be allocated in the Local Plan unless other considerations clearly outweigh the harm to the Green Belt.</p>	
SG-18	Land near Standlake	<p>This area has a long history of mineral working, with the extant consent granted for mineral working (on appeal) to the east of the site at Stonehenge Farm in 2019 to be worked by the end of 2023, with the site restored by the end of 2024.</p> <p>The nominated site is to the east of Stonehenge Farm, and albeit that is located to the north of the A415, the presence of mineral extraction at Stonehenge will change the landscape</p>	<p>The site adjoins an area with extant permission to the east that was granted on appeal.</p> <p>The site would have an estimated yield of 0.5mt.</p> <p>Mitigation would be needed for the areas high archaeological significance and to protect residential amenity.</p>

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		<p>character of the area north of the A415 over the next few years.</p> <p>Mineral workings at the nominated site, is proposed to use the existing access to Stanton Quarry with minerals transported via Stanton Quarry by conveyor or jet pump and then by road in accordance with the existing lorry routing agreement in place for Stanton Quarry.</p> <p>Mitigation will be required as this area is identified by Historic England as being of high archaeological significance and requiring physical preservation (Oxfordshire Aggregates and Archaeology Assessment). Measures to protect residential amenity must also be in place.</p> <p>However, the site is considered suitable for allocation within the Sites Plan, with works to be phased after 2023 (assuming that mineral extraction will have ceased by that date at Stonehenge Farm) to avoid any adverse cumulative impacts. Restoration of the site must contribute to meeting the aims and objectives of the Lower Windrush Project area.</p>	
SG-20	Land between Eynsham & Cassington	This is a large new site within the northern Oxfordshire rather than an extension and is located within the Green Belt. Works at the existing Cassington Quarry are due to	The site is within the SRA but would be a new quarry rather than an extension.

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		<p>cease in 2020 The use of the site for this mineral resource would therefore be likely to require planning permission for a new processing plant as the existing plant at Cassington Quarry has been removed. However, may be possible to use the existing purpose built grade separated access for Cassington quarry to the A40. A new access off A40 is unlikely to be acceptable to County Highways or Highways England. Works to Cassington Road may be required to make this acceptable for access.</p> <p>The requirement for additional sand and gravel provision over the plan period is relatively small in northern Oxfordshire, there may be other potential options to meet sharp sand and gravel requirements within the Thames, Lower Windrush and Lower Evenlode Valleys area that may offer a more sustainable location for mineral working in accordance with Policy M4 of the Core Strategy. As the site is in the Green Belt, and is considered a new site, it is likely that development would not be considered to preserve the openness of the Green Belt, noting the landscape and visual sensitivity of the site.</p>	<p>Proximity to Oxford Meadows (SAC)</p>
<p>SG-20a</p>	<p>Land between Eynsham & Cassington</p>	<p>This is a large new site within the northern Oxfordshire rather than an extension and is located within the Green Belt. Works at</p>	<p>The site is within the SRA but would be a new quarry rather than an extension.</p>

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		<p>the existing Cassington Quarry are due to cease in 2020. The use of the site for this mineral resource would therefore be likely to require planning permission for a new processing plant as the existing plant at Cassington Quarry has been removed. However, may be possible to use the existing purpose built grade separated access for Cassington quarry to the A40.</p> <p>Given the proximity of the site to the Oxford Meadows SAC and other environmental constraints affecting the eastern parcel of the site nomination in particular, it is not recommended that this part of the site is allocated. The western parcel remains a sizeable area (32 ha) and with appropriate buffers and mitigation in place in particular to safeguard the River Thames and Evenlode, may offer potential to meet sharp sand and gravel requirements within the Thames, Lower Windrush and Lower Evenlode Valleys area. However, as the site is in the Green Belt, and arguably can be considered a new site, it is likely that development would not be considered to preserve the openness of the Green Belt, noting the landscape and visual sensitivity of the site.</p>	<p>Proximity to Oxford Meadows (SAC)</p> <p>The Eastern parcel of the site would be subject to environmental constraints.</p> <p>Mitigation and buffers would be needed to protect the rivers Thames and Evenlode.</p>
SG-20b	Land between Eynsham & Cassington	This is a large new site within the northern Oxfordshire rather than an extension and is located within the Green Belt. Works at	The site is within the SRA but would be a new quarry rather than an

