

To: Members of the Planning & Regulation Committee

***Notice of a Meeting of the Planning & Regulation
Committee***

Monday, 28 May 2012 at 2.00 pm

County Hall, New Road, Oxford



Peter G. Clark
County Solicitor

May 2012

Contact Officer: **Graham Warrington**
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Members are asked to contact the case officers in advance of the committee meeting if they have any issues/questions of a technical nature on any agenda item. This will enable officers to carry out any necessary research and provide members with an informed response.

Membership

Chairman – Councillor Steve Hayward
Deputy Chairman - Councillor Mrs Catherine Fulljames

Councillors

Alan Armitage	Ray Jelf	John Sanders
Tony Crabbe	Stewart Lilly	Lawrie Stratford
Anda Fitzgerald-O'Connor	David Nimmo-Smith	John Tanner
Patrick Greene	Neil Owen	
Jenny Hannaby	G.A. Reynolds	

Notes:

- **Date of next meeting: 9 July 2012**

Declarations of Interest

This note briefly summarises the position on interests which you must declare at the meeting. Please refer to the Members' Code of Conduct in Part 9.1 of the Constitution for a fuller description.

The duty to declare ...

You must always declare any "personal interest" in a matter under consideration, i.e. where the matter affects (either positively or negatively):

- (i) any of the financial and other interests which you are required to notify for inclusion in the statutory Register of Members' Interests; or
- (ii) your own well-being or financial position or that of any member of your family or any person with whom you have a close association more than it would affect other people in the County.

Whose interests are included ...

"Member of your family" in (ii) above includes spouses and partners and other relatives' spouses and partners, and extends to the employment and investment interests of relatives and friends and their involvement in other bodies of various descriptions. For a full list of what "relative" covers, please see the Code of Conduct.

When and what to declare ...

The best time to make any declaration is under the agenda item "Declarations of Interest". Under the Code you must declare not later than at the start of the item concerned or (if different) as soon as the interest "becomes apparent".

In making a declaration you must state the nature of the interest.

Taking part if you have an interest ...

Having made a declaration you may still take part in the debate and vote on the matter unless your personal interest is also a "prejudicial" interest.

"Prejudicial" interests ...

A prejudicial interest is one which a member of the public knowing the relevant facts would think so significant as to be likely to affect your judgment of the public interest.

What to do if your interest is prejudicial ...

If you have a prejudicial interest in any matter under consideration, you may remain in the room but only for the purpose of making representations, answering questions or giving evidence relating to the matter under consideration, provided that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise.

Exceptions ...

There are a few circumstances where you may regard yourself as not having a prejudicial interest or may participate even though you may have one. These, together with other rules about participation in the case of a prejudicial interest, are set out in paragraphs 10 – 12 of the Code.

Seeking Advice ...

It is your responsibility to decide whether any of these provisions apply to you in particular circumstances, but you may wish to seek the advice of the Monitoring Officer before the meeting.

If you have any special requirements (such as a large print version of these papers or special access facilities) please contact the officer named on the front page, but please give as much notice as possible before the meeting.

AGENDA

1. **Apologies for Absence and Temporary Appointments**
2. **Declarations of Interest - see guidance note opposite**
3. **Minutes** (Pages 1 - 20)

To approve the minutes of the meeting held on 16 April 2012 and 15 May 2012 (PN3) and to receive information arising from them.

4. **Chairman's Updates**
5. **Petitions and Public Address**
6. **The continuation of development for the establishment of recycling facilities on land west of corridor road; extension of the duration of the existing green waste composting facility; the storage of materials derived from the recycling facilities within the green waste composting facility without complying with conditions 1, 6, 16, 18 and 19 of planning permission at Sutton Courtenay Landfill Site APF/616/57-CM** (Pages 21 - 38)

Report by the Deputy Director for Environment & Economy (Growth & Infrastructure) (PN6)

This application has been made in order to continue the development of a permitted recycling facility at Sutton Courtenay landfill site, without complying with a number of conditions. The changes would allow the Materials Recycling Facility (MRF) to be constructed and operated without the construction of the In Vessel Composting (IVC) which is currently part of the approved plans. Other minor changes to the conditions are also proposed and these are detailed in the report.

The application is being reported to Committee as there have been objections from one local resident and Sutton Courtenay Parish Council.

The report sets out the proposals and outlines the objections and other responses to the application. Relevant planning policies are included along with the comments and recommendation of the Deputy Director (Growth and Infrastructure) on the proposal.

The report concludes that a minor adjustment to the site of the MRF building and a relatively small increase to its size would not have a significant impact on the environment. The application provides the opportunity to attach further conditions to

make the current development more acceptable by improving bunding and the state of the BOAT used as an access. Conditions could also ensure the site is restored in a way compatible with the landfill site in which it lies.

It is RECOMMENDED that Application MW.0027/12 be approved subject to conditions to be determined by the Deputy Director for Environment and economy (Growth and Infrastructure) but in accordance with those set out at Annex 2 to the report PN6.

7. Ferris Hill Farm, Hook Norton (Pages 39 - 56)

- 1. Variation of conditions 3 and 5 of planning permission 07/00058/CM to allow longer operating hours and an increase in the maximum throughput of waste from 24,999 tonnes per annum to 45,000 tonnes per annum (MW.0032/12)**
- 2. Variation of condition 16 of planning permission 07/00058/CM to allow an additional 6 months until 31 October 2012, for completion of concrete apron (MW.0034/12)**

Report by the Deputy Director for Environment & Economy (Growth & Infrastructure) (PN7).

This report describes two planning applications submitted by N. L. Mathews Incorporating Banbury Plant Hire Ltd for development at Ferris Hill Farm, near Hook Norton. The first application (1) involves the variation of two conditions from the existing planning permission for a materials recycling building and waste transfer station. The variation of Condition 3 involves a proposed extension to operating hours (extending the start time from 0800 hours to 0700 hours and the end time from 17.00 to 18.00) and the variation to Condition 5 proposes an increase to the maximum annual throughput of waste from 24,999 tonnes per annum (tpa) to 45,000 tpa.

The second application is to extend the time for the provision of a concrete apron in front of a recently constructed waste transfer building. Instead of providing this by March 2012, it is proposed to have it in place by the end of October 2012.

The consultation responses and third party representations received to both applications are outlined in the report along with the relevant development plan policy implications and the views of the Deputy Director of Environment and Economy (Growth and Infrastructure) with his recommendation on both applications.

Application 1

It is RECOMMENDED that planning permission be refused for Application MW.0032/12 to amend conditions 3 and 5 (throughput and opening hours) at Ferris Hill Farm, Sibford Road, Hook Norton for the following reason:

- 1) *The proposal represents an undesirable intensification of a waste use generating considerable amounts of additional activity and traffic in an***

attractive rural area served by minor rural roads, contrary to policies W3 of OMWLP and W5 of OMWCS

Application 2

It is RECOMMENDED that subject to a routing agreement to prohibit the route to and from the north of the site on the Sibford Road in order to prevent traffic passing through the villages of Sibford Ferris and Sibford Gower that planning permission be approved for Application MW.0034/12 subject to conditions to be determined by the Deputy Director for Environment & Economy (Growth and Infrastructure) but to include conditions from the existing consent as amended (Condition 16) to provide until 31 October 2012 for the provision of the concrete area

- 8. Retention and continued use of two modular building units (ref T1 (CE01) Children's Centre base office and T2 a classroom) for a further period of five years at Great Milton C of E School, The Green, Great Milton, Oxford OX44 7NT - Application R3.0047/12 (Pages 57 - 64)**

Report by the Deputy Director for Environment & Economy (Growth & Infrastructure) (PN8).

The report describes why the school is applying to renew planning permission and outlines the objection and other responses to the application. Relevant planning policies are included along with the comments and recommendation of the Deputy Director (Growth and Infrastructure) on the proposal.

The application is being reported to Committee as an objection to the proposal has been received from a local resident.

It is RECOMMENDED that Application No. R3.0144/11 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Growth & Infrastructure) to include the following matters:

- 1. The development must be carried out strictly in accordance with the plans and drawings submitted with the application.**
- 2. Temporary buildings to be removed by 31 May 2017.**

Travel Plan Informative:

Encourage provision of a new travel plan for the children's centre and update existing school travel plan.

9. Installation of a modular classroom building for a temporary period of five years at Manor Primary School, Lydalls Close, Didcot, Oxfordshire, OX11 7LB - Application R3.0048/12 (Pages 65 - 72)

Report by the Deputy Director for Environment & Economy (Growth & Infrastructure) (PN9).

The report describes the application to install a double modular classroom building for a temporary period of 5 years. The application is being reported to Committee as an objection signed by 6 local residents has been received.

The report sets out the detail of the proposal, outlines the objections and other responses to the application and relevant planning policies along with the comments and recommendation of the Deputy Director (Growth and Infrastructure).

It is RECOMMENDED that Application No. R3.0048/112 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Growth & Infrastructure) to include the following matters:

- 3. The development must be carried out strictly in accordance with the plans and drawings submitted with the application.***
- 4. Temporary building to be removed by 31 January 2017.***
- 5. Submission of final design details of temporary building (including material finish).***
- 6. Prior submission of full drainage details (including soakage tests).***

Informatives:

Encourage school to update school travel plan.

The school is required to notify the county archaeologist if any archaeological finds occur.

10. Minerals and Waste Sites Monitoring and Enforcement (Pages 73 - 106)

Report by the Director for Environment & Economy (Growth & Infrastructure) (PN10)

The report updates members on the regular monitoring of minerals and waste planning permissions and on the progress of enforcement cases for the period between 1 October 2011 and 31 March 2012.

It is RECOMMENDED that the Schedule of Compliance Monitoring Visits at Annex 1 to the report PN10 and the Schedule of Enforcement Cases at Annex 2 be noted.

11. Relevant Development Plan and other Policies (Pages 107 - 130)

Paper by the Director for Environment & Economy (Growth & Infrastructure) (**PN11**)

This paper sets out the policies referred to in items PN6, PN7, PN8 and PN9 and should be regarded as an Annex to each.

Pre-Meeting Briefing

There will be a pre-meeting briefing at County Hall on **Monday 28 May 2012** at **12 midday** for the Chairman, Deputy Chairman and Opposition Group Spokesman.

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Agenda Item 3

PLANNING & REGULATION COMMITTEE

MINUTES of the meeting held on Monday, 16 April 2012 commencing at 2.00 pm and finishing at 5.20 pm

Present:

Voting Members: Councillor Mrs Catherine Fulljames – in the Chair

Councillor Alan Armitage
Councillor Jean Fooks (In place of Councillor Jenny Hannaby)
Councillor Tim Hallchurch MBE (In place of Councillor Steve Hayward)
Councillor Ian Hudspeth (In place of Councillor Ray Jelf)
Councillor Charles Mathew (In place of Councillor Mrs Anda Fitzgerald-O'Connor)
Councillor David Nimmo-Smith
Councillor Neil Owen
Councillor G.A. Reynolds
Councillor John Sanders
Councillor Don Seale
Councillor Lawrie Stratford (In place of Councillor Stewart Lilly)
Councillor David Wilmshurst (In place of Councillor Tony Crabbe)

Other Members in Attendance:

Councillor Melinda Tilley (for Agenda Item 6)
Councillor Anne Purse (for Agenda Item 7)
Councillor Arash Fatemian (for Agenda Item 8)

Officers:

Whole of meeting G. Warrington and J. Crouch (Law & Governance); Rob Dance (Planning Implementation Manager) and David Groves (Transport Development Control Manager)

Part of meeting

Agenda Item

Officer Attending

5 M. Islam (Environment & Economy)
6 and 7 M. Thompson (Environment & Economy)
8 D. Flavin (Environment & Economy)

The Committee considered the matters, reports and recommendations contained or referred to in the agenda for the meeting, together with a schedule of addenda tabled at the meeting and decided as set out below. Except as insofar as otherwise specified, the reasons for the decisions are contained in the agenda, reports and schedule, copies of which are attached to the signed Minutes.

17/12 APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS
(Agenda No. 1)

Apology

Temporary Appointment

Councillor Tony Crabbe
Councillor Mrs Fitzgerald-O'Connor
Councillor Jenny Hannaby
Councillor Steve Hayward
Councillor Ray Jelf
Councillor Stewart Lilly
Councillor John Tanner

Councillor David Wilmshurst
Councillor Charles Mathew
Councillor Jean Fooks
Councillor Tim Hallchurch
Councillor Ian Hudspeth
Councillor Lawrie Stratford
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18/12 DECLARATIONS OF INTEREST - SEE GUIDANCE NOTE OPPOSITE
(Agenda No. 2)

Councillor	Item	Nature of Interest
Councillor Hallchurch	7. Woodeaton Quarry – Application MW.0015/12	Personal. Advising the Quarry Action Group made up of local parish council members and residents. He advised that he did not intend to participate in discussion or voting on this item.
Councillor Mrs Fulljames Councillor Reynolds Councillor Stratford	9. Shipton-on-Cherwell Quarry – Applications MW.0119/11 and MW.0120/11	Personal. Members of Cherwell District Council Planning Committee. They advised that they had not expressed an opinion on the application in that capacity and therefore intended to participate in discussion and voting thereon.

19/12 MINUTES
(Agenda No. 3)

The minutes of the meeting held on 5 March 2012 were approved and signed.

20/12 CHAIRMAN'S UPDATES

(Agenda No. 4)

Mr Dance advised as follows:

Minerals and Waste Core Strategy

Council had approved the Minerals and Waste Core Strategy for submission to the Secretary of State moving the policy document on a stage further. The Committee now needed to give significant weight to that when considering applications.

National Policy Planning Framework (paper circulated with the addenda sheet)

The Government's National Policy Planning Framework had been published on 27 March setting out a national framework within which Councils should prepare plans and decide planning applications.

Planning law required that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicated otherwise. The Framework needed to be taken into account in the preparation of local and neighbourhood plans, and should be a material consideration when considering planning applications.

The Framework did not contain specific waste policies, since national waste planning policy will be published as part of the National Waste Management Plan for England. However, local authorities when preparing waste plans and taking decisions on waste applications should have regard to policies in this Framework so far as was relevant.

Mr. Dance listed a number of key matters contained in the Framework:

- Presumption in favour of sustainable development.
- Core planning principles
- Protecting Green Belt land
- Facilitating the sustainable use of materials
- Decision taking
- Key elements of the National Planning Policy Framework (relevance to decisions to be taken by the Committee).
- Inconsistency in reports regarding the significance of the Minerals & Waste Core Strategy as approved by cabinet and Council.

21/12 PETITIONS AND PUBLIC ADDRESS

(Agenda No. 5)

Speaker	Item
Mark Baker)
Adam Ogilvie-Smith)
Peter Evans) 6. Pinewoods road, Longworth
Graham Jenkins) Application No MW.0080/11
County Councillor Melinda Tilley)

City Councillor Van Coulter John Walsh Phil Garratt Suzi Coyne County Councillor Anne Purse))) 7. Woodeaton Quarry – Application)No) MW.0015/12)
Mark Baker Mike Wilson Dr Basil Crowley County Councillor Arash Fatemian))) 8. Thrupp Lane, Radley –)Application No. MW.0001/12

22/12 EXTRACTION OF SAND, CONSTRUCTION OF NEW ACCESS TO PINEWOODS ROAD, CONSTRUCTION OF INTERNAL ACCESS ROAD TO STOCKYARD, LAYING OUT OF CONVEYOR TO EXTRACTION AREA, STRIPPING AND TEMPORARY STORAGE OF SOILS AND RESTORATION OF LAND OFF PINEWOODS ROAD, LONGWORTH - APPLICATION NO MW.0080/11

(Agenda No. 6)

The Committee considered an application (PN6) for a new soft sand quarry at Pinewoods Road, Longworth.

Supporting the recommendation to refuse the application Mark Baker (CPRE – Vale District) emphasised the need to protect and preserve the integrity of the Corallian Ridge. Approval of this application would set a dangerous precedent to that aim and the quarry would be very intrusive in a beautiful landscape. He considered that adequate resources of soft sand already existed and there was no need for this site.

Adam Ogilvie-Smith referred to the concern felt by local residents. The application should certainly be refused on the policy grounds as set out in the recommendation but he also suggested that those grounds for refusal could be extended to include noise, restoration, impact on the adjacent market garden and traffic from slow moving HGVs on a fast stretch of the A420 where concerns regarding visibility had been ignored.

Peter Evans (Hinton Waldrist Parish Council) referred to concerns expressed by the Parish Council in 2004 when this proposal had first been presented. Those concerns still existed 8 years later and had strengthened as the true impact of the work became clear. This was grade 2 arable land not within an area identified for mineral working. There was no identified need for additional soft sand and over provision could lead to the export of material outside the county with more traffic movements. There were concerns regarding the impact of deep excavation on boreholes and dust, both of which could affect the adjacent market garden. Access remained a major concern. The A420/Pinewoods Road junction had a poor accident record including 2 fatalities, no alterations had been proposed to the right turn from the A420 and there would be considerable impact on the A420 itself.

Alan Boyce (Longworth Parish Council) advised that this matter had gone on long enough. It had been a major issue for 8 years which had been recommended for refusal twice, having been withdrawn at the last minute by the applicants on the last occasion when due for consideration by this Committee. Reasons for refusal remained the same – need for material and loss of trees. Council policy now favoured extensions to existing sites rather than new sites and there was no justification to approve this application. There was substantial local concern as evidenced by the number of people in attendance at the meeting.

Graham Jenkins (agent for the applicants) addressed a number of concerns which had been raised by the previous speakers.

Noise – there was a reliance on conventional limits and the site would adhere to those.

Restoration – there had been no objection from Natural England, the County Ecologist or landscape officers.

Market garden – the application had been expressly redesigned to avoid affecting crops and there had been no objection from environmental health officers or the Food Standards Agency.

Traffic – the highway authority had not objected. This suggested that the traffic assessment had been detailed and not, as suggested, superficial.

Area not identified for working – emerging policy M3 had identified principle locations in 3 areas and this site was one of those.

Landbank – figures had been approved but not adopted. Those figures would certainly be challenged and tested independently at an examination in public.

He then added that the current application had been redesigned in order to respond to earlier concerns regarding dust on crops at the market garden and traffic. To that extent that work had been successful as no technical objections had been received from consultees, including environmental health officers and the highway authority. However, Hansons were now faced with different reasons for refusal. Policy M3 of the Core Strategy stated a preference for extensions to existing sites rather than new greenfield sites. However, that should not be interpreted as an embargo on new sites per se as the Strategy had been approved for further consultation but had not yet been adopted. There would certainly be objections to it, which would require examination in public and mean that it might not survive in its current form. Furthermore some existing workings might not be suitable for extended working and each case needed to be considered on its merits. With regard to reasons for refusal – the site not being within an area identified for mineral working had no relevance and there had been no objection from the District Council regarding the loss of four oak trees, with proposals in place for further tree planting. County officers had declined requests for a deferral of the application and for a meeting with the applicants in order to discuss current concerns. He did not accept there were any significant or

demonstrable reasons to refuse the application and he urged the Committee to approve or at the very least defer the application.

He responded to questions from:

Councillor Fooks – the NPPF did not stipulate an upper limit for a landbank only a minimum of 7 years. The report highlighted 2 possible means of measurement one of which set the bank at 7 years whilst the other 12 years. This added 3 years and therefore was inherently acceptable.

Councillor Armitage – the applicants were confident that this represented a local source of material for a local market and there was adequate demand for the material within Oxfordshire.

Councillor Seale – he accepted that Policy M3 had been approved by the Council and had no difficulty with the wording regarding a preference for extensions as such. However, that wording seemed bland and straightforward and could explain the lack of objections which had been received to it. His concern was that it was now being interpreted as an embargo on greenfield sites

He confirmed he was a regular user of the A420.

Councillor Tilley referred to the length of time this application had been affecting local residents. There were two other local quarries at Shellingford and Hatford which had applied for extensions. Both enjoyed good relations with residents and no objections had been received to either. This application however was in the wrong place. The Food Standards Agency had expressed some concern over the effect of the development on the market garden because of the cultivation of brassicas. There were concerns regarding noise and wind pollution, the effects on hydrology and local aquifers had not been properly addressed and there were properties in close proximity to the quarry. However, her main concern remained the A420 and the junction with Pinewoods Road. There was a huge difference of opinion between highway officers and other surveys which had been carried out but the fact remained that fully laden lorries trying to join a fast road, with only a short slip road, presented a massive danger to road users and there had been fatalities recently at this junction. To allow the countryside to be dug up when there were doubts over the need for the material was wrong and this development should be resisted.

Mr Dance set out the application in a policy context within the terms of the NPPF. He confirmed the minimum figure for soft sand was being exceeded and if this application were approved that would increase by 3 years to 2028. Council policy preferred extensions to existing sites and further made clear that new quarries would only be permitted if sufficient provision could not be found through such extensions. He accepted that the applicants had worked with local people to overcome concerns. He made clear that officers had met with a Hanson representative some 3 weeks previously in order to make them aware that their proposal was likely to be recommended for refusal. It was inevitable that mineral working needed to take place in the countryside and that mineral working caused a degree of harm but in this case it was felt that that harm was unwarranted and should be avoided.

Councillor Hudspeth accepted the concerns expressed regarding traffic but that it was not possible to include a traffic objection as that would be contrary to officer advice.

RESOLVED: (on a motion by Councillor Hudspeth, seconded by Councillor Stratford and carried by 13 votes to 0) that Application No. MW.0080/11 be refused for the following reason:

The development proposed was contrary to policy PE2 of the Oxfordshire Minerals & Waste Local Plan. The site was not within an area identified for mineral working as referred to in policy PE2 of the Minerals and Waste Local Plan and there was no urgent need for additional soft sand reserves. The proposed development was inconsistent with Policy M3 of the Oxfordshire Minerals and Waste Core Strategy approved for submission to the Secretary of State. The development would have an unnecessary adverse impact on the environment which the Council's extensions policy M3 sought to avoid. For the period of extraction the detriment to the environment and landscape of the area including the loss of oak trees on the site protected by a tree preservation order, was unjustified and not consistent with the aims of Vale of White Horse Local Plan policy NE7.

23/12 USE OF IMPORTED INERT WASTE IN RESTORATION OF QUARRY WITH SOME MECHANICAL SCREENING OF MATERIALS TO CREATE TOPSOIL AT WOODEATON QUARRY - APPLICATION NO. MW.0015/12

(Agenda No. 7)

The Committee considered (PN7) an application for the importation of inert construction waste to restore the disused quarry at Woodeaton.

Councillor Hallchurch withdrew from the Committee table.

City Councillor Van Coulter referred to the impact of this proposal on residents of Bayswater Road who did not want an intensification of traffic. Many properties along this road were prefabricated structures dating from the 1940s and were less resilient to vibration. There were also a number of residential homes for the elderly and vulnerable people. There were a number of speed bumps along this road which were needed but would amplify noise from HGVs. This road also accessed the crematorium. He urged the Committee to take into account the needs of local residents and refuse the application.

John Walsh questioned the need for this operation, which had increased from the existing extraction permission of 150,000 tonnes to infilling with 520,000 tonnes of waste. Sufficient capacity at Tubney Wood and 2 other sites nearby meant there was no justification for this site. Local roads were not suitable for this type of traffic and the B4027 was a narrow country road used by walkers, cyclists and horseriders.

Phil Garrett advised that Woodeaton Parish Council did not oppose restoration of the site but considered this proposal unacceptable. He focused on 2 issues – noise and access (after completion). With regard to noise the analysis had seemed okay but the data did not reflect how the site would operate. Machinery had not been working for the whole day and had not been sited in the correct place. Noise levels would be

higher when machinery was operating and there was no noise reduction fencing proposed. Access to the SSSI had not been considered in a practical way and the narrow access drive to the site was in constant use by other properties.

Responding to Councillor Owen he advised that the Parish Council had not specifically employed a noise consultant but had sought a second opinion on the data provided and had been advised that it did not appear to be representative.

Suzi Coyne for the applicant advised that this was an application to restore an unsafe quarry. It would benefit the SSSI and the applicants had been working closely with Natural England to secure access. Restoration would be completed within 10 years, which gave an end date to working, whereas if the current mineral permission was invoked that would not be the case. With regard to noise it was not normal practice to have machinery running when carrying out a noise test. The assessment had been thorough and the applicants were confident that noise would not be as bad as objectors feared. There was a need for the facility as there was a shortfall of 100,000 tonnes. With regard to traffic the applicants were considerate operators and vehicle movements would be 10 per day averaging one every 30 minutes, each with a maximum 20 tonne load. Acoustic fencing would be provided around the southern perimeter. With regard to access there would be ample parking bearing in mind that it was expected that a limited number of people would require access to the SSSI site.

She responded to questions from:

Councillor Sanders – there would be a routing agreement specifying acceptable routes. That would prevent use of inappropriate roads and the applicant would be using his own vehicles so the agreement would be easier to enforce.

Councillor Reynolds – it would be rare for a vehicle to arrive before 8.00 am but there would be occasions when the applicant would want to start machinery. They did not want to be in breach of condition and felt it only fair to be given the same operating hours as other operators. Access would be required for after care and long term management of the SSSI.

Councillor Hudspeth – the applicants' vehicles did have GPS tracking.

Councillor Fooks – she would pass on concerns regarding adequacy of fencing, which had been vandalised.

Councillor Mathew – she did not think the applicants had been aware of the parlous state of the quarry, which was continuing to disintegrate.

Councillor Purse advised that the headteacher of Woodeaton school was at the meeting and available to answer questions if required. There were 52 pupils at the school, which could shortly rise to 58, with emotional problems but who were bright and inquisitive and likely to react to noise. Everything at the school was about reducing these sorts of effects. Each pupil had a place of tranquillity within the school and its grounds which would inevitably be affected by this operation. Currently they were, by and large, unaware that there was a quarry there but that could change

once permission had been granted and there were grave fears that noise from the quarry could provide an irresistible attraction to pupils and draw them to the quarry to investigate. Fencing around the quarry was inadequate. The Committee needed to consider carefully whether this development should go ahead and she did not consider the Committee had enough information before it to make a decision and should at the very least defer the application. The school had a high national reputation for excellence and represented a last stop placement before out of county placement. Anything which might jeopardise the role of the should be resisted.

Responding to Councillor Seale she did not consider that invoking the current permission for continuation of quarrying would be viable.

The Committee noted that the word "left" in line 2 of paragraph 58(b) should have read "right".

Councillor Fooks welcomed proposals to infill and the establishment of an SSSI but felt greater reassurances were required regarding the potential effects of noise on children at Woodeaton Manor school. Better fencing was required and possibly establishment of a Liaison Committee. She also asked if badgers were present on the site.

Councillor Armitage agreed that the quarry needed filling and proposals to do that should not be delayed. With regard to noise the Committee needed to accept officer advice. The school was a long way from the quarry and there was no evidence to suggest that this development would affect them directly. With regard to traffic 20 vehicles a day would result in a 4% increase which was negligible. He moved the officer recommendations as amended in the addenda sheet. Councillor Stratford seconding.

Councillor Sanders had a number of reservations. He was not satisfied with the noise investigation and had concerns regarding inadequate fencing, traffic on Bayswater Road and the need for more liaison with Woodeaton Manor school. He moved an amendment that Application MW.0015/12 be deferred. There was no seconder and the amendment fell.

Councillor Owen supported the proposal but also had concerns regarding impact on the school and felt everything should be done to lessen the perceived impact of noise.

Councillor Mathew felt it important to rationalise the lives of children at the school and not make it more difficult for the school to operate. He was sceptical regarding the effectiveness of the routing agreements and felt the applicants should be asked to fund biennial enforcement tests without prior notice.

Councillor Hudspeth felt that the school could be offered protection under Conditions 22 and 25 and suggested that as the applicant had GPS tracking in its vehicles that information could be submitted on a regular basis thereby obviating the need for enforcement tests.

Councillor Nimmo-Smith considered the quarry needed to be filled in as quickly as possible and as much acoustic fencing as possible provided.

Mr Dance confirmed that proposals for a noise barrier could be pursued and supported suggestions to monitor company records with regard to vehicle movement. Badgers were the concern of Natural England but he understood from the agent for the applicant that there were badgers outside the site, although they were known to forage within the quarry.

Mr Groves confirmed that over the past 5 years there had been 8 serious and 24 slight injury accidents reported on the B4027 to Headington roundabout. There had been no fatalities.

The motion by Councillor Armitage, amended with his and his seconder's agreement to include an amendment from Councillor Mrs Fulljames for an additional condition to provide "concealed entrance" signing at the entrance to the site was put to the Committee and carried by 10 votes to 1.

RESOLVED: that subject to:

- (a) a Section 106 agreement to cover:
 - (i) non implementation of existing minerals consent (M162/49);
 - (ii) 15 year long term management of restored site;
 - (iii) appropriate access to the restored site;
- (b) a routing agreement to ensure that vehicles accessed the network of A-roads via the northern quarry access, turned right out of the site onto the B4027, Bayswater Road to the A40 roundabout and that lorries were sheeted;

that Application No. MW.0015/12 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Growth & Infrastructure) to include the following matters:

1. Complete accordance with plans
2. Commencement within 3 years
3. Wheel cleaning to prevent mud on highway
4. Deposit of waste should cease within 10 years of the date of the permission
5. Operating hours (0700-1700 Mondays to Fridays, 0800-1300 Saturdays)
6. No use of southern access
7. Dust monitoring as proposed
8. Dust suppression measures implemented should dust monitoring show it is necessary
9. Noise monitoring and submission of records
10. Maximum noise levels at noise sensitive properties
11. White noise on reversing vehicles
12. Mobile plant fitted with silencers
13. No fixed plant or machinery
14. No external lighting
15. Oil storage on impervious bases

16. Trees planted in accordance with restoration scheme to be maintained and replaced if necessary
17. Submission and implementation of a detailed restoration scheme with completion within 1 year of the cessation of waste deposit
18. No material stockpiled higher than 3 metres above the nearest rim of the quarry
19. Topsoil, subsoil and overburden to be stored and respread separately and not removed from the site
20. Scheme for the protection of geology
21. Submission of full details and erection of noise barrier as proposed
22. Drainage – submission of a surface water drainage scheme
23. Soils should only be handled when dry and friable
24. Submission and implementation of fencing details, maintenance of fence
25. Visibility splays – as per submitted plan and kept clear from obstruction
26. Waste imported to the site should not exceed 92,500 tonnes (61,670 cubic metres) per annum
27. Waste exported from the site should not exceed 7,500 tonnes (5,000 cubic metres) per annum
28. Records should be kept of waste import and export and made available on request.
29. Submission of a detailed restoration, aftercare and ecological management plan.
30. Implementation of restoration proposals and mitigation as set out in submission.
31. Additional “concealed entrance” signing to be provided at the northern access to the quarry.

Informatives:

- Development to be subject to Environment Agency Permitting Process
- Waste brought onto the site should only be clean, inert materials
- Control of Pollution (Oil Storage) (England) Regulations 2001 requirements for oil storage tanks
- Developers had a duty of care to deal with waste responsibly; records should be kept to demonstrate that this has been adhered to.
- No sewage or trade effluent to be disposed of into surface water system.
- If protected species were found work should cease immediately and not recommence until a fully survey had been undertaken and licence obtained.
- Participation in liaison committee
- Loads brought onto the site were suitable for landfilling or for topsoil manufacture and therefore the recycling operations are kept minimal.

24/12 PLANNING APPLICATION FOR THE USE OF A PROCESSING PLANT SITE TO PROCESS SAND AND GRAVEL EXTRACTED FROM 94 ACRES OF LAND AT RADLEY (REF P/369/71) AND THE INSTALLATION OF A FIELD CONVEYOR SYSTEM TO THE SITE BOUNDARY AND ANCILLARY FACILITIES FOR THE TRANSPORTATION, STORAGE AND PROCESSING OF SAND AND GRAVEL AT THRUPP LANE QUARRY, RADLEY - APPLICATION NO. MW.0001/12

(Agenda No. 8)

The Committee considered an application (PN8) for the use of a sand and gravel processing plant to wash and grade material extracted from a nearby area which had planning consent for mineral extraction.

Mark Baker advised that the CPRE did not object to the recommendation to approve but did feel that an opportunity was being missed to rationalise access. Thrupp Lane was a country lane and wholly unsuited to this sort of traffic with a more appropriate access available via Barton Lane. Expected revenue from the operation justified development of that route and any approval should recognise that.

Responding to Councillor Hudspeth it was not for him to speculate on whether provision of an alternative route via Barton Lane might encourage further development as that would ultimately be within the control of the local authority.

Mike Wilson advised that the Thrupp Lane Residents Association objected to the number and size of HGVs on Thrupp Lane and urged the County Council to regularise activity. Estimates of current levels were low. However, the retail and haulage activities on the site, which had no planning permission, added to increased movements on Thrupp Lane and these should be brought to an end. There was a need for an accurate assessment of traffic movements and a reduction in traffic levels sought.

Dr Basil Crowley for Radley Parish Council expressed support for the application, which, with conditions, offered significant benefits. However, the Parish Council had significant concerns regarding uncertainty over the future use of Thrupp Lane and felt that in reality, and in the absence of reliable data, the view that traffic levels would not increase was both unsupported and unverifiable. The Parish Council had asked for a condition effectively limiting lorry traffic resulting from the ROMP to at least current levels attributed to the existing business but that had been declined. The ROMP determination could restrict extraction rates but it would not necessarily control traffic, although an option could be for the ROMP to proceed as quickly as possible with material stockpiled and exported at a slower rate by condition under this permission. The County Council needed to consider traffic impacts carefully to prevent the situation becoming worse than it already was.

Responding to Councillor Mathew he confirmed that Thrupp Lane was part of a national cycle route.

Councillor Fatemian endorsed earlier comments and supported the principles of the application. The site was a mess in planning terms and this presented an opportunity to move things forward. However, he felt that information in the report regarding

vehicle movements and Section 106 finance was a little misleading and 38,000 to 75,000 represented a considerable increase. Thrupp Lane was in a desperate state of repair and an independent assessment of traffic numbers was needed in order to get a clear view of the current situation. Implementation should be suspended pending determination of the ROMP.

Responding to Councillor Mathew he confirmed that the Liaison Committee had discussed the option of Barton Lane as an alternative access but discussions were at a very early stage. There was a further meeting next week. With regard to whether the application was premature or not there was an opportunity here to move things forward and rationalise the situation at this site.

Mr Dance advised that the Company had chosen not to rationalise some activities on the site and those would therefore remain to be resolved. The impact of lorries on Thrupp Lane was, however, the bigger issue and vehicle levels from a range of different activities using Thrupp Lane were currently not controlled by planning condition. This meant that lorry traffic levels along the lane were liable to fluctuate. If this permission was granted there would be a number of benefits namely the dismantling of the large processing plant and the concrete plant being supplied by processed rather than unprocessed materials which would reduce lorry levels marginally per tonne of concrete produced. There was likely to be a modest reduction in lorry movements but no control could be exercised over the concrete batching plant. If the ROMP was agreed and processed through the Tuckwells site there would be notable reductions in lorry movements per tonne but it needed to be remembered that there was around a million tonnes of material permitted to be removed from the ROMP site. If a contract could not be secured with Curtis then the situation would be less favourable but there were clear benefits to be gained if this permission could be secured correctly with the processing plant under planning control and agreed restoration. He was sympathetic to local concerns to see a reduction as soon as possible and the new condition proposed (Condition 21) sought to go some way to doing that.

Councillor Hudspeth agreed that Thrupp lane was in a disgraceful state and supported calls for access to be taken via Barton Lane and for an independent audit of actual traffic movements.

Mr Dance confirmed that an audit could be carried out but stressed that Tuckwells formed only a small component on the site and any independent audit at this time would not reflect permitted traffic levels because of the present economic climate. When the review of the ROMP commenced work could then begin on agreeing acceptable levels of lorry traffic for that development.

RESOLVED: (on a motion by Councillor Hudspeth, seconded by Councillor Nimmo-Smith and carried by 11 votes to 0, Councillor Mathew recorded as an abstention) that Application MW.0001/2 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Growth and Infrastructure) to include the matters set out below; but before any consent was issued there should first be:

1. The written withdrawal of the CLEUD application by not later than 23 April 2012
2. The completion of the dismantling of the existing processing plant structure and the storage of any resulting materials which were to be retained for subsequent sale by not later than 16 July 2012
3. The precise location of storage of materials to be agreed in writing with the Local Planning Authority by the 1 July 2012
4. The commencement of the dismantling of the existing processing plant by not later than 16 June 2012.

In the event that any of the matters listed in 1-4 above were not complied with by the dates specified then delegated authority be granted to officers to refuse the application (No MW.0001/2) for the following reason:

Without removal of the existing processing plant the development proposed would conflict with Green Belt policy.

Conditions:

1. Development carried out in complete accordance with approved plans
2. Commencement within 5 years
3. No new fixed plant, machinery or structures to be erected on the land and no re-erection of the plant required to be dismantled as part of this consent
4. Stockpiles within the flood plain should be sited so as not to impede flow of flood water
5. Sheeting of any lorries leaving the site except those carrying stone in excess of 500mm
6. Reversing beepers should use white noise
7. Control of external lighting
8. Standard operating hours (0700-1800 Mondays to Fridays, 0700-1300 Saturdays and additionally 1300-1800 Saturdays for plant maintenance only)
9. Retention and maintenance of trees
10. Dust control measures
11. completion of gravel extraction on the ROMP site

12. 5 year aftercare of restored site in accordance with a detailed management plan to be submitted and approved
13. Submission of details of the conveyor across the site and receiving hopper
14. No material to be imported by road to processing plant for processing, only material from the ROMP site to be processed, to be brought by conveyor
15. Submission of details and implementation of landscape planting, there should be no impact on visibility splays
16. Submission of details of the proposed new mobile processing plant and implementation in accordance with approved details
17. All plant and machinery including the conveyor to be maintained in good order and in a manner that would keep noise and dust to acceptable levels.
21. Installation of the new processing plant should not commence unless and until an annual production limit for the plant had first been agreed in writing by the local planning authority.

Reason

To enable a limit that (a) would be compatible with the agreed extraction rate of the ROMP mineral that the plant was intended to serve, and (b) would limit so far as is reasonable the number of HGV's accessing via Thrupp Lane in the interests of the amenity and environment of users and residents of Thrupp Lane.

Informatives

1. Participation in liaison committee
2. Clarification of development not covered by the consent (workshop, lorry yard, stone sales)
3. Oil storage tanks should be located on an impervious base
4. Silt ponds require a permit issued by the Environment Agency
5. Discharge of water into a watercourse required a discharge licence issued by the Environment Agency.

25/12 SHIPTON-ON-CHERWELL QUARRY

(Agenda No. 9)

Importation, storage and processing of inert construction and demolition waste, and operation of an aggregate recycling facility on land at Shipton-on-Cherwell Quarry, Shipton-on-Cherwell, Oxfordshire. Retention of the existing weighbridge, site office and wheelwash to facilitate the operation of the proposed recycling facility – Application No. MW.0119/11.

Continuation of development without complying with condition 6 (importation of waste by road) and with the variance of conditions 1 (Time Limits) and 7 (volume of waste imported) of planning permission 10/00360/CM (comprehensive restoration and redevelopment of Shipton-on-Cherwell Quarry), dated 17 June 2010 – Application No, MW.0120/11.

The Committee considered two applications (PN9). The first sought consent to establish an aggregate recycling facility in the quarry for a period of 10 years and the second to vary conditions attached to an existing planning permission to undertake a comprehensive redevelopment and restoration of the quarry.

Councillor Hallchurch had no objection to the applications and welcomed proposals to restore the site. He enquired as to the status of proposals for the provision of the railhead and the footpath around the wildlife area.

Mr Flavin confirmed all conditions from the previously agreed permission would be carried forward and the railhead would be constructed where the old works were currently sited.

Councillor Armitage was concerned that it appeared that the Company were being given another 7 years in which to provide a railhead while in the meantime there would be 320 vehicles a day accessing the site. He sought confirmation as to whether one application could be approved and not the other and, in the terms set out in the addenda sheet, whether the applicants were being allowed 5 years in which to demolish the buildings.

Mr Flavin confirmed that it would be possible to approve one application without the other but failure to agree both could limit the movement of waste by road after 3 years. Work to commence demolishing the old buildings would need to commence within one year with completion in 5.

RESOLVED: (on a motion by Councillor Hudspeth, seconded by Councillor Hallchurch and carried by 10 votes to 1) that:

(A) subject to:

- (a) the Secretary of State deciding not to call in the application (as a departure from the Development Plan);
- (b) amendments to the existing Legal Agreements attached to the existing planning permission to take account of the aggregate recycling facility;
- (c) amendments to the existing routeing agreement to take account of the aggregate recycling facility;

that planning permission be granted for Application No. MW.0119/11 (aggregate recycling facility) subject to conditions to be determined by the Deputy Director for Environment & Economy (Growth & Infrastructure) to include the following matters:

1. Detailed compliance – as per approved plans.
2. Temporary consent – recycling facilities and road imports limited to 10 years.
3. Details of working plan to show stockpiles and location of plant as landfill progresses.
4. Restriction on vehicle movements.
5. Operating hours (0700-1800 Mondays to Fridays; 0700-1300 Saturdays; no working on Sundays, Bank or Public Holidays)
6. Noise from aggregate recycling not to exceed permitted levels.
7. Dust management plan to be submitted and agreed.
8. Details of surface and foul water drainage to be submitted and agreed.
9. No damage to designated rock faces.
10. No waste processing or storage directly in front of designated rock faces.
11. Submission of an Ecological Management Plan.
12. Updated reptile surveys to be undertaken prior to works commencing;
13. Wheel cleaning to prevent mud on highway
14. Sheeting of vehicles

Informatives

- Development to be subject to Environment Agency permitting.
- Environment Agency and Thames Water advice relating to oil storage bunding.
- Network Rail advice relating to the safe operation of the railway.
- Ecological informative relating to breeding birds and reptiles.

and

(B) subject to:

- (a) amendments to the existing Legal Agreements attached to the existing planning permission to take account of the aggregate recycling facility;

(b) retention of the existing routeing agreement;

that planning permission be granted for Application No. MW.0120/11 subject to conditions to be determined by the Deputy Director for Environment & Economy (Growth & Infrastructure) to include the following matters:

1. All conditions (excluding those to be varied below by this application) to be carried over from existing planning permission (ref: 10/00360/CM).
2. Condition 1 of Permission No. 10/00360/CM to be amended to include revisions to Phasing Plans 1 and 2.
3. Condition 6 of Permission No. 10/00360/CM to be amended to limit road imports to 10 years.
4. Condition 7 of permission No. 10/00360/CM to be amended to allow limit of waste to be imported by road to be 250,000 tonnes per annum.
5. Demolition of derelict cement works buildings (including the chimney) to commence within one year of the date of the permission and to be completed within 5 years from the date of this permission.
6. Submission of a scheme to show how demolition of derelict cement works buildings (including the chimney) would be carried out.

Informatives

- Development to be subject to Environment Agency permitting.
- Environment Agency and Thames Water advice relating to oil storage bunding.
- Network Rail advice relating to the safe operation of the railway.
- Ecological informative relating to breeding birds and reptiles.

..... in the Chair

Date of signing

PLANNING & REGULATION COMMITTEE

MINUTES of the meeting held on Tuesday, 15 May 2012 commencing at 12.00 pm and finishing at Time Not Specified

Present:

Voting Members: Councillor Steve Hayward – in the Chair

Councillor Mrs Catherine Fulljames (Deputy Chairman)
Councillor Alan Armitage
Councillor Tony Crabbe
Councillor Mrs Anda Fitzgerald-O'Connor
Councillor Patrick Greene
Councillor Jenny Hannaby
Councillor Ray Jelf
Councillor Stewart Lilly
Councillor David Nimmo-Smith
Councillor Neil Owen
Councillor G.A. Reynolds
Councillor John Sanders
Councillor Lawrie Stratford
Councillor John Tanner

The Committee considered the matters, reports and recommendations contained or referred to in the agenda for the meeting, together with [a schedule of addenda tabled at the meeting][the following additional documents:] and decided as set out below. Except as insofar as otherwise specified, the reasons for the decisions are contained in the agenda and reports [agenda, reports and schedule/additional documents], copies of which are attached to the signed Minutes.