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		<p>the existing Cassington Quarry are due to cease in 2020. The use of the site for this mineral resource would therefore be likely to require planning permission for a new processing plant as the existing plant at Cassington Quarry has been removed.</p> <p>A new access onto Cassington Road, which would need improvement, would also be required. Use of the existing purpose built grade separated access for Cassington quarry to the A40 may be an option but would need further investigation.</p> <p>The site's proximity to the ecological receptors, the Siemens factory and residential development in Eynsham would also require mitigation.</p> <p>The requirement for additional sand and gravel provision over the plan period is relatively small in northern Oxfordshire, there may be other potential options to meet sharp sand and gravel requirements within the Thames, Lower Windrush and Lower Evenlode Valleys area that may offer a more sustainable location for mineral working in accordance with Policy M4 of the Core Strategy. As the site is in the Green Belt, and is considered a new site, it is likely that development would not</p>	<p>extension, which is the preference in policy M3.</p> <p>Mitigation would be needed to reduce impact on ecological, and sensitive receptors.</p> <p>The site has an estimated reserve of 1.86mt.</p>
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		be considered to preserve the openness of the Green Belt, noting the landscape and visual sensitivity of the site.	
SG-23	Windrush North, Gill Mill, Ducklington	<p>The site is a nominated as an extension to Gill Mill Quarry however the extant consent (MW.0050/13) would take the working life of the quarry beyond the end of the period of the Minerals & Waste Local Plan (31.12.2031) by some 3 years, to 2034. This site nomination, if allocated in the Sites Plan, would therefore not increase the sharp sand and gravel provision available for working within the plan period. There is a concentration of remaining permitted reserves within northern Oxfordshire.</p> <p>Should additional capacity be required, the northern part of the site may be suitable for allocation.</p>	<p>The site would not be worked until 3 years after the end of the plan period.</p> <p>Without prejudice to its suitability for future reviews of the Minerals and Waste Local Plan it is not a suitable allocation at this time.</p>
SG-27	Vicarage Pit, Cogges Lane, Stanton Harcourt	<p>The site was nominated in 2009. There has been no indication from the site operator as to whether this site is still available.</p> <p>This site, if allocated in the Sites Plan, would not increase the sharp sand and gravel provision available for working within the plan period if it was to be worked as an extension to Gill Mill Quarry. On this basis the site should be allocated as an extension.</p>	<p>If the site is considered as an extension to Gill Mill it would not be worked until after the end of the plan period.</p> <p>If it is considered to be a new site it is also subject to other constraints identified in the high level assessment which also indicate mitigation would be required including visual impacts, and impacts</p>

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		<p>If the site were to be worked as a new, free-standing quarry then it is unlikely to be the most sustainable as the priority is to bring forward sites for sand and gravel extraction in southern Oxfordshire to ensure there is more equal split of production capacity between north and south. Policy M4 states the priority is for the extension of existing quarries before working new sites.</p> <p>Other potential constraints as identified at the high level assessment also indicate that mitigation would be required including to offset visual impacts and impacts on residential amenity and historic assets. Potential cumulative effects would also need to be considered further should this site be allocated in combination with other existing and nominated sites in the vicinity.</p>	<p>on residential amenity and historic assets.</p>
<p>SG-29</p>	<p>Sutton Farm, Sutton</p>	<p>The site is a new site and is located in the northern part of the County where the requirement for additional sand and gravel provision for the plan period is relatively small. There may therefore be other potential options, including extensions to existing sites, to meet sharp sand and gravel requirements within the Thames, Lower Windrush and Lower Evenlode Valleys area that may offer a more sustainable location for mineral working in</p>	<p>The site is within the SRA but would be a new quarry rather than an extension, which is the preference in policy M3.</p> <p>A footpath would be required to be diverted.</p> <p>There would be a possible loss of grade 2 agricultural land.</p>

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		<p>accordance with Policy M4 of the Core Strategy.</p> <p>The site is however not in the Green Belt. If additional capacity is required, then this site may be suitable for allocation with appropriate mitigation in place to safeguard the amenity of local residents, the conservation area and sensitive ecological receptors. The existing footpath would need to be diverted. There would also be the loss of Grade 2 agricultural land.</p>	
SG-42	Nuneham Courtney	<p>In line with the Core Strategy, the requirement for additional sites for sharp sand and gravel should be met primarily in the southern part of the County particularly over the first half of the plan period. Whilst this site may be suitable for allocation with appropriate mitigation in place to protect historic assets, mitigate visual and ecological impacts and protect residential amenity, there is a potential highway constraint to providing a new/improved access onto the A4074.</p> <p>The site is also within in the Oxford Green Belt. Mineral extraction is not inappropriate in the Green Belt, provided they preserve its openness and do not conflict with the purpose of including land within. It is unlikely that exceptional circumstances for</p>	<p>The site is within the SRA but would be a new quarry rather than an extension, which is the preference in policy M3.</p> <p>Potential highway constraint to providing adequate access onto the A4074.</p>