26/12 ELECTION OF CHAIRMAN FOR THE 2012/13 COUNCIL YEAR

(Agenda No. 1)

Councillor Mrs Fulljames moved and Councillor Crabbe seconded that Councillor Hayward be elected Chairman of the Committee for the 2012/13 Council Year.

Councillor Armitage moved and Councillor Hannaby seconded that Councillor Hannaby be elected Chairman of the Committee for the 2012/13 Council Year.

Following a vote by a show of hands it was:

RESOLVED: that Councillor Hayward be elected Chairman of the Committee for the 2012/13 Council Year.

27/12 ELECTION OF DEPUTY CHAIRMAN FOR THE 2012/13 COUNCIL YEAR

(Agenda No. 2)

Councillor Hayward moved and Councillor Jelf seconded that Councillor Mrs Fulljames be elected Deputy Chairman of the Committee for the 2012/13 Council Year.

Councillor Armitage moved and Councillor John Sanders seconded that Councillor John Sanders be elected Deputy Chairman of the Committee for the 2012/13 Council Year.

Following a vote by a show of hands it was:

RESOLVED: that Councillor Mrs Fulljames be elected Deputy Chairman of the Committee for the 2012/13 Council Year.

..... in the Chair

Date of signing

For: PLANNING AND REGULATION COMMITTEE – 28 MAY 2012

By: DEPUTY DIRECTOR FOR ENVIRONMENT & ECONOMY (GROWTH & INFRASTRUCTURE)

Development Proposed:

The continuation of development for the establishment of recycling facilities on land west of corridor road; extension of the duration of the existing green waste composting facility; the storage of materials derived from the recycling facilities within the green waste composting facility without complying with conditions 1, 6, 16, 18 and 19 of planning permission APF/616/57-CM.

Division Affected: Sutton Courtenay and Harwell

Contact Officer: Mary Thompson **Tel:** Oxford 815901

Location: Sutton Courtenay Landfill Site, Abingdon, OX14 4PW.

Application No: MW.0027/12

District Council Area: Vale of White Horse

Contents:

- Part 1 – Facts and Background
- Part 2 – Other Viewpoints
- Part 3 – Relevant Planning Documents
- Part 4 – Analysis and Conclusions

Recommendation

The report recommends that the application be approved.

• **Part 1 – Facts and Background**

Location (see site plan 1)

1. The site lies in the centre of the Sutton Courtenay landfill Complex; 1km east of Sutton Courtenay, 1km west of Appleford, 3km south of Abingdon and 1.5km north of Didcot.

Site and Setting (see site plan 2)

2. A green waste composting site occupies the western half of the site. The eastern side is undeveloped.
3. Access to the site is to the south onto a byway open to all traffic (BOAT).
4. To the west and south is restored agricultural land. To the north is a gravel processing plant and block crushing area. To the east is the corridor road and beyond that is a black top plant next to the Appleford sidings railhead. Sutton Courtenay landfill is 300 m to the southeast.
5. The closest dwellings are in Sutton Courtenay and Appleford villages, 1 km distant.

Background and History

6. The site already has planning permission for the Materials Recycling Facility (MRF) and In Vessel Composting Facility (IVC). This was granted in 2008 (APF/616/57-CM). Only the green waste composting part of the permission has been implemented.

Details of the Development

7. The applicant has submitted a section 73 application to carry on the development permitted without complying with 5 conditions of the permission. He seeks to remove the In-vessel composting facility (IVC) from the development, as a result of not obtaining the Council's green waste contract, and to expand and relocate the Materials Recovery Facility (MRF) within the site. No change is sought to the green waste composting part of the site.
8. It is proposed to remove the condition requiring a great crested newt survey which has now been done and has shown there are no newts present on site.
9. It is proposed to remove the condition requiring the submission of landscaping plans as these have been submitted since the permission was issued.

10. The applicant has submitted additional conditions related to internal layout of the MRF, fuel and liquid storage.
11. The proposed changes to wording of conditions are set out at Annex 2.

The MRF

12. The MRF would be 100m x 65m x 12m high with an attached office 10m x 26m x 4.4m high and would be constructed of plastic covered steel sheeting. The currently permitted building's dimensions are 91m x 42m x 12m. The permitted throughput of 70,000 tpa is not changed. The permitted 70,000 tpa throughput for the IVC would not take place.
13. There would be hardstanding to the west and north of the facility.
14. The MRF would operate standard hours which are 0700 hours to 1800 hours Mondays to Fridays and 0700 hours to 1300 hours on Saturdays.
15. The MRF would process dry materials such as paper, cardboard, plastic and metals. Any residue from the process would be sent to the adjacent landfill site.
16. A separate access would be formed to this part of the site onto the byway to the south.

The Green Waste Composting

17. No changes are proposed to the green waste composting element of the development which has a throughout of 40,000 tpa of green waste.
18. The green waste composting site operates windrows composed of green waste in the open. The windrows are turned mechanically and after some eight weeks the materials should have composted and are then screened and the compost exported from the site. Residues are landfilled.
19. The site has screening bunds to the west, south and part of the north and these would be extended to the whole length of the north as well. Woodland screening vegetation 15-20 m wide would be planted on the eastern end of the site.
20. The green waste facility would operate the same hours as the MRF but as at present would allow green waste from Council Household Waste Recycling Centres to be imported on Saturday afternoons, Sundays and bank holidays.

• **Part 2 – Other Viewpoints**

Representations

21. One letter of objection has been received. A copy of the letter is available in the Members' Resource Centre. The key points of which are:
- Further proliferation on a green-field site;
 - If buildings are not temporary there will be a problem in restoring a green-field site.

Consultations

22. A summary of consultation responses received in relation to this application can be found at Annex 1. They are also available to read in full on the eplanning website. There has been no objection from statutory consultees. However, Sutton Courtenay Parish Council have raised a number of concerns.

Part 3 – Relevant Planning Documents

Relevant planning documents and legislation (see Policy Annex to the committee papers)

23. Planning applications should be decided in accordance with the Development Plan unless material considerations indicate otherwise.
24. The relevant development plan documents are:
- The South East Plan (SEP) 2026
 - The Vale of White Horse Local Plan (VLP)2011
 - The Oxfordshire Minerals and Waste Local Plan (OMWLP)1996
25. The SEP forms part of the development plan. However, the government has made it clear that it intends to abolish regional strategies. The Localism Act enables the Secretary of State to revoke the whole or any part of a regional strategy by order. Whilst no such order had been made at the date this report was drafted, the published intention to revoke is a material consideration to which substantial weight should be given.
26. The Oxfordshire Minerals and Waste Core Strategy has not yet been adopted. However, the proposed submission document (OMWCS) was agreed by Oxfordshire County Council's Cabinet on 13 March and full Council on 3 April. Now that it has been agreed by the Council it will be published for public comment and submitted to the Government for examination. Independent examination of the plan by a government appointed Inspector is expected to take place later in 2012. When the Inspector's report is received, the Council will be able to adopt a final plan. As this plan is now at an advanced stage, significant weight should be given to its policies.

Relevant Policies

27. The relevant policies are:
- SEP 2026 – W5, W6, W17
 - VWHLP 2011 – NE9, NE10, NE11
 - MWLP 1996 – W3, W4, W5, PE13
 - OMWCS - W6, W7, C3, C7, C8

Part 4 – Analysis and Conclusions

**Comments of the Deputy Director for Environment & Economy
(Growth & Infrastructure)**

28. The key planning issue is whether the changes to the permitted development would cause adverse amenity and environmental effects.
29. Sutton Courtenay Parish Council have objected to this application and expressed a number of concerns. Their response is summarised at Annex 1 along with an officer response.
30. The wording of the conditions proposed to be changed and the proposed changes are at Annex 2.

Waste Policy

31. Waste policy supports the diversion of waste from landfill.
32. The original application for the MRF and IVC development was considered against the relevant policy when permission was originally granted in 2008. It was considered that the proposals, which would divert waste from landfill, accorded with policies including those in the OMWLP and Regional Planning Guidance for the South East (RPG9) (these policies were later incorporated into SEP.) There has been no significant change to the direction of policy since that time.
33. The proposed changes to the conditions do not affect the compliance of the development with waste policy. Although there will no longer be an IVC facility on the site, food waste would be processed at IVC and AD facilities elsewhere in the County and not sent to landfill.
34. There is no change proposed to the end-date of the permission (2019). Therefore, the proposal accords with MWLP policy W4 and Waste Planning Strategy policy W6. These require temporary waste facilities to be removed on or before the end-date of the landfill permission on which they are located.

Landscape

35. Policy states that proposals should not be permitted if they would have an adverse effect on landscape, especially on long open views (VLP NE9). The site is within an area identified where development should not harm the essentially open or rural character (VLP NE10).
36. Although the changes proposed would increase the size of the MRF building, they would also eliminate the IVC building so the overall building footprint would be less. The site footprint remains the same. Landscaping plans have been submitted. Therefore, I consider the proposed changes accord with VOWH policy relating to landscape.

Traffic

37. OMWLP Policy W3, SEP Policy W17 and OMWCS policy C7 expect facilities to be well related to the transport network and not cause nuisance from traffic generation. OMWCS policy C7 states that waste development should only be permitted where there is convenient access along the primary road network which maintains safety, amenity and efficiency and quality of the road network.
38. The proposals would mean less traffic to the site than is currently permitted, as there would be no import of material to the IVC. A condition could be attached to any permission restricting the import of waste to the MRF to 70,000tpa to ensure overall traffic levels do reduce as proposed.
39. The current permission is subject to a routing agreement which directs traffic to the A34 via the southern access to the Sutton Courtenay complex. That agreement covers any further permission, such as this one, for the same development with different conditions. Therefore, it would continue to apply to the new permission should this application be granted.
40. I consider that the development is acceptable in terms of traffic and accords with relevant policies.

Rights of Way

41. OMWLP policy PE11 and OMWCS policy C8 require that the rights of way network be maintained and encourage improvements.
42. The Rights of Way Officer raises concerns over the state of the Byway Open to All Traffic (BOAT) onto which the site accesses. Improvements and maintenance of the surface could be achieved by an additional condition.
43. Similarly, conditions could keep the BOAT free from obstruction while the access to the MRF area is constructed and could require signage warning drivers about pedestrians on the BOAT.

44. Therefore, this proposal offers an opportunity to provide for and improve the maintenance of a public right of way, in accordance with policy.

Impacts on Amenity

45. Planning policy requires that proposals for waste development should not have unacceptable adverse impacts on residential amenity and other sensitive receptors (OMWCS C3).
46. The site is 1km away from the nearest residential property, sufficient distance to attenuate any noise or dust created to acceptable levels. The immediate area to the site could be protected from dust by condition requiring proper management on site.
47. Topography, vegetation and bunding would more than adequately visually screen the site from residences. The previous permission required bunds to be 3m in height but only those on the west end are that height. A condition should be attached requiring 3m high bunds where bunds are proposed.

Restoration

48. Policy requires the restoration of landfill sites within a reasonable timescale (OMWLP PE13,OMWCS W7). Although this is not landfill development it is within the wider landfill site and temporary to ensure that it ends when the landfilling does so the site can be fully restored. The site is in countryside temporarily damaged by landfill development so it will be important to secure restoration. Therefore, a condition should be attached to require the implementation of a suitable restoration plan.
49. The single letter of objection that has been received from a local resident has expressed concern that if the development is not temporary there would be difficulty in restoring the site to green field. The development would be temporary until 2019, in accordance with the condition on the existing consent.

Ecology

50. The site has negligible ecological value. There are no ecologically important sites in the area that would be affected by development at the site. I consider the removal of the condition requiring a newt survey to be acceptable as this survey has recently been done and which concluded that there were no great crested newts on site There has been no objection from the Ecologist Planner.

Drainage

51. The Environment Agency has confirmed that a new surface water drainage scheme is needed because the site layout has changed. They have concerns about water infiltration systems but tests for them could be incorporated in a condition requiring a new drainage scheme before construction of the MRF commences.

Conclusions

52. The development of the MRF already has permission and the application is to alter conditions to remove the IVC element of the development. A minor adjustment to the site of the MRF building and a relatively small increase to its size would not have a significant impact on the environment. This application provides the opportunity to attach further conditions to make the current development more acceptable by improving bunding and the state of the BOAT used as an access. Conditions could also ensure the site is restored in a way compatible to the landfill site in which it lies.

Recommendation

53. **It is RECOMMENDED that Application MW.0027/12 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Growth and Infrastructure) but in accordance with those set out at Annex 2 to this report.**

MARTIN TUGWELL

Deputy Director for Environment & Economy (Growth & Infrastructure)

May 2012

Annex 1 – Consultation Responses

1. Vale of White Horse District Council Environmental Health Officer – There have been odour complaints in the past. Confirm with the EA that there will be no recurrence.
2. Sutton Courtenay Parish Council – The current permission is out of time as the MRF has not been built. As the MRF is proposed to be nearly twice as big and is out of time a new application should be submitted. The large EfW and MBT buildings nearby were refused as contrary to lowland vale policies and prominent impact on landscape and this large application should be treated similarly. A screening exercise should be carried out. Site drainage for the landfill is still to be approved. This application should not be determined until that drainage has been approved. A flood risk assessment should be done.
3. There is no reference to a contract for the MRF but there is for the IVC. Ardley now deals with Oxfordshire waste so question whether MRF needed here. There is no reference to the EA investigating odour complaints. There is not enough detail on odour and dust. The PC should not have to compare previous Planning permissions with this application. If the application is granted then:
 - Compost from the site should not be transported through built up areas or over Culham Bridge;
 - Controls on smell and dust are needed;
 - Working hours should be restricted with no weekend operations or deliveries of green waste on Sundays or bank holidays;
 - The type of waste allowed should be defined to stop toxic and hazardous waste being imported;
 - Noise controls are needed;
 - Green waste should only be stored as shown on the approved plan;
 - The permission should not go beyond 2019.
4. Didcot Town Council – the original drainage scheme should remain in place.
5. Environment Agency – No objection to IVC removal. The surface water drainage system needs to be updated. Infiltration tests are required to demonstrate feasibility of infiltration and should be included in the drainage strategy.
6. Natural England – Does not affect statutorily protected sites or impact on soil conservation.
7. HSE – No comment, it is not near a nuclear safeguarding zone.

8. Thames Water – No objection on water infrastructure grounds. Advice offered to applicant on surface water drainage.
9. Highway Authority – No objection as there would be an overall decrease in lorry traffic from the original permission. Repeat the condition requiring the ROW not to be obstructed during any access construction.
10. Rights of Way team – The screening bund encroaches on the Byway open to all traffic (BOAT) and the applicant should ensure it does not.

Recent surfacing of the BOAT in front of the access is poor and an obstruction. It lacks structure and is impassable following a shower. This material should be removed and replaced with solid material robust enough to carry HGVs, pedestrians and cyclists. The material can be recycled but with no angular material, metal or plastic.

Once resurfaced it should be maintained. There should be signage warning drivers of HGVs, pedestrians and cyclists

Officer Response (*in italics*) to points raised by Sutton Courtenay Parish Council

- The MRF cannot be built as the permission was not implemented within 3 years of issue.

In fact the permission has been implemented as the green waste facility is in operation which allows other parts of the permission to be implemented at any time up to the end-date.

- A new application is needed for what is proposed.

This application made under section 73 of the Planning Act is a new application which would lead to a new consent. There is no less information in this application than would be in a full application. As the description of development is not changing, there is no need for a new, full application.

- An Environmental Impact Assessment screening report should be done for this site.

It has already been done.

- This development is no longer needed as all the waste from Oxfordshire will now go to Ardley.

The Ardley EfW development was never intended to take all the waste from Oxfordshire and this site is still needed to treat waste from Oxfordshire.

- It should not be down to the Parish Council to have to compare the previous permissions for this development with this application.

The case officer advised the Parish Council of the main differences and offered some advice on how comments might be made

- If permission is granted, conditions should be attached to:
 - Ensure compost from the site should not be transported through built up areas or over Culham Bridge.
 - *A current routeing agreement will continue to apply which means any traffic will access only to the south away from the villages and Culham Bridge.*
 - Controls on smell and dust are needed.
 - *There should be a condition on dust control but odour control is for the EA to exercise through Permit conditions.*
 - Working hours should be restricted with no weekend operations or deliveries of green waste on Sundays or bank holidays.
 - *I do not see an amenity reason to restrict Sunday and bank holiday operations as residential properties are 1km or more from the site and traffic does not pass near properties.*
 - The type of waste allowed should be defined to stop toxic and hazardous waste being imported.
 - *It is not for the LPA to control the types of waste but for the Environment Agency to do so through the Permit, the purpose of which is to control pollution. However, hazardous waste cannot be deposited unless the planning application is accompanied by an environmental statement. In this case it was not and a condition restricting hazardous waste should be retained from the original permission.*
 - Noise controls are needed.
 - *There are conditions controlling noise in the current permission and they should continue through to any new permission.*
 - Green waste should only be stored as shown on the approved plan.
 - *Green waste should only be stored in areas designated on a plan.*
 - The permission should not go beyond 2019.
 - *The application has not requested the end-date condition to be changed so development would still end in 2019.*

Annex 2 – Conditions

It is **RECOMMENDED** that conditions are carried forward from the original consent (APF/616/57-CM) with the following changes:

1. **Amendments to conditions 1, 6, 18 and 19 and deletion of condition 16 as applied for and set out below**
2. **Addition of conditions as set out below**
3. **Updating wording of remaining conditions to ensure they are consistent with current standard condition wording and are enforceable.**

Changes to Existing Conditions

Condition 1

Proposed change to substitute approved plans to reflect the change in the siting and size of the MRF building and the non-implementation of the IVC building.

Currently states: The development shall be carried out strictly in accordance with the particulars of the development, plans and specifications contained in the application except as modified by conditions of this permission. The application comprises: Supporting Statement reference 403/0197/00205/06 dated September 2007, Site Location Plan SC2/1 dated June 2007, Layout of MRF and Composting Facilities SC 3/1 dated June 2007, Building Elevations SC 3/2 dated July 2007, Internal Layout of MRF and Composting Facilities SC 3/3 dated June 2007 and Existing Land Use Drawing Number SC2/2 dated June 2007.

Proposed replacement condition: *The development shall be carried out strictly in accordance with the particulars of the development, plans and specifications contained in the application except as modified by conditions of this permission. The application comprises: Supporting Statement reference PEL/SC73/19471/001 dated October 2011, Site Location Plan CH6737-P01/C, Building Elevations CH6737-P02/C and landscaping drawings SC-RF-LR1 and SC-RF-LR2 dated December 2011.*

Officer Comment: The proposed updated plans and replacement condition are considered acceptable. However, the reference to the landscaping plans should be removed, as the submitted plans are not considered acceptable by the Ecologist Planner. A condition requiring the submission of these plans is retained, as detailed below.

Condition 6

Change to remove reference to IVC

Currently states: No operations relating to the In Vessel Composting Facility, MRF or Green Waste Composting Facility including HGVs entering and leaving the site, other than air pumping and monitoring, shall be carried out on site except between the following times;

7:00 am to 18:00 pm Monday to Friday

7:00 am to 13:00 pm Saturdays

No operations shall take place Sunday or Bank Holidays

Proposed replacement condition: *No operations relating to the MRF or Green Waste Composting Facility including HGVs entering and leaving the site, other than air pumping and monitoring, shall be carried out on site except between the following times;*

7:00 am to 18:00 pm Monday to Friday

7:00 am to 13:00 pm Saturdays

No operations shall take place Sunday or Bank Holidays

Officer Comment: The proposed change is considered acceptable.

Condition 16

Change to remove the need for a great crested newt survey as this has been done and they have not been found.

Currently reads: No development of the IVC or MRF shall commence until a survey for great crested newts has been carried out by a suitably qualified ecologist and full details have been sent to the Waste Planning Authority and approved in writing. If great crested newts are present then no development of the IVC or MRF shall take place until full details of a great crested newt mitigation plan has been submitted to and approved in writing by Oxfordshire County Council. The surveys, mitigation and contingency measures shall be implemented in accordance with the approved plan before the IVC or MRF buildings are constructed.

Proposed replacement condition: *It is proposed that this condition is deleted.*

Officer Comment: The deletion of this condition is considered acceptable.

Condition 18

Proposed change as landscaping plan has now been submitted

Currently reads: No development of the MRF or IVC shall commence until a scheme for the enhancement of screening vegetation has been submitted to the Waste Planning Authority and approved in writing. Any scheme that is approved shall be implemented in the first planting season following the date of this permission and shall be maintained for the life of the permission.

Applicant's suggested condition: Site planting and soft landscaping shall be undertaken in accordance with drawings SC-RF-LR1 and SC-RF-LR2 dated December 2011.

Proposed replacement condition: *No development of the MRF shall commence until a scheme for the enhancement of screening vegetation has been submitted to the Waste Planning Authority and approved in writing. Any scheme that is approved shall be implemented in the first planting season following the date of this permission and shall be maintained for the life of the permission.*

Condition 19

Proposed change to remove reference to IVC

Currently reads: No development of the MRF or IVC shall commence until drainage details incorporating sustainable drainage principles, and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the Waste Planning Authority. Any scheme approved shall be implemented before any waste is brought to the MRF or IVC.

Proposed replacement condition: *No development of the MRF shall commence until drainage details incorporating sustainable drainage principles, and an assessment of the hydrological and hydrogeological context of the development, have been submitted to and approved in writing by the Waste Planning Authority. Any scheme approved shall be implemented before any waste is brought to the MRF.*

Officer Comment: The proposed change to this condition is considered acceptable.