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		the release of the site for mineral working could be justified.	
SG-60	White Cross Farm	Awaiting outcome of application –	The site is not suitable for allocation, as it is the subject of an application that would involve restoration to a marina. The development of a marina in that location would be contrary to development plan policy and it has not been suggested that the material would be excavated for any other reason.
SG-62	Appleford	<p>The site promoter is proposing that the minerals will be moved by conveyor to the existing Sutton processing plant (subject to crossing the railway) and to use the existing transportation arrangements as for the Sutton Courtney Quarry. Very limited vehicular access would be required from the A4130.</p> <p>As operations at Bridge Farm to the north of the main Sutton Courtenay quarry are due to wind down in the next few years, some existing traffic would be removed from the highway network. Careful phasing of works at this site may therefore result in no/low additional traffic? [TBC]</p> <p>The site is located adjacent to an area of land safeguarded to support the delivery of a new Thames River Crossing between Culham and Didcot. As such any</p>	<p>The site is within the SRA and is proposed as an extension, but it's location suggests it would be a stand alone site.</p> <p>Careful phasing would be needed to avoid cumulative impacts.</p>

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		<p>development at this site must not prejudice the construction or operation of the scheme which is identified as of strategic importance to unlock growth in the Science Vale area and which has recently been approved for Housing and Infrastructure Fund (HIF).</p> <p>This may be a suitable site for allocation in the Sites Local Plan, as an extension to an existing site, free of Green Belt and AONB constraints and in southern Oxfordshire. Careful phasing to avoid cumulative impacts, particularly traffic with Sutton Courtney existing minerals and waste site. Can the railway be easily crossed???</p>	
SG-63	Finmere Quarry	<p>The site lies within northern Oxfordshire outside a strategic resource area. Core Strategy Policy M3 makes it clear that the principal locations for aggregate minerals extraction will be within the strategic resource area and that sites will be allocated for sharp sand and gravel working to meet the requirement in Policy M3 such that approximately 25% of the additional tonnage requirement is in northern Oxfordshire and approximately 75% is in southern Oxfordshire.</p> <p>The site has good access to the lorry route network, would not have a significant landscape or visual impact and subject to</p>	<p>The site is not a suitable for allocation in the SP as it is outside the SRA and therefore not in accordance with the strategy as set out in policy M3 of the Core Strategy.</p>

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		<p>appropriate mitigation, would not have an adverse impact on ecological receptors. However, whilst the area has a long history of mineral working, given that the site does not accord with the general principles set out in Policy M3, it is not recommended that the site is allocated in the Sites Allocation Document unless it can be demonstrated the requirements set out in Policy M2 cannot be met on alternative sites within the strategic resource area.</p>	
SG-67	Sutton Wick Quarry	<p>The site lies within southern Oxfordshire outside a strategic resource area. Core Strategy Policy M3 makes it clear that the principal locations for aggregate minerals extraction will be within the strategic resource area and that sites will be allocated for sharp sand and gravel working to meet the requirement in Policy M3 such that approximately 25% of the additional tonnage requirement is in northern Oxfordshire and approximately 75% is in southern Oxfordshire.</p> <p>The site has reasonable access to the lorry route network but would rely on routes experiencing peak hour congestion. The southern part of the nominated site is within the Green Belt, where mineral extraction is not inappropriate provided it</p>	<p>The site is not a suitable for allocation in the SP as it is outside the SRA and therefore not in accordance with the strategy as set out in policy M3 of the Core Strategy.</p>

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		<p>preserves openness and does not conflict with the purpose of including land within it.</p> <p>Given that the site does not accord with the general principles set out in Policy M3, it is not recommended that the site is allocated in the Sites Allocation Document unless it can be demonstrated the requirements set out in Policy M2 cannot be met on alternative sites within the strategic resource area.</p>	
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