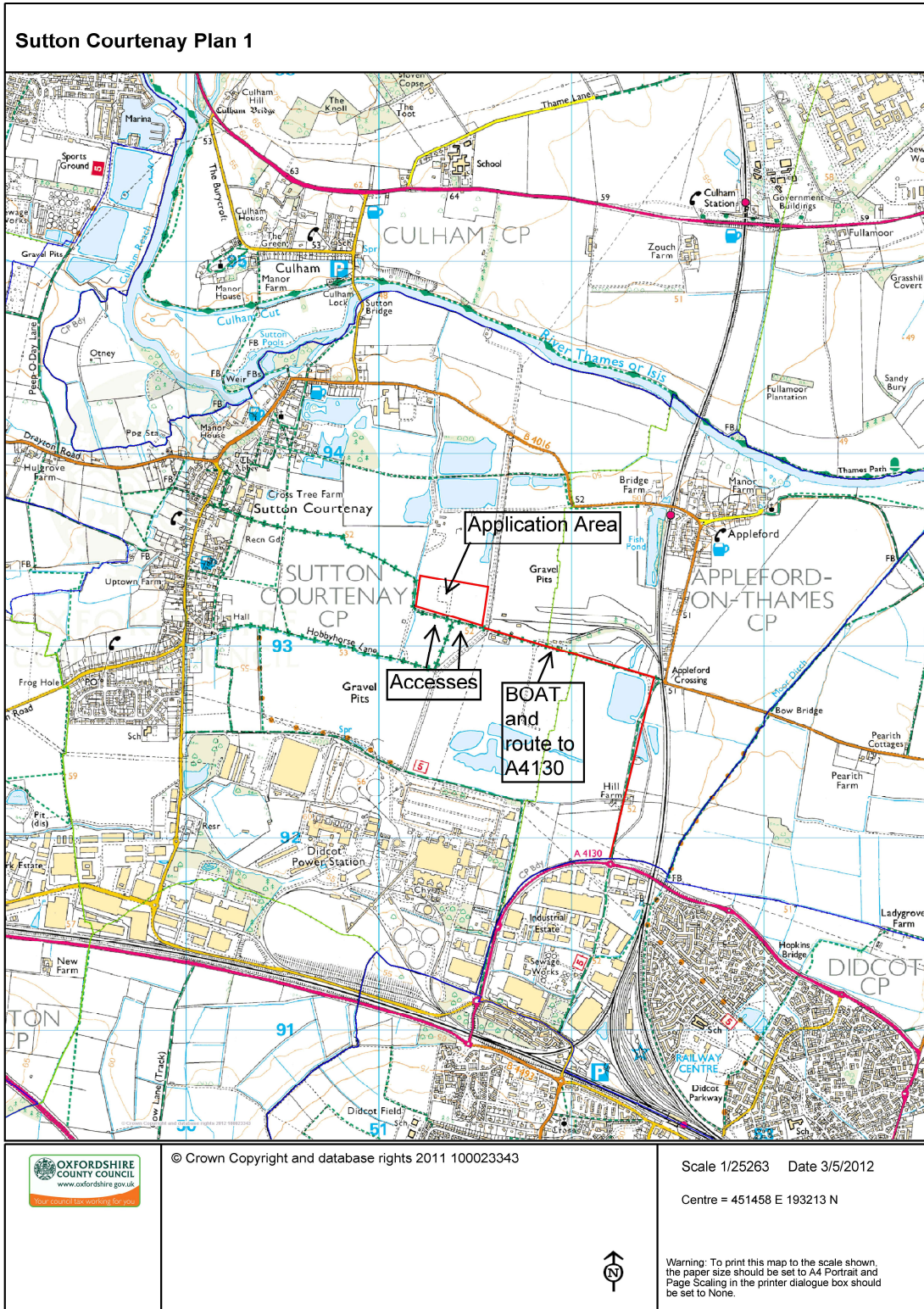
New Conditions

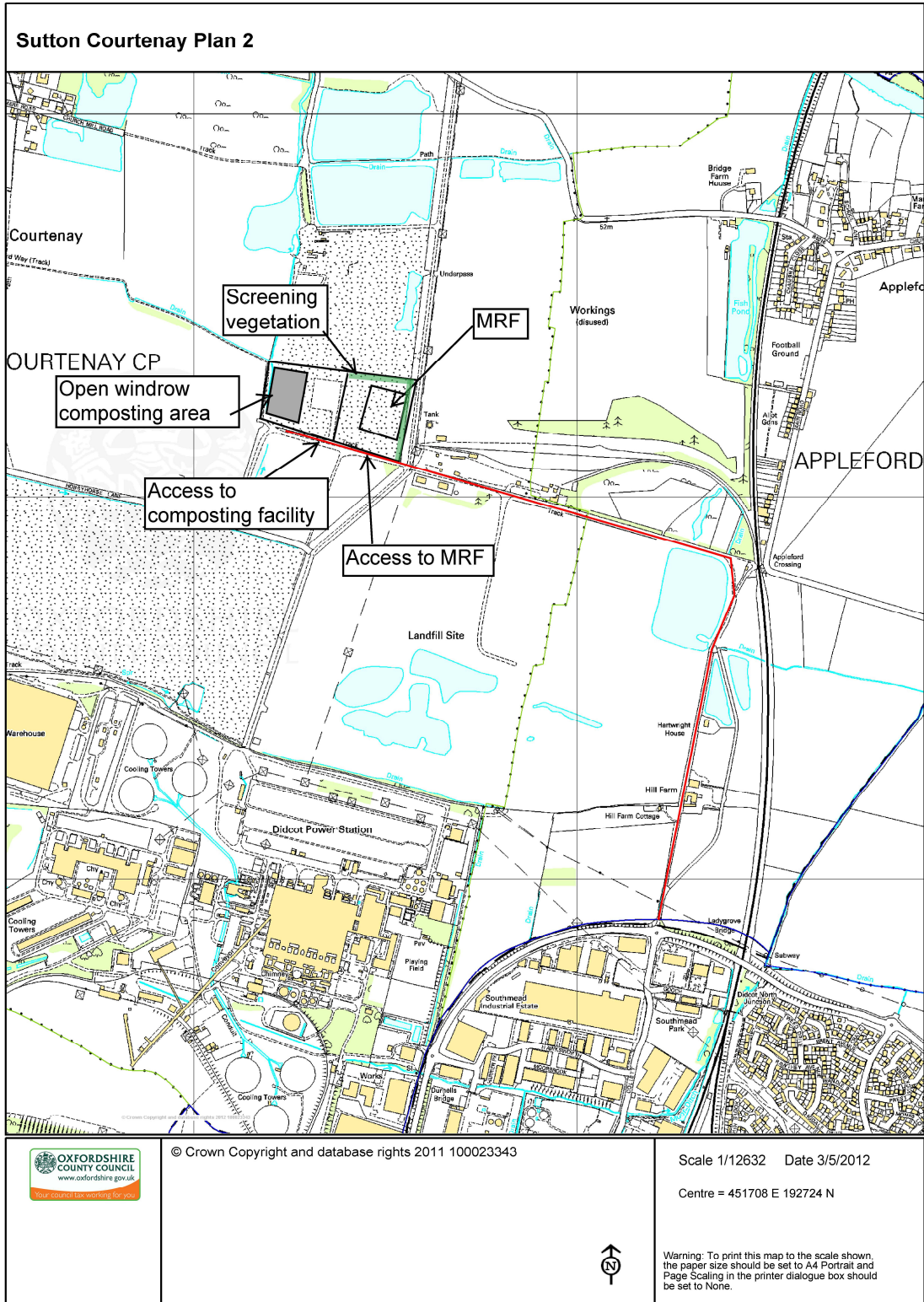
It is **RECOMMENDED** that the following new conditions are attached to the consent:

1. No construction of the MRF shall commence until a scheme for the surfacing of the road from the two accesses to the site to Corridor Road has been submitted to and approved in writing by the Waste Planning Authority, and those surfacing works have been completed in accordance with the approved scheme. The surfaced road shall be maintained in accordance with the approved scheme for the duration of the development.
2. No construction of the MRF shall commence until signs warning lorry drivers of pedestrians and cyclists on the road outside the two accesses to the site have been erected in accordance with details of location and design which have been submitted to and approved in writing by the Waste Planning Authority. These signs shall be maintained for the duration of the development.
3. No construction of the MRF shall take place until an internal layout scheme for the MRF has been submitted to and approved by the Waste Planning Authority. The development shall be carried out in accordance with that approved scheme.
4. No construction of the MRF shall take place until the bunds shown on approved plan CH6737-PO1/C have been constructed to 3 metres in height and seeded with grass and until the landscape planting shown on the same approved plan has been implemented. The bunds and landscaping shall be maintained for the duration of the development.

5. No more than 40,000 tonnes per annum of green wastes and 70,000 tonnes per annum of other wastes shall be imported to the site.

Informative: European Protected Species





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For: PLANNING AND REGULATION COMMITTEE – 28 MAY 2012

By: DEPUTY DIRECTOR FOR ENVIRONMENT & ECONOMY (GROWTH & INFRASTRUCTURE)

Development Proposed:

1. **Variation of conditions 3 and 5 of planning permission 07/00058/CM to allow longer operating hours and an increase in the maximum throughput of waste from 24 999 tonnes per annum to 45 000 tonnes per annum (MW.0032/12)**
2. **Variation of condition 16 of planning permission 07/00058/CM to allow an additional 6 months until 31st October 2012, for completion of concrete apron (MW.0034/12)**

Division Affected: Deddington

Contact Officer: Mary Thompson **Tel:** Oxford 815901

Location: Ferris Hill Farm, Hook Norton

Application No: MW.0032/12 and MW.0034/12

District Council Area: Cherwell

Contents:

- Part 1 – Facts and Background
- Part 2 – Other Viewpoints
- Part 3 – Relevant Planning Documents
- Part 4 – Analysis and Conclusions

Recommendation

The report recommends that application 1 (MW.0032/12) be refused for the reason set out on page 12 of this report,

The report recommends that application 2 (MW.0034/12) be approved.

• **Part 1 – Facts and Background**

Location (See Location Plan 1)

1. Ferris Hill Farm is an existing waste transfer station (WTS) and recycling facility (WTS) located 1.5 kilometres¹ (0.9 miles) north of Hook Norton and 2 kilometres (1.2 miles) south of Sibford Ferris in the north west corner of the county.

The Site and Setting (See Location Plan 2)

2. The existing waste transfer station (WTS) covers an area of 0.66 hectares (1.6 acres). It is located in the open countryside and forms part of the wider Ferris Hill Farm complex, which comprises a small aggregates depot, workshop and storage buildings and a work yard area. These accommodate other parts of the applicant's business, which include plant and machinery hire and the sale of aggregates from the site.
3. Immediately to the east of the site is a grass paddock with established planting surrounding it. To the west is a pond and vegetation. The nearest property is The Gate Hangs High public house which lies 100 metres to the south east of the site. Otherwise, the nearest residential properties are Croft Farm and White Hill Farm which lie 400 metres to the north west and 350 metres to south east respectively.
4. No footpaths are affected by the proposal.

Background & Planning History

5. In 1998 planning permission was granted by Cherwell District Council for a sand and ballast distribution depot at Ferris Hill Farm. In 2004 the County Council granted permission for the erection of a waste transfer building and use of the site as a waste transfer station (WTS). In 2005 permission was granted to increase the number of vehicles from 1 skip lorry to 3 skip lorries and 1 bulk carrier. In 2005 a further application (05/01092/CM) was made to enable the waste transfer operations, and the distribution of sand and ballast, to take place in separate areas. This application was granted permission but never implemented.
6. In 2007 the current planning permission (07/00058/CM) was granted for an extension to the operational area of the WTS and an enlarged/relocated materials recycling building. This permission removed the condition that limited the number of skip lorries and bulk carriers that could operate from the site. To control the scale of the development and the volume of traffic generated condition 5 was

¹ All distances are approximate

imposed, limiting the maximum annual throughput of the site to 24,999 tonnes per annum (tpa).

7. The existing planning permission was issued on the basis that this was a 'small scale' waste facility that was meeting local waste management needs, and the 24,999 tpa limit was imposed to ensure that the scale of the development would be controlled. The maximum volume of traffic that the applicant indicated was expected to be generated by the site was 36 HGV movements per day (18 in and 18 out).
8. In 2011 an application was submitted to increase the throughput to 75,000tpa, which is allowed by the Environmental Permit for the site, and to extend the operating hours. This application was recommended for refusal but withdrawn by the applicant prior to being considered by this Committee.
9. A routeing agreement for the site has been in place since the original 1998 permission was granted and has been updated with each subsequent planning permission. The routeing agreement is to prohibit the use of the route to and from the north of the site on the Sibford Road, in order to prevent traffic passing through the villages of Sibford Ferris and Sibford Gower.
10. In October 2011 The Environment Agency (EA), which is responsible for issuing Environmental Permits for waste sites, served a notice on the site owner requiring clearance of waste from the Lower Yard area of the wider Ferris Hill site because this part of the site did not have an Environmental Permit. At present, the only part of the site covered by an Environmental Permit is the area of the existing WTS planning permission.
11. There is also an area of unauthorised waste storage on land adjacent to the site to the west, which is liable to OCC enforcement action as there is no planning permission for this area of land. A Planning Contravention Notice (PCN) is to be served on the site owner by the County Council's enforcement officer on the unauthorised use of this land. A PCN is a precursor to formal enforcement proceedings.

Details of the Development

Application 1 (MW.0032/12)

Variation to Condition 5

12. The existing condition 5 states: *The annual throughput of construction and demolition waste at this facility shall not exceed 24,999 tonnes per annum.*

13. It is proposed to continue the existing WTS development with an increase in the maximum annual throughput of waste, from 24,999 tonnes per annum (tpa) to 45,000 tpa.
14. The applicant has stated that the annual throughput needs to be increased to allow for the expansion of the company's skip waste business. They state that a number of factors have led to an increased demand including efficiency in the business; closure of a number of other skip hire operators; a reduction in service of other operators and an increase in demand from householders. The applicant has conceded that throughput on the site has already increased to a level in the region of 45,000 - 50,000 tpa. Therefore, this element of the application is retrospective.

Variation to Condition 3

15. It is proposed to alter the operating hours to start at 7am rather than 8am and finish at 6pm rather than 5pm Mondays to Fridays and to operate between 7am and 1pm rather than 8am to 12 noon on Saturdays. It is not proposed to operate on Sundays or on Bank or Public holidays (Condition 3).
16. The existing condition 3 states:

No operations authorised or required by this permission shall be carried out and plant shall not be operated, other than during the following hours:-

Between 0800 and 1700 hours Mondays to Fridays

Between 0800 and 1200 hours on Saturdays

No such operations shall take place on Sundays and Public and Bank Holidays and Saturdays immediately following Public and Bank Holiday Fridays.

17. The applicant states that the existing time limits are historical and do not reflect the current operations or requirements of customers who require early deliveries of skips or materials. They state that there is an increasing need to leave early to avoid areas affected by commuter and school traffic at peak time, in centres such as Oxford, Abingdon, Bicester and Banbury.

Application 2 (MW.0034/12)

18. The site contains a waste transfer building which was approved in 2007 and completed in December 2011. A condition on the consent required the provision of a concrete surface in front of the building within three months of the erection of the building. This surface would be for vehicle manoeuvring. It is proposed to alter the timeframe for the provision of this concrete surface until the end of October 2012.

19. The applicant has stated that the additional time is necessary due to delays including ground conditions and because occupation of the building impedes progress on the construction of the concrete surface.

Traffic and Access Details

20. The proposal is to almost double the annual throughput of waste on the site and if permitted would therefore allow an increase in the volume of HGV traffic generated by the activity.
21. The applicant indicates that there would be 70 vehicle movements (35 in, 35 out) over an 11 hour period. The existing planning permission, states that the maximum daily number of HGV movements would be 36 (18 in and 18 out). This is not a condition on the consent, but is what was anticipated given the condition stating a maximum annual throughput.
22. The site is in a rural location and is served by a number of minor country roads. The nearest 'A' roads are the A3400 4.3 miles to the west and A361 4.3 miles to the east.
23. The majority of HGV traffic generated either travels to and from the east of the site along the road to Wigginton Heath through Milcombe to the A361, or to and from the west on the Whichford Road towards the A3400. Traffic also travels south (via 'The Firs' crossroads) towards and through Hook Norton along Clay Bank and on to the Chipping Norton Road towards the A361. The Sibford Road to and from the north of the site (to Sibford Ferris and Sibford Gower) is a prohibited route for site traffic in the routeing agreement.

• Part 2 – Other Viewpoints

Third Party Representations (copies of the letters are available in the Members' Resource Centre)

24. 33 letters of objection have been received to these applications. The main concerns relate to the increase in HGV traffic on local roads and villages. There are also concerns regarding the suitability of the location for a waste operation of this scale and concern regarding unauthorised development on the site. Full details of the representations can be found at Annex 1.

Consultation Responses

25. Details of consultation responses can be found at Annex 2. There has been an objection from the Highways Authority as well as local Parish Councils and Cherwell District Council. These objections relate to application 1 rather than application 2.

• **Part 3 – Relevant Planning Documents**

Relevant Development Plan and other policies (see Policy Annex attached to this Agenda)

26. Planning applications should be decided in accordance with the Development Plan unless material considerations indicate otherwise.
27. The Development Plan for this area comprises:
 - The South East Plan (SEP)
 - Oxfordshire Minerals and Waste Local Plan (saved policies) (OMWLP)
 - Cherwell Local Plan (CLP)
28. Other documents that need to be considered in determining this development include:
 - Non Statutory Cherwell Local Plan (NSCLP)
 - Oxfordshire Minerals and Waste Core Strategy Proposed Submission Document (OMWCS)
 - National Planning Policy Framework (NPPF)
29. The South East Plan (SEP) forms part of the Development Plan. However, the Government has made it clear that it intends to abolish regional strategies. The Localism Act enables the Secretary of State to revoke the whole or any part of a regional strategy by order. Whilst no such order had been made at the date this report was drafted, the published intention to revoke is a material consideration to which substantial weight should be given.
30. The Oxfordshire Minerals and Waste Core Strategy has not yet been adopted. However, the proposed submission document was agreed by the County Council's Cabinet on 13 March and full Council on 3 April. Now that it has been agreed by the Council it will be published for public comment and then submitted to the Government for examination. Independent examination of the plan by a government appointed Inspector is expected to take place later in 2012. When the Inspector's report is received, the council will be able to adopt a final plan. As this plan is now at an advanced stage, significant weight should be given to its policies.
31. The Government's National Planning Policy Framework was published on 27 March 2012. This is a material consideration in taking planning decisions. However, it does not contain specific waste policies as these will be published as part of the National Waste Management Plan for England. Key extracts of the NPPF are highlighted in the planning policy annex.

Relevant Policies

32. Relevant policies are:

- NPPF – Sections in this document refer to supporting a prosperous rural economy and promoting sustainable transport.
- SEP – W17, T1,
- OMWLP - W1, W3, W4
- CLP – TR7, TR10, C7, C9
- NSCLP – TR16
- OMWCS – W3, W4, W5, W6, C5, C7,

• Part 4 – Assessment and Conclusions

Comments of the Deputy Director for Environment & Economy (Growth and Infrastructure)

33. Key planning issues to consider in deciding these applications are:
- (i) The acceptability of the proposed waste development in this location.
 - (ii) Traffic impacts on local roads and residents.
 - (iii) Impact on the open countryside.

Application 1

(i) The acceptability of the proposed waste development in this location

34. The new spatial strategy for waste is set out in OMWCS policy W5. This states that waste recycling facilities should generally be encouraged. The provision of additional recycling capacity could help meet Oxfordshire's additional construction, demolition and excavation waste as identified in OMWCS policy W4. However, W5 also states that strategic waste facilities should be located in a broad area around Bicester, Oxford, Abingdon and Didcot and that facilities to serve more local needs should be located close to the other main sources of waste (identified as Wantage/Grove, Witney/Carterton and Banbury). Only small scale facilities, in keeping with their surroundings, will be located elsewhere.
35. This site is not located in either an area identified for strategic waste facilities or an area identified for facilities to serve more local needs. The supporting text states that as a guide a facility handling more than 50,000 tpa would be regarded as a strategic facility. This development would increase throughput to 45,000 tpa, which is close to the definition of a strategic facility and, although less than the amount proposed in the previous application, it is a significant increase on the existing consent. It would also result in an average of 70 vehicle movements per day compared to the currently permitted 36 daily movements. I do not

consider that this development could be classed as a 'small scale facility'. Therefore, this policy does not support the development in this location.

36. SEP Policy W17 supports the expansion of existing suitable sites and, along with Policy W3 of the OMWLP, expects such waste recycling operations to be either sited close to the source of waste (or market for the recycled product), be well connected to the transport network and not cause any nuisance in terms of, amongst other things, traffic generation. The original permission was granted on the basis that it was a small scale operation (processing less than 25,000 tpa) and, being in the location it was, it was well located to serve the local area immediately around it.
37. The current proposal, however, involves a significant increase in the capacity of the site such that it can no longer be referred to as being "small scale". Indeed the applicant has confirmed in his application that the site is now drawing in material from as far afield as Oxford, Abingdon, Bicester and Brackley. In my view it is now operating as a sub-regional facility which one would expect to see located closer to the main urban areas rather than in the isolated rural area it is situated.
38. Whilst the proposal would accord with policies aimed at driving waste management up the waste hierarchy and looking to disposal of waste in landfill as a last resort, it would involve a significant increase in the capacity of the site, such that it no longer can be viewed as a small scale local operation. Waste policy does not support larger scale waste operations in locations such as this, which are not well located to the source of waste.

(ii) Traffic Impacts

39. OMWLP Policy W3, SEP Policy W17 and OMWCS policy C7 expect facilities to be well related to the transport network and not to cause nuisance from traffic generation. OMWCS policy C7 states that waste development should only be permitted where there is convenient access along the primary road network which maintains safety, amenity and efficiency and quality of the road network.
40. There have been objections from a number of local Parish Councils and individuals on the grounds of the impact of increased levels of HGVs. These include concerns regarding the safety of the highway and the amenity of people living along the route. There has also been an objection from the highway authority.
41. The application states that the development would result in 70 vehicle movements per day. However, the highway authority has queried how this figure relates to the 45,000 tpa as it is not supported by evidence in the application.

42. The original proposal for a small scale local operation was adequately served by the network of rural roads. However, the development now proposed is for a significant operation generating substantial HGV movements on roads not suited to such a level of traffic. I consider that the increased traffic that would be generated by the proposed increased tonnages to the site would have a serious adverse impact on the local highway network and on the residential amenities of local residents alongside the main routes to the site. Indeed, the increased level of vehicle movements which is already happening is having an adverse impact on amenity, as reflected in the objections. Therefore, I consider the proposal to be contrary to relevant policy on traffic impacts.
43. The proposal to amend the operating hours would have an impact on traffic because it would allow HGVs to pass by residential properties earlier and later than currently permitted. There have been concerns raised amongst residents about the vehicle movements early in the morning and for extended hours on Saturdays. The hours are slightly shorter than the standard hours as stated in the OMWLP code of practice. However, these alternative hours were imposed on this site for a specific reason; to protect amenity. I do not consider that circumstances have changed sufficiently to justify an alteration to the approved hours of operation. Given the route that HGVs need to take to access the strategic road network, I consider that operating earlier in the morning and later in the evening would have an unacceptable adverse impact on amenity, contrary to OMWCS policy C3.

(iii) Countryside

44. Policy W4 of the OMWLP states that recycling operations will not normally be permitted in open countryside unless amongst other things, there is an established overriding need. The Cherwell Local Plan Policy C9 states that developments will normally be resisted where their size or scale is incompatible with a rural location. The NPPF states that policies should support economic growth in rural areas by taking a positive approach to sustainable new development.
45. The site is located within open countryside surrounded by farmland. Planning permission was originally given for the development on the basis that it was a small scale operation serving a purely local need. Subsequent permissions have been allowed, not for expansion of the business, but to allow improvements in the management of the facility and the safety of operations on the site. At that time, the development then proposed was considered to be of an acceptable scale for its isolated rural countryside location.
46. The development now proposed would significantly increase the amount of waste allowed to be handled on site and draw in material from a wider area than the local market, commencing at an earlier time in the morning.

47. I consider that, whereas there may well remain justification for a small locally orientated operation on this site, the proposed larger scale operation, with a wider Oxfordshire market, with all the associated increases in activity on the site that such an operation implies, is contrary to the aims of Policy W4 of the OMWLP and Policy C9 of the CLP. Although it would expand a business in a rural area, I do not consider this scale of activity to be justified in this rural countryside location. I do not believe it can be justified as a 'sustainable development' as encouraged by the NPPF, for the reasons set out above.

Application 2

48. The proposal to extend the timescale for the provision of the concreted area in front of the waste transfer building would not have any impacts outside the site. There would be no impact on the amount of waste imported or the HGV movements as a result of this development. Therefore the waste and traffic policies considered above for application 1 are not relevant to this development.
49. There have been no specific objections to the proposal in this application.
50. It is important that this concrete area is constructed in order to ensure safety on the vehicle manoeuvring area in front of the waste transfer building. This was not required prior to the occupation of the building and although it is important that it is completed I consider that there should not be any significant implications of allowing sufficient time until October 2012 for the completion of this work.

Conclusion

Application 1

51. Although policy is supportive of inert waste recycling operations which move waste up the waste hierarchy and divert it from landfill such facilities should be situated in appropriate locations. I do not consider that this site is suitable for a large scale operation of the size now proposed.
52. The application to increase the throughput is contrary to policies relating to waste strategy, traffic and open countryside and it would undermine emerging waste strategy, which seeks to locate strategic waste facilities in a specific area.
53. Therefore, I consider that the scale of this proposal is inappropriate in this location and the application should be refused.

Application 2

54. The concrete area has not been provided as required in accordance with the existing planning consent. It is important that this is constructed and so it is considered appropriate to provide sufficient time for these works to go ahead. Therefore, I consider that this application should be approved.

Recommendation

Application 1

55. It is **RECOMMENDED** that planning permission be refused for Application MW.0032/12 to amend conditions 3 and 5 (throughput and opening hours) at Ferris Hill Farm, Sibford Road, Hook Norton for the following reason:

- 1) The proposal represents an undesirable intensification of a waste use generating considerable amounts of additional activity and traffic in an attractive rural area served by minor rural roads, contrary to policies W3 of OMWLP and W5 of OMWCS

Application 2

56. It is **RECOMMENDED** that subject to a routing agreement to prohibit the route to and from the north of the site on the Sibford Road in order to prevent traffic passing through the villages of Sibford Ferris and Sibford Gower that planning permission be approved for Application MW.0034/12 subject to conditions to be determined by the Deputy Director for Environment & Economy (Growth and Infrastructure) but to include conditions from the existing consent as amended (Condition 16) to provide until 31October 2012 for the provision of the concrete area

MARTIN TUGWELL
Deputy Director (Growth & Infrastructure)

Annex 1 – Representations

Third Party Representations (copies of the letters are available in the Members' Resource Centre)

33 letters of objection have been received to these applications. The following concerns are expressed:

Traffic through Milcombe

- Effect on life in Milcombe village.
- Increase in HGVs on unsuitable roads (narrow and in a poor state of repair).
- Danger to pedestrians and other road users.
- Parked cars along the main street make HGV use dangerous.
- HGVs go too fast.
- Applicant should pay for repair of road, not taxpayer, before any permission is granted.
- New dwellings to be constructed in Milcombe on the road the traffic is proposed for.
- Noise from traffic in Milcombe is already disturbing, extension of hours would make this worse, houses are near the road.
- There should be a speed and weight restriction through Milcombe.
- Impact of vibration on the foundations of 18th century house.
- Air pollution in Milcombe from traffic – dust and fumes.
- Alternative route suggested – right out of site and left at Gate Hangs High as at present, but then left not straight on at the Wigginton Heath crossroads, down the hill to Lower Tadmarton, through Broughton and to Banbury.
- An alternative route should be found that uses classified roads.
- Letter from riding school – concerned about impact of increased HGVs on narrow roads and on business.
- Milcombe should have a weight restriction through the village.
- Difficult for large vehicles to pass each other in Milcombe.
- Previous improvements at the Gate Hangs High junction are irrelevant given the unsuitability of the rest of the route.
- Danger to horse riders and cyclists.
- Road verges rapidly deteriorating due to HGVs.
- Impact on roads between the gate hangs high and Milcombe – verges already dangerous and road potholed.

Traffic in Wigginton Heath

- Volume of traffic on quiet roads in Wigginton Heath.
- Roads around WH in poor condition already due to lorries, breakdown of verges results in dangerous conditions for vulnerable road users.

Traffic Impact on Clay Bank

- It is narrow with no pavements – not suitable.
- Tourism – Hook Norton brewery and Pear Tree Inn with outdoor seating.
- HGVs should travel A3400 east towards the north of Great Rollright and Sibford Road.

Hours

- Object to increase in operating hours – too early for loud lorries.
- Increase in hours will increase congestion at the busiest times.
- Vehicles do not stick to their existing permitted hours.
- Especially opposed to increased hours on a Saturday.

Visual Amenity

- Site is an eyesore in the AONB.

Location

- Noise and heavy traffic not suitable in Hook Norton area.
- Growing so that it no longer serves the local area – not suitable location.
- Waste is being brought from places such as Abingdon – not local.

Road conditions

- Understand that there is already a restriction preventing these vehicles from going through the Sibfords, there should be a similar restriction on vehicles through Hook Norton.
- Carriageway width outside house is 4.8 metres. Understand that it should be 5 metres to accommodate HGVs.

Operations at Ferris Hill Farm

- Accumulation of waste on the site is damaging the environment and creating a fire hazard.
- Operating as a long term waste storage site.
- Noise nuisance to nearby properties.
- Site burnt waste last year which was a pollution hazard.
- No weighbridge – how is a record kept?
- Operating outside approved hours.
- Site is in breach of its planning conditions.

Annex 2 – Consultation Responses

1. Cherwell District Council

Application 1: Object for the following reason:

- The impact of the operation of the site on the amenities of local residents and residents of surrounding villages could increase to unacceptable levels by virtue of the increase to the intensity, scale and hours of operation of the site.

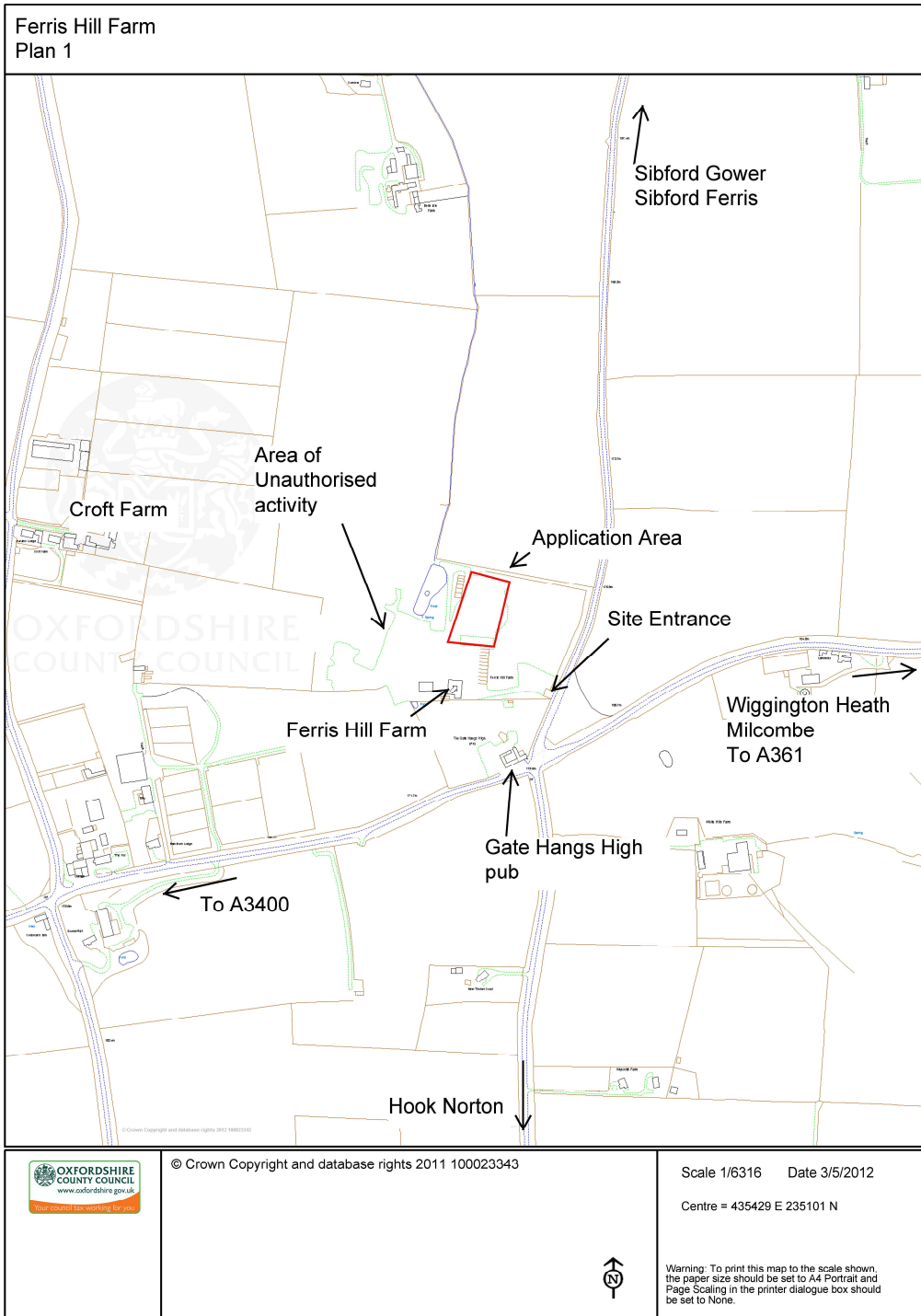
Application 2: No objection subject to:

- The County Council monitoring compliance with the new time limit.

2. Whichford and Ascott Parish Council – Concerned that the increase in heavy vehicles using the narrow roads would increase the risk of accidents, especially as it is not gritted in cold weather. The site burnt large quantities of waste in November 2011, if this continues it could be a pollution hazard.
3. Bloxham Parish Council - The site is accessed along country roads. At present there does not appear to be a major problem along the A361 through Bloxham. No details on the frequency, size or route of vehicles removing baled material for recycling. Would welcome a recommendation that closed skips be used. It is not clear how much of the collected material would be able to be recycled or reused. Would like to see the scheduling of vehicles to avoid congestion through villages and the A361.
4. Sibford Ferris Parish Council – Application 1 – Object due to the increase in traffic that would occur, the resultant extra damage to the road edges on the prescribed routes and because it would appear that the site is already over capacity as material dumping now appears to be taking place on the adjoining property for which there is no planning permission. This may have an adverse effect on the watercourse that runs north to the Stour. The extra tonnage and opening hours may also have an adverse effect on the business of the Gate Hangs High PH which is very close to the site.
5. Application 2 – No objection to the extension of time to complete the concrete apron.
6. Milcombe Parish Council – Strongly object. Concerned about the increase in HGVs using the road through the village. In places the road is too narrow for HGVs to pass without mounting the verge. It is a danger to other road users. Current restrictions on operating hours are not adhered to. Vehicles also cause pollution and noise problems to villagers. Lorry drivers can speed and drive inconsiderately. The A361 through Bloxham is already heavily congested.

7. Natural England – No objection. The site is close to Hook Norton Cutting & Banks SSSI. However, given the scale and nature of the proposals there is no objection.
8. Environment Agency – No objection.
9. County Council Drainage – No objection or conditions required.
10. County Ecologist Planner – No comment to make as the development would not have an ecological impact.
11. Highways Authority – Application 1 - Object. Although the proposed increase is less than the previous application the impact on the local highway network remains a concern. The local highway network consists of narrow rural lanes with most routes to the greater highway network passing through villages where it is not unusual for buildings to front the carriageway and cause 'pinch points'. There is no evidence to support the provided trip generation figures and the proposed annual throughput does not appear to accord with the trips identified in the statement. The distribution of associated trips is not addressed in terms of direction or time. No comparison is made to the trip generation of the permitted throughput.

The supporting information lacks detail and justification to fully appraise the impact of the proposal. I have significant concerns of highway safety and convenience due to the nature of the local highway network. Therefore I recommend the application for planning permission is refused in the interests of highway safety and convenience. Also the Planning Authority should consider the potential impact upon the amenity of residents living alongside adjacent routes to the greater highway network.



Ferris Hill Plan 2



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Scale 1/50526 Date 3/5/2012

Centre = 438136 E 235221 N



Warning: To print this map to the scale shown, the paper size should be set to A4 Portrait and Page Scaling in the printer dialogue box should be set to None.

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For: PLANNING AND REGULATION COMMITTEE – 28 MAY 2012

By: DEPUTY DIRECTOR FOR ENVIRONMENT & ECONOMY (GROWTH & INFRASTRUCTURE)

Development Proposed:

Retention and continued use of two modular building units (ref T1) as a children's centre base office and (ref T2) as a classroom, for a further period of five years.

Division Affected: Chalgrove

Contact Officer: Naomi Woodcock **Tel:** Oxford 815708

Location: Great Milton CE Primary School, The Green, Great Milton, Oxford, OX44 7NT.

Application No: R3.0047/12

District Council Area: South Oxfordshire

CONTENTS

- Facts and Background
- Other Viewpoints
- Relevant planning documents
- Assessment and conclusions
- Recommendations
- Annexes

Recommendation

The report recommends that the planning application be approved subject to conditions (see paragraph 38).

Part 1 - Facts and background

Location (see site plan)

1. The village of Great Milton is located 2 miles (4 kilometres)¹ south of junction 8a of the M40.
2. Great Milton CE Primary School is situated at the northern end of the village just off The Green.
3. The school site lies within the Green Belt. Great Milton Conservation Area abuts the school's southern and western site boundaries.

Site and Setting (see site plan)

4. The school site is bounded by allotment gardens to the north, a woodland area to the east, a playground to the south and residential dwellings to the west.
5. The temporary buildings are situated next to each other close to the northern site boundary and north of the main school building.
6. Vehicular and pedestrian access is from the western end of the school site from the street known as The Green.
7. The nearest dwellings to the temporary buildings lie 75 metres to the west on Lower End.
8. Views of the temporary buildings are screened from the nearest residential dwellings by a 2.5 metre high timber fence which runs along the western site boundary and by trees located on either side of the school's western site boundary. Views from the north (from the allotments) are partially screened by three large trees and a 2 metre high hedge.
9. The buildings are of a standard pre-fabricated functional design with a mineral felt flat roof, textured painted plywood walls and upvc windows.

Background and Details of the Development

10. In August 2010² the County Council approved a planning proposal for Apermanent children's centre building and replacement of the temporary classroom buildings with permanent accommodation.
11. Funding for the permanent buildings has not been forthcoming. As a result the school's accommodation has been re-arranged to accommodate the children's centre in one of the existing temporary buildings. Planning permission is now sought to retain the temporary buildings on site for a further period of 5 years.

¹ All distances are approximate.

² Application No: R3.0188/09

12. The applicant explains that the temporary children's centre is required to ensure that families with children under 5 (within the Great Milton Children's Centre catchment³) can continue to receive integrated information and services⁴. Current legislation⁵ places a duty on local authorities to establish and run children's centres.
13. The temporary classroom for the school is needed because there is insufficient space within the main school buildings to accommodate the school's current and forecasted pupil population.
14. The applicant states that they are in sound condition and suitable for use for another 5 years.
15. No alterations are proposed to the buildings. No changes are anticipated to staff or pupil numbers as a result of this proposal.

Part 2 – Other viewpoints

Representations

16. One letter of support and one letter of objection have been received. Copies of the letters are available in the Members' Resource Centre. The key points made are:

In support of the application:

- the buildings provide necessary accommodation for school children.

Points made against the application:

- the existing parking for the school is insufficient;
- the proposal should be for replacement classrooms only; and
- the buildings are old and ideally should be replaced.

Consultations

17. South Oxfordshire District Council – No objection.

Great Milton Parish Council – No objection.

Oxford Green Belt Network – No objection.

English Heritage – No comment.

³ Catchment: Great Milton, Garsington, Wheatley, Forest Hill and Holton.

⁴ Services and information include: child and family health services, links on access to work and stay and play sessions.

⁵ The Apprenticeships, Skills, Children's and Learning Act 2009

Transport Development Control – No objection. Travel options for parents and children travelling to and from the school site are very limited. Suggest that the children's centre develops a travel plan and that the school travel plan is updated to alleviate any problems that travel to school might be causing the local community.

Part 3 – Relevant planning documents

Relevant planning documents and legislation (see Policy Annex to the committee papers)

18. Planning applications should be decided in accordance with the Development Plan unless material considerations indicate otherwise.
19. The relevant development plan documents are:
 - The South East Plan (SEP) 2026, relevant policies: - CO4, S3.
 - The South Oxfordshire Local Plan (SOLP) 2011, relevant policies: - CF1, CON7, GB4, T1, T2.
20. The SEP forms part of the development plan. However, the government has made it clear that it intends to abolish regional strategies. The Localism Act enables the Secretary of State to revoke the whole or any part of a regional strategy by order. Whilst no such order had been made at the date this report was drafted, the published intention to revoke is a material consideration to which substantial weight should be given.
21. The National Planning Policy Framework (NPPF) 2012 is a material consideration to the consideration of this proposal.

Part 4 - Assessment and conclusions

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

22. The matters that need to be considered in deciding if planning permission should be granted are Green Belt, need for the accommodation and impacts on residents and surroundings
 - (i) **Need and Green Belt:**
23. The proposal is to continue the use of two temporary class rooms for a further 5 years. Although temporary, the development is not consistent with Green Belt objectives as expressed in Policy GB2 of the SOLP2011 because it is built development which obstructs the openness of the Green Belt. The Committee must be satisfied that there are very special circumstances to justify overriding normal Green Belt policy.

24. Current legislation places a duty on local authorities to establish and run children's centres. The intention had been to provide a new purpose built children's centre on the school site (Item PN5 to the 27 July 2010 Planning and Regulation Committee refers) but funding for this was withdrawn. Instead the children's centre was established in the temporary building. An extension of time would enable it to continue to provide a satellite for integrated services and information for families in Great Milton, Garsington, Wheatley, Forest Hill and Holton.
25. The second building is required to enable the school to continue to accommodate the children on the school roll.
26. Meeting community needs locally is supported by policy SE3 of the SEP2026 and policy CF1 of the SOLP2011.
27. The Oxford Green Belt Network and South Oxfordshire District Council do not object to the renewal of the temporary buildings.
28. The buildings remain in reasonable condition. They are well screened from the wider landscape so their impact on the openness, rural character and the visual amenity of the Green Belt is limited. Because these buildings are (and any consent would be) temporary, any adverse impact would remain for the short term only.

(ii) Impact on local residents and the surroundings:

29. Policy G6 of the SOLP seeks to ensure that development is of a high quality and inclusive design and of a scale or type which is appropriate to the site and its surroundings. Policy CON7 of the SOLP2011 seeks to ensure that developments located outside of a conservation area do not have a harmful effect on that conservation area.
30. One local resident opposes the proposal on the grounds that the temporary buildings are old and should be replaced. He also recognises that they provide necessary accommodation for (including his own) school children. Another local resident comments that the proposal should be for replacement classrooms only.
31. The nearest residents live 75 metres from the proposed site for the temporary buildings. There is a good screen of trees between the houses and the temporary buildings. They are in a sound state of repair and have a reasonable external appearance. Whilst the buildings are not ideal in terms of their design quality, there is no prospect of replacement permanent accommodation at this time. The actual impact on residents is limited. Similarly the impact on the open countryside and the allotments to the north is limited because of the existing screening around the school site.
32. The buildings are tucked away to the rear (north) of the existing school and do not relate to the conservation area which lies to the west and south. They do not have an adverse impact on the Great Milton Conservation Area.

33. One local resident objects to the proposal because of parking and traffic.
34. Policy T1 of the SOLP 2011 seeks to ensure that the new development is served by an adequate road network which can accommodate traffic without creating traffic hazards. Policy T2 of the SOLP2011 requires planning proposals to put measures in place to reduce the need for vehicle parking where appropriate.
35. The concern about traffic and parking is often expressed about schools and related uses. In this instance traffic and parking would continue as they are now. Transport Development Control has indicated that the children's centre should produce a travel plan of its own. The school have an existing travel plan and Transport Development Control suggest that it would help to alleviate that problem if the travel plan is updated. I recommend a travel plan informative to encourage the school and children's centre to better manage traffic and parking around the site and promote sustainable travel to and from the school site.

Conclusion

36. Retention of the temporary buildings would enable the children's centre to continue to provide integrated services and information for families within the catchment and enable the primary school to continue to accommodate the current and forecasted pupil population.
37. Although located in the Green Belt, I believe that the need to continue to provide services amounts to very special circumstances which justifies overriding Green Belt policy on this occasion.

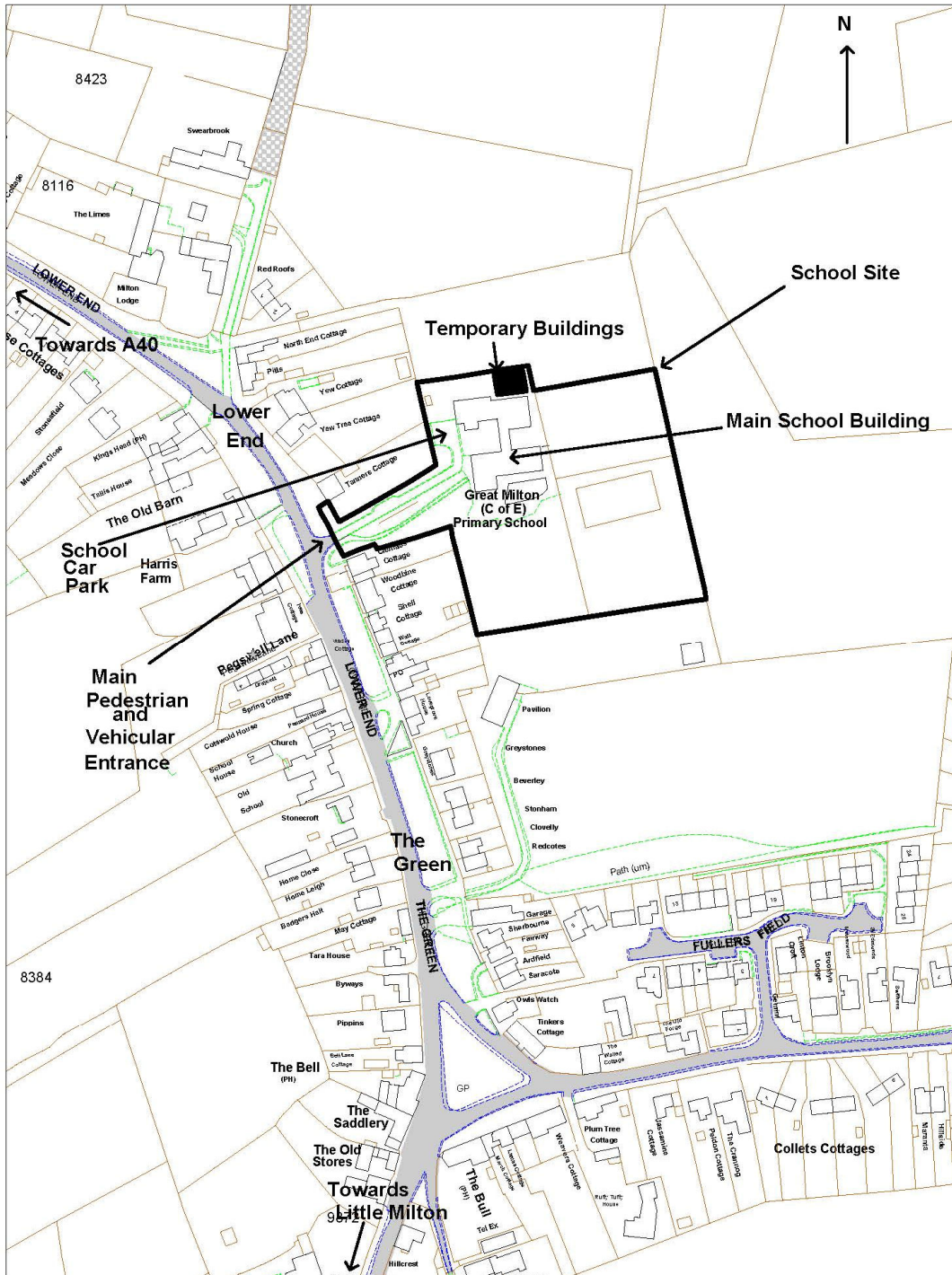
Recommendation

38. **It is RECOMMENDED that Application No. R3.0144/11 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Growth & Infrastructure) to include the following matters:**
 1. **The development must be carried out strictly in accordance with the plans and drawings submitted with the application.**
 2. **Temporary buildings to be removed by 31 May 2017.**

Travel Plan Informative:

Encourage provision of a new travel plan for the children's centre and update existing school travel plan.

MARTIN TUGWELL
Deputy Director for Environment & Economy (Growth & Infrastructure)
May 2012



This plan shows only an indication of the proposed development and should not be scaled from.

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For: PLANNING AND REGULATION COMMITTEE – 28 MAY 2012

By: DEPUTY DIRECTOR FOR ENVIRONMENT & ECONOMY (GROWTH & INFRASTRUCTURE)

Development Proposed:

Installation of a modular classroom building for a temporary period of 5 years.

Division Affected: Didcot All Saints

Contact Officer: Naomi Woodcock **Tel:** Oxford 815708

Location: Manor School, Lydalls Close, Didcot, Oxfordshire, OX11 7LB

Application No: R3.0048/12

District Council Area: South Oxfordshire

CONTENTS

- **Facts and Background**
- **Other Viewpoints**
- **Relevant planning documents**
- **Assessment and conclusions**
- **Recommendations**
- **Annexes**

Recommendation

The report recommends that the planning application be approved subject to conditions (see paragraph 37).

Part 1 - Facts and background

Location (see site plan)

1. Manor School is located on the western side of Didcot just off Lydalls Close.
2. The school is divided into two sites. The infant school site is situated on the northern side of Lydalls Close and the junior school site directly opposite the infant school.
3. The infant school site lies within Didcot Old Conservation Area. The classroom building is proposed on the junior school site.

Site and Setting (see site plan)

4. On the junior school site, the main school building is located in the northern section of the site. Two existing temporary buildings are located to the east of the main building and close to the eastern site boundary.
5. The school site also comprises a hard play area which is located to the west of the main school building and the main school car park which is situated to the north of the hard play area. The school playing field lies in the southern section of the school site,
6. Immediately east of the main building is a 1 metre high curved wall and an amenity grassland area. Two pathways cross the grassland to provide access to the existing temporary buildings.
7. Vehicular and pedestrian access is from the northern end of the school site.
8. The junior school site is bounded by allotments to the south, the Meadows retirement home and sports pavilion to the east and residential dwellings to the west and north, alongside the infant's part of the school.
9. A public footpath runs immediately adjacent to the school's eastern site boundary.
10. A 2.5 metre hedgerow along the school's northern site boundary and the eastern site boundary is lined with trees.
11. The nearest dwellings to the proposed temporary building are located 80 metres to the north on Lydalls Close and the residential home (The Meadows) is located 50 metres to the east.

Background and Details of the Development

12. At present the junior school has 10 classrooms for 270 children. For the last five years Manor School has consistently admitted its maximum annual admission number of 75 pupils into the infant school. This intake results in a

junior school role of 300 children. The consequence therefore as the pupils' progress through the school, will be insufficient space in the junior school buildings to continue to accommodate single year groups in classes of 25 children.

13. The school explain that they have two options: i) to provide mixed age classes of 30 pupils; or ii) to provide two additional classrooms which would enable them to continue to teach single age groups in classes of 25.
14. The school want the additional teaching accommodation because they consider that teaching would be less effective in mixed age classes and parents may feel that children are being held back by younger children.
15. As the school do not currently have the funds to provide two permanent classrooms, they are seeking planning permission to install a double modular classroom building for a temporary period of five years.
16. The new temporary building would be erected where the two footpaths meet on the amenity grassland area between the main school building and the existing temporary buildings.
17. The steel frame flat roof temporary building would be finished in glass reinforced plastic cladding.
18. To facilitate the works it would be necessary to demolish the exiting 1 metre high circular wall and to reconstruct the existing pathways around the building.
19. No trees or significant vegetation would be removed as part of the works.
20. There would be no increase in pupil numbers as a result of this proposal. One additional member of staff would be required from September 2013.

Part 2 – Other viewpoints

Representations

21. One letter of objection signed by six local residents has been received. A copy of the letter is available in the Members' Resource Centre. The key points of which are:
 - local residents are affected by congestion and parking at the beginning and end of the school day;
 - suggest that parking is prevented at the eastern end of Lydalls Close;
 - additional classrooms with less than 30 pupils provides scope for expansion.

Consultations

22. South Oxfordshire District Council – No objection.

Didcot Town Council – Although no increase to pupil or staff numbers are proposed, there are currently problems with parking at the start and end of the school day. As there is no turning circle for motorists on Lydalls Close, pedestrian safety is put at risk. Suggest that a condition is imposed requiring the school to update its travel plan.

English Heritage – The application should be determined in accordance with national and local policy guidance.

Protected Species Officer – No objection. The potential for protected species is very low.

Transport Development Control – No objection. Safety consequences are not considered to be significant. Suggest that the school update its travel plan.

Drainage Engineer – No objection. Request submission of full drainage details (including soakage tests).

County Archaeologist – The building lies within an area of some archaeological interest. However it seems unlikely that the small scale nature of the proposals would justify an archaeological response. Request an informative advising appropriate action that should be taken in the event of archaeological finds.

Part 3 – Relevant planning documents and legislation (see policy Annex attached to committee papers)

23. Planning applications should be decided in accordance with the Development Plan unless material considerations indicate otherwise.
24. The relevant development plan documents and policies are:
 - The South East Plan (SEP) 2026 – policies S3.
 - The South Oxfordshire Local Plan (SOLP) 2011 – policies CF2, T1, T2, CF2.
25. The SEP forms part of the development plan. However, the government has made it clear that it intends to abolish regional strategies. The Localism Act enables the Secretary of State to revoke the whole or any part of a regional strategy by order. Whilst no such order had been made at the date this report was drafted, the published intention to revoke is a material consideration to which substantial weight should be given.
26. The National Planning Policy Framework (NPPF) 2012 is a material consideration.

Part 4 - Assessment and conclusions

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

27. The key planning issues are:
- (i) The acceptability of this temporary development;
 - (ii) Level of activity as a result of the development.
- (i) The acceptability of this temporary development:
28. Policy CF2 of the SOLP2011 encourages new community facilities, provided there are no amenity objections.
29. In this case the proposal is fairly small in scale, centrally located in the school site and well screened by boundary hedges and existing school buildings. The proposal would have minimal ecological impacts and the boundary trees and vegetation would be retained around the wider site. I consider that the visual amenities of nearby residents should not be adversely affected. However, a condition requiring the submission of final details of the design of the building should be imposed to ensure that the detailed design of the classroom is appropriate.
- (ii) Level of activity as a result of the development
30. Policy S3 of the SEP2026 seeks to ensure adequate provision of school facilities. The NPPF advises that great weight should be given to meeting the need to alter and expand schools and deliver sufficient community facilities and services to meet local needs.
31. Policy T1 of the SOLP2011 seeks to ensure that new development is served by an adequate road network which can accommodate traffic without creating traffic hazards. Policy T2 of the SOLP2011 requires development proposals to put measures in place to reduce the need for vehicle parking where possible.
32. Local residents have expressed concern that the provision of the extra classrooms could provide scope for the school to expand in the future by increasing class sizes, particularly because of the potential traffic/parking consequences. They are already concerned about existing traffic and parking on Lydalls Close at the beginning and end of the school day. They are particularly concerned that at the eastern end of Lydalls Close it is too narrow for cars to pass easily and this makes it difficult for larger vehicles to gain access to their properties. The residents comment that a solution should be found to prevent parents parking at their end of the road.
33. Didcot Town Council has commented that pedestrian safety may be put at risk and suggest that the school travel should be updated. Transport Development Control has raised no objections but have suggested a travel plan informative to address the concerns of local residents.

34. In my view the proposed development should have little effect on the level of activity around the school site as there is at this point no intention to increase school numbers through the temporary classrooms. However, I do agree with Transport Development Control's suggestion as a travel plan would encourage the school to do what it can to better manage traffic and parking around the school site and promote sustainable travel.

Conclusions

35. Installation of a double temporary building would enable Manor School to continue to accommodate pupils in single year groups of classes of 25. Although a temporary classroom building is not an ideal solution to the school's accommodation issue, it would meet the immediate need and allow the school to consider how best to meet its long term accommodation needs.
36. Permission with conditions to cover the final design of the development is therefore recommended.

Recommendation

37. **It is RECOMMENDED that Application No. R3.0048/112 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Growth & Infrastructure) to include the following matters:**
- 1. The development must be carried out strictly in accordance with the plans and drawings submitted with the application.**
 - 2. Temporary building to be removed by 31 January 2017.**
 - 3. Submission of final design details of temporary building (including material finish).**
 - 4. Prior submission of full drainage details (including soakage tests).**

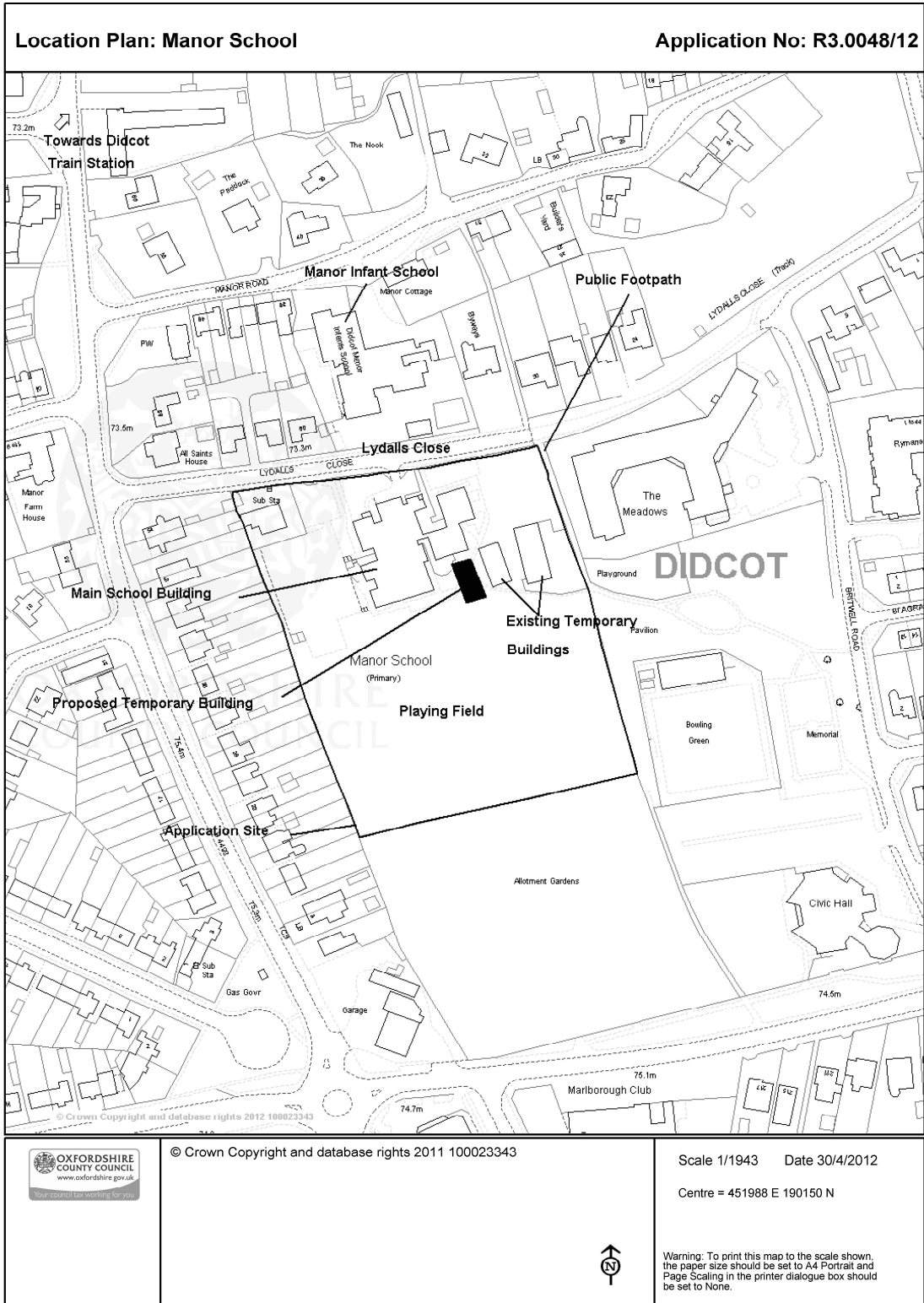
Informatives:

Encourage school to update school travel plan.

The school is required to notify the county archaeologist if any archaeological finds occur.

MARTIN TUGWELL
Deputy Director for Environment & Economy (Growth & Infrastructure)

May 2012



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For: PLANNING & REGULATION COMMITTEE – 28 May 2012

By: DEPUTY DIRECTOR FOR ENVIRONMENT & ECONOMY (GROWTH & INFRASTRUCTURE)

Minerals and Waste Site Monitoring and Enforcement

Division Affected: All

Contact Officer: Chris Hodgkinson **Tel:** Oxford 815872

District Council Area: All

CONTENTS

- Introduction
- Compliance Monitoring Visits
- Enforcement
- Monitoring and Enforcement Service
- Recommendation

Recommendation

The report recommends that the Schedule of Compliance Monitoring Visits in Annex 1 and the Schedule of Enforcement Cases in Annex 2 be noted.

Introduction

1. This report updates members on the regular monitoring of minerals and waste planning permissions and on the progress of enforcement cases for the period 1 October 11 and 31 March 12.

Compliance Monitoring Visits

2. County Council officers endeavour to pursue and foster good working relationships with operators following the grant of planning permission. The effective monitoring of sites can avoid problems developing and by acting in a proactive manner we can be a positive educator of good practice. This approach can avoid the necessity to act in a reactive way after problems emerge and can avoid the need for enforcement action. Through our efforts we seek to:
 - identify potential problems early and avoid them developing;
 - minimise the need to resort to enforcement or other action;
 - encourage good practice in the first instance thus reducing the need to apply sanctions against bad practice;
 - review planning decisions and agreements made with the County Council;
 - facilitate regular liaison and dialogue between operators, the public/local community representatives and the council officers.
3. All sites with planning permission are regularly visited on a formal basis. A written report is produced following each visit and shared with the site occupant. Where elements of non-compliance with a consent are identified this can result in subsequent compliance with matters that are outstanding or in a planning application being made to regularise unauthorised activities on site.
4. Annex 1 provides a schedule of all the sites we monitor. It includes two columns, one setting out target visits for the period 1 April 11 to 31 March 12. The second sets out the number of compliance monitoring visits carried out during the same period. For the year overall we completed 83.5% against target visits.
5. In order to try and achieve good environmental standards countywide, officers have committed to monitoring 312 planning permissions across all of the 145 mineral and waste related sites in Oxfordshire. However, you will see that some sites have a zero target, these are low risk, small scale or dormant sites (such as sewage treatment works) which we record but will only visit every other year.
6. Of all the sites, 54 fall within the remit of Government Regulations that allow the council to charge a fee for conditions monitoring, in that they relate directly to the winning and working of mineral permissions or directly to land filling permissions. The 54 sites are split as follows; 25

mineral sites, 21 land filling operations and 8 dormant mineral/landfill sites. These 'Chargeable Sites' are shaded grey at Annex 1.

7. The remaining non-chargeable sites include scrap yards, recycling operations, waste transfer stations, sewage works and composting operations.
8. The current 'full' charge is £288 for an active site and £96 for a dormant site where activity is not taking place.
9. Officers determine the target number of visits for each site on a "risk assessment" basis for each site drawing on the following points:
 - sensitivity of location
 - size and type of development
 - number and complexity of planning conditions
 - number of issues requiring monitoring input
 - the stage and pace of development
 - whether the operator carries ISO 14001 (recognised best practice)
 - breaches of planning control that are or have been observed
 - complaints received for the site
10. There is an opportunity for operators to enter into discussions on how the Council has reached its decision for the number of visits scheduled per year. Having set a target for the number of visits per annum, officers keep the frequency of actual visits under review and adjust the frequency particularly taking account of IV, VII and VIII above.

Enforcement

11. Annex 2 to this report sets out alleged breaches of planning control and the progress toward remedying those breaches of substance.
12. All operators are made aware of an allegation of a breach in planning control that has been made against them.
13. Annex 2 includes all cases which are currently being investigated regardless of when they were received. When a case is closed it will appear on the progress report as 'Case Closed' with a summary of the outcome.
14. Unless the case is a proven breach and formal enforcement action taken then no inference on the character of the operator should be drawn from an allegation.
15. A glossary of terms used is attached at Annex 3. The Senior Planning Enforcement Officer can be contacted for further information in respect of any of these cases if necessary.

Monitoring and Enforcement Service

16. The routine monitoring programme continues to pay dividends by increasing compliance with planning conditions and in identifying and rectifying matters where conditions are not being complied with on all mineral and waste planning permissions.
17. The service is generally well received by householders, liaison committees, parish and town councils with access to compliance reports providing a basis for discussions with operators on the progress on sites in their locality. It seeks to provide a timely response to the concerns of local people and serves to pre-empt issues which are likely to affect the amenities of an area. There are, nevertheless, occasions when local people have expectations about the actions that can be taken and are frustrated by the time it can take to resolve disputes. It is not always appreciated, for instance, that whilst the carrying out of development without a planning permission might be unauthorised, it is not illegal in the first instance.
18. Officers in the team also provide key support in ensuring that details pursuant to permissions are submitted where these are required by planning conditions before a development starts. They often co-ordinate action between Development Control planners, Highways, Ecology and other County services and the operator. The aim is to ensure pre-commencement works are completed in a timely manner and before the main development is started.
19. There are a couple of themes of the team's work over the last few months illustrated by the examples below:
 - A planning condition which centred on controlling smell from the in-vessel composting facility at Ashgrove Farm, Ardley has been found to be imprecise and duplicating the controls of the Environment Agency. The consequence in this case is that it is unenforceable. In any case, the responsibility for odour control at waste sites like this properly lies with the Agency.
 - The Monitoring & Enforcement Team is reviewing its own processes and procedures including Enforcement Policy. The team is supporting the wider review of all planning conditions the county council use so as to ensure that conditions we apply meet government guidance. Planning conditions should be necessary; relevant to planning; relevant to the development permitted; enforceable; precise and reasonable in all other respects. Sound conditions strengthen the ability of the team to enforce the planning regime and protect public amenity.
 - The continuing presence of the team on site raises the profile and importance of the planning regime with operators. Sometimes enforcement is necessary, but there are occasions where it is quite

reasonable to seek to bring an activity under proper planning control. A number of planning applications have been submitted recently as a result of the work (and visits) of the enforcement and monitoring team. An example is at Horton Grounds Quarry where the team's work led to a consolidating planning application for the cutting yard, which was granted planning permission under delegated authority. The site now has new planning conditions which reflect the activities at the site and protect amenity.

Recommendation

20. **It is RECOMMENDED that the Schedule of Compliance Monitoring Visits at Annex 1 to this report and the Schedule of Enforcement Cases at Annex 2 be noted.**

MARTIN TUGWELL

Deputy Director for Environment & Economy (Growth & Infrastructure)

Background Papers. - Files in Minerals and Waste Development Control Section, Speedwell House, Oxford.

May 2012

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Minerals & Waste Compliance Monitoring Sites in Cherwell District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
Alkerton CA & Landfill, Alkerton, Nr. Banbury, Oxon.	Alkerton Landfill	W	Active	Full	2	3
	Alkerton CA	W	Active	Nil		
Hornton Grounds, Stratford Road, Hornton, Banbury, OX15 6AH.	Alkerton Quarry	M	Active	Full	3	3
	Hornton Grounds Quarry.	M	Active & Aftercare (in part)	Full		
	Wroxton	M	Active	Full		
Ardley Quarry, Ardley, Bicester, Oxon, OX27 7PH.	Ardley Landfill	W	Active & Aftercare (in part)	Full	5	5
	Ardley Quarry	M	Active	Full		
Ardley Composting Site, Ashgrove Farm, Upper Heyford Road, Ardley, OX27 7PJ.	In-vessel Composting	W	Active	Nil	3	3
	Windrow Composting	W	Active	Nil		
Dewar's Farm, Ardley Road, Middleton Stoney, Oxfordshire, OX25 4AE.			Active	Full	4	3
Horsehay Quarry, Middle Barton Road, Duns Tew, Oxfordshire.		M	Active	Full	3	2

Minerals & Waste Compliance Monitoring Sites in Cherwell District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
Ferris Hill Farm, Sibford Road, Hook Norton, Banbury, OX15 5JY.		W	Active	Nil	3	3
Finmere Quarry, Banbury Road, Finmere, Oxfordshire, MK18 4AJ.	Finmere (Landfill)	M & W	Active	Full	5	4
	Widmore	W	Aftercare	Nil		
	Clay, S&G	M	Not Implemented	Full		
	Sand & Gravel	M&W	Not Implemented	Full		
Gosford Silo Waste Recovery, Oxford Road, Kidlington, Oxford.		W	Not Implemented	Nil	1	1
Greenhill Farm Quarry, Bletchingdon.		W	Active	Full	2	1
Hennef Way - Batching, Hennef Way, Banbury, Oxon.		M	Active	Nil	1	1
Hennef Way - Tarmac, Hennef Way, Banbury, Oxon.		M	Active	Nil	1	1

Minerals & Waste Compliance Monitoring Sites in Cherwell District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
L.C. Hughes Scrap Yard, London Road, Bicester.		W	Active	Nil	1	0
Kidlington Rail Depot, Oxford Road, Kidlington, Oxford.		M	Active	Nil	1	0
Manor Farm - Biomass Gen, Twyford, Banbury, Oxon, OX17 3JL		W	Active	Nil	1	1
Old Brickworks Farm, Bletchingdon, Oxon, OX5 3DT.		W	Active	Full	1	1
Overthorpe Ind. Estate - WTS, Banbury.		W	Active	Nil	2	1
Sewage Plant, Merton		W	Active	Nil	1	0
Sewage Treatment Works, Hethe		W	Active	Nil	1	0
Shennington ROMP, Sugarswell Lane, Shennington.		M	ROMP	Low	1	1
Shipton on Cherwell Quarry, Shipton on Cherwell, Oxfordshire.		W	Active	Full	2	1

Minerals & Waste Compliance Monitoring Sites in Cherwell District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
Smiths Concrete Ltd, Old Blackthorn Station, Bicester.	Bicester	M	Active	Nil	0	0
Smiths Concrete Ltd, Southam Road, Banbury.	Banbury	M	Active	Nil	1	0
Smiths of Bloxham - WTS. Milton Road, Bloxham, Banbury, OX15 4HD.		W	Active	Nil	2	2
Stratton Audley, Elm Farm Quarry, Stratton Audley.	Landfill	W	Dormant	Low	1	0
	Recycling	W	Dormant	Nil		

Minerals & Waste Compliance Monitoring Sites in South Oxfordshire District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
Ambrose Quarry, Ewelme, Oxon.		M	Dormant	Low	1	0
Battle Farm, Crowmarsh, Oxon, OX10 6SL.		W	Active	Nil	2	2
Caversham, Sonning Eye, Reading.	Caversham Main	M	Active	Full	4	3
	Caversham Extension	M	Active	Full		
Chinnor Quarry.		M	Dormant	Full	1	1
Clifton Hampton (The Old Sewage Works)		W	Ended	Nil	1	1
Culham Unit B3 North		W	Active	Nil	1	0
Culham UKAEA	J30 JET	W	Active	Nil	1	0
Ewelme	Ewelme I (Buildings)	W	Active	Nil	4	3
	Ewelme I WTS	W	Active	Nil		
	Ewelme II MRF	W	Active	Nil		
	Ewelme II Landfill	W	Active	Full		
Eyres Lane Waste Transfer Site, Ewelme.		W	Active	Nil	2	1

Minerals & Waste Compliance Monitoring Sites in South Oxfordshire District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
Greenwoods of Garsington, Scrap Yard, Pettiwell, Garsington, Oxford.		W	Active	Nil	1	3
Hundridge Farm, Waste Transfer, Hundridge Farm, Ipsden, Oxon		W	Active	Nil	2	1
Menlo Industrial Park - Scrap Yard, Rycote Lane, Thame, Oxfordshire, OX9 2JB.		W	Active	Nil	1	1
Playhatch Quarry - WTS, Dunsden Green Lane, Playhatch, Caversham, Reading.		W	Active	Nil	2	1
Sewage Pumping Station Beckley	Thames Water Sewage Plant	W	Aftercare	Nil	1	1

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Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
The Piggeries, Sandy Lane, Horspath, Oxford.		W	Active	Nil	1	0
Waterstock Golf Course, Thame Road, Waterstock, Oxford. OX33 1HT.		W	Active	Full	3	2
Woodeaton Quarry, Woodeaton, OXON.		M	Dormant	Low	1	2

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Minerals & Waste Compliance Monitoring Sites in Vale of the White Horse District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
Aasvogal, Waste Transfer Station, Grove Business Park, Grove.		W	Active	Nil	1	1
Bowling Green Farm, Stanford Road, Faringdon, Oxon, SN7 8EZ.		M	Active	Full	3	2
Childrey Quarry, Childrey, Wantage, Oxon.		W	Active	Full	2	4
Chilton Waste (Prospect Farm), Prospect Farm, Chilton, Didcot, Oxfordshire, OX11 0ST.		W	Active	Full	3	2
Drayton CA Site, Drayton, Oxon.		W	Active	Nil	1	1
Composting Facility, Church Lane, Coleshill, Swindon, SN6 7PR.		W	Active	Nil	1	0

Minerals & Waste Compliance Monitoring Sites in Vale of the White Horse District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
Glebe Farm Composting, Glebe Farm, Hinton Waldrist, Oxfordshire.		W	Active	Nil	1	2
Haynes of Challow, East Challow, Wantage, Oxon, OX12 9TB.		W	Active	Nil	1	1
Hatford Quarry, Sandy Lane, Hatford, Oxon, SN7 8JH.		M	Active	Full	4	3
Hill Farm - Woodchipping, Nr Didcot, Oxfordshire.		W	Active	Nil	2	3
Quelchs Orchard, Scrap Yard, Charlton, Wantage.		W	Active	Nil	1	1
Redbridge CA, Old Abingdon Road, Oxford.		W	Active	Nil	1	1
Radley Sand and Gravel Plant, Thrupp Lane, Radley.	Curtis Yard & Tuckwell's Plant	M & W	Active	Nil	3	1

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Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
Harwell, UKAE, Harwell, Didcot, OX11 ORA.	Business Park		Active	Nil	1	0
	Catapult Pit		Active	Nil		
	Southern Storage		Active	Nil		
	Waste Management Complex (B462)	W	Active	Nil		
	Western Storage		Active	Nil		
Radley Ash Disposal Scheme	Lake E	W	Not Implemented	Full	2	1
	Phase I	W	Aftercare	Full		
	Phase II	W	Active	Full		
	ROMP area	M	ROMP	Full		
Sandhill Quarry, Sands Hill, Faringdon, Oxon, SN7 7PQ.		M	Dormant	Low	1	1
Shellingford Quarry, Shellingford Crossroads, Stanford In The Vale, Faringdon, Oxon, SN7 8HE.		W	Active	Full	4	4

Minerals & Waste Compliance Monitoring Sites in Vale of the White Horse District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
Stanford in the Vale Waste Disposal and Civic Amenity Site		W	Active	Nil	2	1
Sutton Courtnay (Hanson), Appleford Sidings, Abingdon, Oxfordshire, OX14 4PW.	Batching Plant	W	Active	Nil	3	3
	Bridge Farm	W	Not Implemented	Full		
	Rail Head	W	Active	Nil		
	Tarmac plant	W	Active	Nil		
Sutton Courtnay (WRG), Appleford Sidings, Abingdon, Oxfordshire, OX14 4PW.	Composting	W	Active	Nil	5	3
	Landfill	W	Active	Full		
Sutton Wick Landfill, Bassett Lane, Oday Hill, Abingdon.		W	In Restoration	Full	1	1
Sutton Wick Sand and Gravel, Peep-O-Day Lane, Abingdon, Oxon.	Sutton Wick Gravel	M	Active	Full	2	1
	Sutton Wick Plant	M	Active	Nil		
	Lake J	M	In Restoration	Full		

Minerals & Waste Compliance Monitoring Sites in Vale of the White Horse District.

Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.

Direct Dial Tel: 01865 815872

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Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
Tubney Woods Sand Quarry and Landfill Site, Besselsleigh, Oxfordshire.		M	Active	Full	2	3
Upwood Park Sand Quarry and Landfill Site, Besselsleigh, Oxfordshire.		M	Not Implemented	Full	3	3
Whitecross Metals, Whitecross, Abingdon, Oxon.		W	Active	Nil	2	2
Wicklesham Quarry, Faringdon, Oxfordshire.		M	Active	Full	2	1

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Minerals & Waste Compliance Monitoring Sites in West Oxfordshire District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
B & E Skips, 115 Brize Norton Road, Minster Lovell, Oxon, OX29 0SQ.	Minster Lovell	W	Active	Nil	2	1
Burford Quarry, Burford Road, Brize Norton, Oxfordshire.	Quarrying	M	Active	Full	4	4
	Manufacturing					
Castle Barn Quarry, Sarsden		M	Active	Full	3	2
City Farm, Eynsham.	City Farm I	W	Aftercare	Full	3	3
	New Wintle Farm	W	Active	Nil		
	City Farm II	W	Active	Nil		
Controlled Reclamation, Dix Pit, Stanton Harcourt, Oxon.		W	In Restoration	Full	4	6
Inert Waste Processing Plant, Dix Pit, Stanton Harcourt, Oxon.		M	Not Implemented	Nil	1	1
Cornbury Park, (Quarrying) Charlbury, Oxon.		M	Active	Full	1	0

Minerals & Waste Compliance Monitoring Sites in West Oxfordshire District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
Crawley Scrap Yard		W	Active	Nil	1	0
Deans Pit CA Site, Chadlington.		W	Active	Nil	1	1
Dix Pit, Stanton Harcourt, Oxon.	Conblock	W	Dormant	Nil	4	2
	Dix Pit CA	W	Active	Nil		
	Dix Pit Landfill Site	W	Active	Full		
	North Shore	M	Complete	Full		
	Premix - Hanson	M	Active	Nil		
Elmwood Farm, Burford Road, Black Bourton, Oxon, OX18 2PL		W	Active	Nil	2	1
Enstone Airport Waste Transfer. Unit 1, Enstone Airfield, Enstone, Oxon.		W	Active	Nil	2	2
Ethos Waste Transfer Lakeside Industrial Estate, Standlake, Oxon		W	Dormant	Nil	1	2
Fraser Evans & Sons, The Tyre Yard, Downs Road, Witney, Oxon.		W	Active	Nil	1	1

Minerals & Waste Compliance Monitoring Sites in West Oxfordshire District.**Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
Fraser Evans & Sons, Worsham Quarry, Minster Lovell, Oxon.		W	Active	Nil	2	1
Gill Mill, Tar Farm, Gill Mill Complex, Ducklington, Oxfordshire.	Rushey Common	M	Aftercare	Full	3	2
	Gill Mill Quarry	M	Active	Full		
Great Tew Quarry, Butchers Hill, Great Tew, Oxon.		M	Active	Full	4	3
Hardwick Batching Plant, Adj. B4449, Hardwick, Oxon.	CEMEX	M	Active	Full	1	1
Hardwick Recycling, Adj. B4449, Hardwick, Oxon.	Fergal Yard	W	Active	Nil	1	1
M2 Solutions, Plot J, Lakeside Industrial Estate, Standlake		W	Dormant	Nil	1	1
M & M Skips (Whitney), Station Road, Witney.		W	Active	Nil	1	1

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Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
Manor Farm - Waste Transfer, Kelmscott, Nr. Lechlade, Gloucestershire, GL7 3HJ.		W	Active	Nil	1	1
May Gurney, Downs Road, Witney, Oxon.		W	Active	Nil	3	1
Mick's Skips (Hackett's Yard), Lakeside Industrial Estate, Standlake, Oxon.		W	Active	Nil	2	1
Sandfields Farm, Over Norton, Oxfordshire.		W	Active	Nil	2	2
Peashell Farm, Downs Road, Curbridge, Oxon OX29 7NZ.		W	Active	Nil	2	0
Rollright Quarry, Chipping Norton.	Phase 1	M	Active	Full	2	2
	Phase 2	M	Not Implemented	Full		
Showell Farm, Chipping Norton, Oxon OX7 5TH.		W	Active	Nil	2	1
Slape Hill Quarry, Glympton.		W	Active	Nil	2	3

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Address	Sites	Type - Mineral or Waste.	Status	Charge	Target Visits for year 01/04/11 to 31/03/12.	Visits completed for year 01/04/11 to 31/03/12.
Springhill Farm, Cross Hands Hill, Salford, Oxon, OX7 5FQ.		M	Active	Full	1	1
Hardwick IDO		M	ROMP	Low	1	0
Sturt Farm, Units 2A, 4 Sturt Farm Ind, Burford.		W	Active	Nil	1	1
Watkins Farm, Linch Hill, Stanton Harcourt, OXON. OX29 5BJ.	ROMP area	M	Aftercare	Full	1	0
	Stonehenge Farm	M	Not Issued	Full		
	Ireland Land	M	Active	Full		
Whitehill Quarry, Adj. A40, Burford, OXON.		M	Dormant	Low	1	1
Whitehill Quarry, Tackley, OXON.		M	Dormant	Low	1	0
Worsham Quarry, Burford Road, Asthall, OXON.		W	Aftercare	Full	1	2
Worton Rectory Farm, Cassington, OXON. OX29 4SU.	Cassington Quarry	M	Active	Full	6	5
	Worton Composting	W	Active	Nil		
	M&M WTS	W	Active	Nil		

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Progress of Enforcement Cases**(Covers period from 1 Oct 2011 to 31 March 2012)****Contact Officer: Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Location	Date Received	Alleged Breach of Planning Control	Progress
South Oxfordshire District Council			
Waterstock Golf Course	1996	Unauthorised Change of Use – deposit of Waste.	Injunctive action to secure removal of wastes from the land is on-going. Mr R Wyatt and Mr M Wyatt of Wyatt Bros (Oxford) Ltd received suspended prison sentences of six months and four months respectively on the condition that a 2006 Court Order be complied with. The High Court has required the Wyatt Bros to provide a specification for removal of the waste and appoint a contractor; both must be to the County Council's satisfaction. A satisfactory specification for work has not been provided and we are awaiting dates to return the matter to the High Court.
Waterstock Golf Course	1999	Breach of Planning Condition – Failure to restore land following Clay Extraction.	Enforcement Notice served in November 08 to secure proper restoration of the lake area. The Enforcement Notice was appealed but upheld by the Planning Inspectorate. The works have not been completed. However enforcement is linked to the profiling of the wider site as detailed above.
Manor Farm, Peppard Common, Oxon	Nov 08	Unauthorised Change of Use – from Agriculture to Waste Transfer	Waste Transfer operations have ceased, machinery removed and retrospective planning application for waste transfer refused by OCC. Bunds located around the site still contain unauthorised deposited waste. A joint action with SODC for various mixed use of the land has culminated in an Enforcement Notice being served in November 2010. The Enforcement Notice has been upheld following a public inquiry in July 2011. The land is currently being cleared. Continuing with a watching brief.
Rectory Farm, Stanton St. John	July 11	Unauthorised Composting, chipping and logging.	Small scale recycling & processing of wood by a local gardening business with no demonstrable harm. De minimis and not a material change of use of land. No further action proposed. Case Closed.

Progress of Enforcement Cases**(Covers period from 1 Oct 2011 to 31 March 2012)****Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Location	Date Received	Alleged Breach of Planning Control	Progress
South Oxfordshire District Council – Continued			
Mill Lane, Marston	Feb 2011	Unauthorised Waste Transfer	Allegation of waste being returned to the site in skips; sorted and burnt. A joint investigation with EA is continuing. There is insufficient evidence to date to secure formal enforcement action. Investigations are continuing.
Rolloway Farm, Wheatley	March 2011	Unauthorised deposit of waste.	Soils and sub-soils deposited on metalled road beyond an access to industrial area. Investigations reveal that land is not owned or registered with the Land Registry. Deposits have ceased. Legal action is restrictive without a land owner or persons responsible. Continue with watching brief.
The Willows, Stockwell Lane, Waterstock.	Aug 2011	Unauthorised deposit of waste.	Small scale deposit in disused gravel pit to bring land back into use. PCN served. Deposits have ceased. Owner has necessary exemption from EA and thought that was sufficient permission to fill. Owner is having plans drawn up with a view to submission of retrospective planning permission.
Clifton Hampden Composting Site	Sept 2011	Breach of planning conditions	Site monitoring weighbridge and temporary office remain on site following completion of a temporary planning permission. Farmer has already cleared a majority of the site and we have agreed an extended period to allow for contractor to remove weighbridge and 'porta-cabin'. Continue with watching brief.
Penny Royal Saw Mill, Goring Heath	Nov 2011	Waste Transfer – Skip Business	Owners submitted an invalid retrospective planning application in Jan 12 and have failed to validate since. Investigations are continuing and evidence is being gathered. A PCN required before more formal enforcement action can be taken.

Progress of Enforcement Cases**(Covers period from 1 Oct 2011 to 31 March 2012)****Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Location	Date Received	Alleged Breach of Planning Control	Progress
Vale of White Horse District Council			
Tuckwells Sand and Gravel Plant, Thrupp Lane, Radley.	Sept. 09	Gravel washing and grading plant operating without planning permission.	PCN served. Planning & Regulation Committee resolved in April to grant a scheme which will remove the processing plant within 3 months. Negotiations are continuing.
Chowle Farm Industrial Estate, Farringdon.	July 11	Waste Transfer & Skip Business to the rear of Industrial Units.	EA & EHO involved. Waste was being burnt on site. The County council served a PCN and the owners took a legal action to evict tenants from the land. Deposits have ceased. However, the owners have asked for an extended period until end of July to clear the land. EA are also taking a separate action to clear land. Continue with watching brief.
Land off A415, past Mallets Farm, Marcham	March 12	Soil recycling and deposit of waste to create screening bund.	Contacted operator who has removed screening plant and stopped importing waste. They are in negotiations for alternative industrial premises. Agreed a period of three months for remaining stock piles to be removed. Revisit scheduled for end of June 12.
NAP Transport, Swannybrook Farm, Kingston Bagpuize	March 12	Planning permission not being implemented in accordance with approved plans.	Site visited and planning permission is being implemented in accordance with plans. Trees to the northern boundary of the site had been lopped in breach of a planning condition. However, the condition allows for trees to be replanted in the next planting season, which the operator has agreed to do. The site has been added to the Compliance Monitoring Schedules from April 12 and so will be inspected regularly in future. Continue with watching brief.

Progress of Enforcement Cases**(Covers period from 1 Oct 2011 to 31 March 2012)****Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Location	Date Received	Alleged Breach of Planning Control	Progress
West Oxfordshire District Council			
Land at Cotswold Dene, Lakeside Industrial Park, Standlake.	July 08	Unauthorised change of use – land raising	Waste being tipped without planning permission. EA lead authority and taking prosecution proceedings. OCC officers have provided evidence for proceedings. Activity stopped. Continue with watching brief.
Cuckoo Wood Farm, Eynsham	Dec 11	Unauthorised winning & working of mineral and possible waste transfer.	Site visited. Soil stripping had been completed to implement a WODC planning permission for Showman's Winter storage quarters. No breach of planning control. No further action. Case Closed.
Sty Farm, Eynsham	Jan 12	Landfill being surcharged beyond permitted boundaries.	Site monitoring established that soil stripping has taken place beyond the defined tipping area and closer to badger sets. Investigations confirmed that whilst activity has taken place beyond defined tipping area it is within the red lined area for the planning permission. Ecologist is satisfied that works are within a permissible limit so as not to disturb badgers. Agreed to submission of amended plans. Pre-application discussions with planning officers.
Enstone Airfield, Church Enstone.	Feb 12	Unauthorised processing and storage of inert waste	Large amount of processed and unprocessed construction and demolition wastes being stored adjacent to runway. No evidence of processing plant. Owner confirmed that material had been gleaned from the clearing of other land and buildings on the airfield and that it was his intension to use the product in runway repairs and private ways around. Agreed to allow 6 months for land to be cleared. Revisit scheduled for end of September.
Horse Shoe Lane, Chadlington.	March 12	Construction and demolition waste transfer.	Small scale builders yard type operation. Preliminary investigations continuing at time of writing to establish ownership. No response to letters. Investigations continuing.

Progress of Enforcement Cases**(Covers period from 1 Oct 2011 to 31 March 2012)****Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.****Direct Dial Tel: 01865 815872****Mobile Tel: 07899 065518**

Location	Date Received	Alleged Breach of Planning Control	Progress
Cherwell District Council			
Hoad Hill Farm, Adderbury	April 10	Unauthorised deposit of waste / waste transfer and burning of waste.	Joint investigation with the EA; evidence of tipping in woodland and burning in the open. Hazardous wastes have been cleared from the land and the burning has stopped. Small amounts of construction and demolition wastes remain in the woodland. There have been some difficulties in identifying ownership as the land forms part of an estate which is in probate. OCC to pursue further.
Smiths of Bloxham - WTS. Hilton Road, Bloxham, Banbury	Jan 11	Unauthorised waste transfer	Site monitoring indicates that Waste Transfer operations have extended beyond the boundary of the approved planning permission. Negotiations are continuing with a view to securing a retrospective planning application. Pre-application discussions have commenced with a view to improving the screening of the wider site as well as addressing the unauthorised development. Continue with a watching brief.
Ferris Hill Farm Hook Norton	Jan 11	Unauthorised waste transfer	Site monitoring indicates that Waste Transfer operations have extended beyond the boundary of the approved planning permission. A CLEUD application was submitted on 5 April 12. Evidence is continuing to be gathered particularly around the volumes of material being processed. Enforcement action held in abeyance pending CLEUD decision.
Corner Farm, Horton- cum-Studley	Dec 11	Unauthorised waste transfer	Site being used as civil engineering contractor's yard with an amount of waste transfer, processing and storage. Operator asserts that necessary permissions are in place with CDC but not for waste element. Operator is drawing up plans for retrospective planning application. Agreed six months for submission. No Env Agency exemption. Watching brief with action by end of June 12.

PN9

Progress of Enforcement Cases

(Covers period from 1 Oct 2011 to 31 March 2012)

Contact Officer : Chris Hodgkinson, Senior Planning Enforcement Officer.

Direct Dial Tel: 01865 815872

Mobile Tel: 07899 065518

Location	Date Received	Alleged Breach of Planning Control	Progress
Cherwell District Council			
Spinthill Copse, adj A34. Weston on the Green.	Jan 12	Unauthorised Scrap Yard / Metal Recycling	Allegation is that site has been operating for some time although not confirmed in aerial photography. Operator is consulting planning agent on CLEUD application. Agreed to allow time for evidence of use to be shared with us. PCN required before more formal enforcement action.

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Planning Enforcement - Glossary of Terms

BCN	-	Breach of Condition Notice - A summary procedure for the enforcement of planning conditions. Where there has been a failure to comply with a condition attached to a current planning permission the Local Planning Authority may serve such a notice.
CDC	-	Cherwell District Council
CLEUD	-	Certificate of lawful use / development. A procedure to allow a person to ascertain whether; (a) the existing use of land or buildings is lawful; (b) any operations carried out in, on, over or under land are lawful; or (c) any other matter constituting a failure to comply with a condition of a planning permission is lawful.
COU	-	Change of Use
EA	-	Environment Agency
EN	-	Enforcement Notice
Expediency	-	A judgment of the merits of an activity against planning policy.
LBA	-	Letter before action - a formal letter which sets out the alleged breach in planning control and suggested remedy.
OCC	-	Oxfordshire County Council
PCN	-	Planning Contravention Notice - A formal notice requiring a recipient to provide information about development on land so far as they are able.
Pd	-	permitted development
Pp	-	planning permission
SODC	-	South Oxfordshire District Council
VoWH	-	Vale of White Horse District Council
WODC	-	West Oxfordshire District Council

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Policy Annex (Relevant Development Plan and other Policies)

The South East Plan - Regional Spatial Strategy for the South East of England, May 2009

POLICY CO4: GREEN BELT

A Green Belt will be maintained around Oxford to:

- i. preserve the special character and landscape setting of Oxford
- ii. check the growth of Oxford and prevent ribbon development and urban sprawl
- iii. prevent the coalescence of settlements
- iv. assist in safeguarding the countryside from encroachment
- v. assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

A selective review of Green Belt boundaries will take place on the southern edge of Oxford through one or more co-ordinated development plan documents. It will identify land to be removed from the Green Belt to facilitate a sustainable urban extension to Oxford with minimal impact on village identity and the landscape setting of the city.

Development in the Green Belt will only be permitted if it maintains its openness and does not conflict with the purpose of the Green Belt or Harm its visual amenities.

POLICY M3: PRIMARY AGGREGATES

The supply of construction aggregates in the South East should be met from a significant increase in supplies of secondary and recycled materials, a reduced contribution from primary land-won resources and an increase in imports of marine-dredged aggregates. Mineral planning authorities should plan to maintain a landbank of at least seven years of planning permissions for land-won sand and gravel which is sufficient, throughout the Plan period, to deliver 13.25 million tonnes (mt) of sand and gravel per annum across the region, based on the following sub-regional apportionment:

Berkshire Unitaries	1.57mtpa
Buckinghamshire	0.99mtpa
East Sussex/Brighton & Hove	0.01mtpa
Hampshire/Southampton/Portsmouth	2.63mtpa
Isle of Wight	0.5mtpa
Kent/Medway	2.53mtpa
Milton Keynes	0.12mtpa
Oxfordshire	1.82mtpa
Surrey	2.62mtpa
West Sussex	0.91mtpa

and 2.2 million tonnes of crushed rock per annum across the region, based on the following sub-regional apportionment:

Kent	1.2mtpa
Oxfordshire	1.0mtpa

POLICY M4: OTHER MINERALS

Future provision should be made in local development documents for clay, chalk, silica sand and gypsum as regionally significant minerals of national importance. Where practicable, substitute and recycled waste materials should be used to conserve natural resources, high quality reserves should be safeguarded for appropriate end uses, and new handling facilities developed where this would increase the quantity of minerals and manufactured products being transported by rail or water.

Mineral planning authorities should plan for:

- a permitted reserve of clay for brick and tile product manufacture, sufficient to last for at least 25 years at current production rates, should be maintained to supply individual works throughout the Plan period, and new manufacturing capacity developed if this would replace older plants or reduce net imports to the region; for small-scale manufacture, a long-term landbank of a lesser period than 25 years may be appropriate
- a permitted reserve of chalk for cement manufacture, sufficient to last for at least 25 years at current production rates, should be maintained throughout the Plan period in Kent and Medway
- a permitted reserve of silica sand should be maintained throughout the Plan period in Surrey and Kent, equivalent at current production rates, to at least 10 years at existing sites and at least 15 years at new sites
- a permitted reserve of gypsum, sufficient to last at least 20 years at current production rates, should be maintained throughout the Plan period in East Sussex to support the building product and cement industries, and the use of desulphurgypsum imported by rail over the shortest practicable distance should be encouraged.

POLICY NRM1: SUSTAINABLE WATER RESOURCES AND GROUNDWATER QUALITY

Water supply and ground water will be maintained and enhanced through avoiding adverse effects of development on the water environment. A twin-track approach of demand management and water resource development will be pursued.

In preparing local development documents, and determining planning applications, local authorities will:

- i. assist the UK in achieving the objectives of the Water Framework Directive by delivery appropriate actions set out in River Basin Management Plans
- ii. identify any circumstances under which new development will need to be supported by water efficiency standards exceeding extant Building Regulations standards

- iii. set out the circumstances under which sustainable drainage solutions should be incorporated into new development
- iv. encourage winter water storage reservoirs and other sustainable land management practices which reduce summer abstraction, diffuse pollution and runoff, increase flood storage capacity and benefit wildlife and recreation
- v. direct new development to areas where adequate water supply can be provided from existing and potential water supply infrastructure. In addition ensure, where appropriate, that development is phased to allow time for the relevant water infrastructure to be put in place in areas where it is currently lacking but is essential for the development to happen.

POLICY NRM2: WATER QUALITY

Water quality will be maintained and enhanced through avoiding adverse effects of development on the water environment.

In preparing local development documents, and determining planning applications, local authorities will:

- i. take account of water cycle studies, groundwater vulnerability maps, groundwater source protection zone maps and asset management plans as prepared by the Environment Agency, water and sewerage companies, and local authorities;
- ii. ensure that the environmental water quality standards and objectives as required by European Directives are met
- iii. ensure that the rate and location of development does not breach either relevant 'no deterioration' objectives or environmental quality standards
- iv. not permit development that presents a risk of pollution or where satisfactory pollution prevention measures are not provided in areas of high groundwater vulnerability (in consultation with the Environment Agency and Natural England).

Local authorities will work with water and sewerage companies and the Environment Agency to:

- i. identify infrastructure needs, allocate areas and safeguard these for infrastructure development
- ii. ensure that adequate wastewater and sewerage capacity is provided to meet planned demand
- iii. ensure that impacts of treated sewage discharges on groundwater, inland and marine receiving waters do not breach environmental quality standards or 'no deterioration' objectives
- iv. ensure that plans and policies are consistent with River Basin Management Plans
- v. ensure that water cycle studies are carried out, prior to development sites being given planning permission, where investigations by the Environment Agency indicate that water quality constraints exist
- vi. ensure that Sustainable Drainage Systems are incorporated in a manner to reduce diffuse pollution.

Local authorities should promote land management initiatives to reduce diffuse agricultural pollution.

POLICY NRM4: SUSTAINABLE FLOOD RISK MANAGEMENT

The sequential approach to development in flood risk areas set out in PPS25 will be followed. Inappropriate development should not be allocated or permitted in flood zones 2 and 3 (Diagram NRM1), areas at risk of surface water flooding (critical drainage areas) or areas with a history of groundwater flooding, or where it would increase flood risk elsewhere, unless there is over-riding need and absence of suitable alternatives.

Local authorities, with advice from the Environment Agency, should undertake a Strategic Flood Risk Assessment (SFRA) to provide a comprehensive understanding of the flood risk and put in place a framework for applying the PPS25 sequential approach. This will facilitate allocating sites in a decreasing probability of flood risk. The SFRA would assess future climate change and identify appropriate types of development in accordance with the PPS25 sequential test and flood vulnerability of different land uses.

Existing flood defences will be protected from development. Where development is permitted in appropriately defended floodplains it must be designed to be resilient to flooding (to minimise potential damage) and to allow for the future maintenance, realignment or management of the defences to be undertaken.

In the preparation of local development documents and considering planning applications, local authorities in conjunction with the Environment Agency, should also:

- i. take account of River Basin Management Plans, Catchment Flood Management Plans, Shoreline Management Plans and Surface Water Management Plans in developing local development documents and other strategies. Where locationally specific flood risk and land management options such as flood storage, managed realignment and set back from coastal defences are identified, land should be safeguarded for these purposes and appropriate land use and land management practices should be encouraged
- ii. consider the associated social and environmental costs and benefits to fisheries, biodiversity and the built and historic environment in assessment of new flood management schemes
- iii. require incorporation and management of Sustainable Drainage Systems (SuDS), other water retention and flood storage measures to minimise direct surface run-off, unless there are practical or environmental reasons for not doing so
- iv. take account of increased surface water drainage on sewage effluent flows on fluvial flood risk.

POLICY NRM5: CONSERVATION AND IMPROVEMENT OF BIODIVERSITY

Local planning authorities and other bodies shall avoid a net loss of biodiversity, and actively pursue opportunities to achieve a net gain across the region.

- i. They must give the highest level of protection to sites of international nature conservation importance (European sites). Plans or projects implementing policies in this RSS are subject to the Habitats Directive. Where a likely significant effect of a plan or project on European sites cannot be excluded, an appropriate assessment in line with the Habitats Directive and associated regulations will be required.
- ii. If after completing an appropriate assessment of a plan or project local planning authorities and other bodies are unable to conclude that there will be no adverse effect on the integrity of any European sites, the plan or project will not be approved, irrespective of conformity with other policies in the RSS, unless otherwise in compliance with 6(4) of the Habitats Directive.
- iii. For example when deciding on the distribution of housing allocations, local planning authorities should consider a range of alternative distributions within their area and should distribute an allocation in such a way that it avoids adversely affecting the integrity of European sites. In the event that a local planning authority concludes that it cannot distribute an allocation accordingly, or otherwise avoid or adequately mitigate any adverse effect, it should make provision up to the level closest to its original allocation for which it can be concluded that it can be distributed without adversely affecting the integrity of any European sites.
- iv. They shall avoid damage to nationally important sites of special scientific interest and seek to ensure that damage to county wildlife sites and locally important wildlife and geological sites is avoided, including additional areas outside the boundaries of European sites where these support the species for which that site has been selected.
- v. They shall ensure appropriate access to areas of wildlife importance, identifying areas of opportunity for biodiversity improvement and setting targets reflecting those in the table headed 'Regional Biodiversity Targets – Summary for 2010 and 2026' below. Opportunities for biodiversity improvement, including connection of sites, large-scale habitat restoration, enhancement and re-creation in the areas of strategic opportunity for biodiversity improvement (Diagram NRM3) should be pursued.
- vi. They shall influence and applying agri-environment schemes, forestry, flood defence, restoration of mineral extraction sites and other land management practices to:
 - deliver biodiversity targets
 - increase the wildlife value of land
 - reduce diffuse pollution
 - protect soil resources.
- vii. They shall promote policies that integrate the need to accommodate the changes taking place in agriculture with the potential implications of resultant development in the countryside.

- viii. They shall require green infrastructure to be identified, developed and implemented in conjunction with new development.

POLICY NRM9: AIR QUALITY

Strategies, plans, programmes and planning proposals should contribute to sustaining the current downward trend in air pollution in the region. This will include seeking improvements in air quality so that there is a significant reduction in the number of days of medium and high air pollution by 2026. Local development documents and development control can help to achieve improvements in local air quality through:

- i. ensuring consistency with Air Quality Management Plans
- ii. reducing the environmental impacts of transport, congestion management, and support the use of cleaner transport fuels
- iii. mitigating the impact of development and reduce exposure to poor air quality through design, particularly for residential development in areas which already, or are likely to, exceed national air quality objectives
- iv. encouraging the use of best practice during construction activities to reduce the levels of dust and other pollutants
- v. assessing the potential impacts of new development and increased traffic levels on internationally designated nature conservation sites, and adopt avoidance and mitigation measures to address these impacts.

POLICY NRM10: NOISE

Measures to address and reduce noise pollution will be developed at regional and local level through means such as:

- i. locating new residential and other sensitive development away from existing sources of significant noise or away from planned new sources of noise
- ii. traffic management and requiring sound attenuation measures in major transport schemes
- iii. encouraging high levels of sound-proofing and screening as part of sustainable housing design and construction.

POLICY S3: EDUCATION AND SKILLS

Local planning authorities, taking into account demographic projections, should work with partners to ensure the adequate provision of pre-school, school and community learning facilities. Policies should advocate the widening and deepening of participation through better accessibility, reflecting the role the planning system can play in developing and shaping healthy sustainable communities. Policies should:

- i. take account of the future development needs of the economy and the community sector
- ii. encourage mixed use approaches, that include community facilities alongside 'formal' education facilities
- iii. seek to ensure access for all sections of society to education facilities at locations with good public transport access.

POLICY T1: MANAGE AND INVEST

Relevant regional strategies, local development documents and local transport plans should ensure that their management policies and proposals:

- i. are consistent with, and supported by, appropriate mobility management measures
- ii. achieve a re-balancing of the transport system in favour of sustainable modes as a means of access to services and facilities
- iii. foster and promote an improved and integrated network of public transport services in and between both urban and rural areas
- iv. encourage development that is located and designed to reduce average journey lengths
- v. improve the maintenance of the existing transport system
- vi. include measures that reduce the overall number of road casualties]
- vii. include measures to minimise negative environmental impacts of transport and, where possible, to enhance the environment and communities through such interventions
- viii. investment in upgrading the transport system should be prioritised to support delivery of the spatial strategy by:
 - a. supporting the function of the region’s international gateways and inter-regional movement corridors (see Diagram T1 at the end of this chapter)
 - b. developing the network of regional hubs and spokes (see Diagram T2 at the end of the chapter)
 - c. facilitating urban renewal and urban renaissance as a means of achieving a more sustainable pattern of development
 - d. improving overall levels of accessibility.

POLICY W5: TARGETS FOR DIVERSION FROM LANDFILL

A substantial increase in recovery of waste and commensurate reduction in landfill is required in the region. Accordingly, the following targets for diversion from landfill of all waste need to be achieved in the region (Policy W6 targets are a component of these):

Year	Municipal Solid Waste (MSW)	Commercial and Industrial (C&I)	Construction and Demolition (C&D)	All Waste	
	mt/yr	mt/yr	mt/yr	mt/yr	%
2008	2.0	5.2	10.0	17.2	68
2010	2.5	5.8	10.1	18.4	71
2015	3.9	7.4	10.4	21.7	79
2020	4.7	8.7	10.7	24.0	84
2025	5.1	9.4	10.9	25.5	86

Regional Targets for Diversion from Landfill

Source: Regional Waste Management Capacity: Survey, Methodology and Monitoring, Updated Final Report, 2008 (modelled Scenario 1)

Note: Percentage targets for diversion from landfill in the year 2008 have been interpolated.

Waste planning authorities (WPAs) should ensure that policies and proposals are in place to contribute to the delivery of these targets, and waste management companies should take them into account in their commercial decisions. The optimal management solution will vary according to the individual material resource streams and local circumstances and will usually involve one or more of the following processes:

- re-use
- recycling
- mechanical and/or biological processing (to recover materials and produce compost, soil conditioner or inert residue)
- thermal treatment (to recover energy)
- priority will be given to processes higher up this waste hierarchy.

WPAs should continue to provide sufficient landfill capacity to process residues and waste that cannot practicably be recovered.

POLICY W6: RECYCLING AND COMPOSTING

The following targets for recycling and composting should be achieved in the region:

Year	Municipal Solid Waste		Commercial and Industrial		Construction and Demolition		All Waste	
	mt/yr	%	Mt/yr	%	mt/yr	%	mt/yr	%
2008	1.6	36	3.9	46	5.8	48	11.3	45
2010	1.9	40	4.5	50	6.1	50	12.9	50
2015	2.6	50	5.5	55	6.1	50	15.0	55
2020	3.1	55	6.4	60	7.3	60	17.1	60
2025	3.6	60	7.3	65	7.3	60	19.1	65

Regional Recycling and Composting Targets

Source: Regional Waste Management Capacity: Survey, Methodology and Monitoring, Updated Final Report, 2008 (modelled Scenario 1)

Note: Percentage targets for diversion from landfill in the year 2008 have been interpolated.

Waste authorities should adopt policies and proposals to assist delivery of these targets and waste management companies should take them into account in their commercial decisions.

POLICY W7: WASTE MANAGEMENT CAPACITY REQUIREMENTS

Waste planning authorities (WPAs) will provide for an appropriate mix of development opportunities to support the waste management facilities required to achieve the targets set out in this strategy. The annual rates of waste to be managed as shown in the table below provide benchmarks for the preparation of development plan documents and annual monitoring.

Waste Authority Area	Waste Type	2008-2010	2011-2015	2016-2020	2021-2025
Berkshire Unitaries	MSW	441	480	522	563
	C&I	845	919	999	1061
Buckinghamshire	MSW	272	296	322	347
	C&I	993	1080	1175	1247
East Sussex, Brighton & Hove	MSW	391	426	463	499
	C&I	446	485	527	560
Hampshire, Southampton, Portsmouth and New Forest National Park	MSW	910	990	1077	1160
	C&I	1785	1942	2113	2242
Isle of Wight	MSW	97	105	115	123
	C&I	147	160	174	185
Kent & Medway	MSW	958	1042	1133	1221
	C&I	2120	2307	2509	2663
Milton Keynes	MSW	123	134	146	157
	C&I	27	29	32	34
Oxfordshire	MSW	319	347	377	406
	C&I	630	685	745	791
Surrey	MSW	638	694	755	813
	C&I	830	903	982	1042
West Sussex	MSW	473	514	559	603
	C&I	943	1026	1116	1185

Average Tonnages to be Managed (thousand tonnes)

Source: Regional Waste Management Capacity: Survey, Methodology and Monitoring, Updated Final Report, 2008 (modelled Scenario 1)

Note: MSW and C&I data used excludes both intra and inter-regional waste movements.

In bringing forward and safeguarding sites for waste management facilities, WPAs should consider the type, size and mix of facilities that will be required, taking into account:

- activities requiring largely open sites, such as aggregate recycling and open windrow composting

- activities of an industrial nature dealing with largely segregated materials and requiring enclosed premises, such as materials recovery facilities, dis-assembly and re-manufacturing plants, and reprocessing industries
- activities dealing with mixed materials requiring enclosed industrial premises, such as mechanical-biological treatment, anaerobic digestion and energy from waste facilities
- hybrid activities requiring sites with buildings and open storage areas, including re-use facilities and enclosed composting systems.

In areas of major new developments consideration should be given to identifying sites for integrated resource recovery facilities and new resource parks accommodating a mix of activities where they meet environmental, technical and operational objectives.

The figures in the above table should be used as a benchmark for the production and testing of development plan documents, but WPAs should use more recent data where this is available in order to assess and plan for capacity. Any major changes to the figures may dictate a need to reconsider the apportionment through a review of the RSS.

Oxfordshire Minerals and Waste Local Plan 1996

POLICY PE4: GROUNDWATER

Proposals for mineral extraction and restoration (including waste disposal) will not be permitted where they would have an impact on groundwater levels in the surrounding area which would harm existing water abstraction, river flow, canal, lake or pond levels or important natural habitats. Proposals must not put at risk the quality of groundwater.

POLICY PE5: PROTECTING THE ENVIRONMENT

Mineral working or waste disposal should not harm the immediate setting and nature conservation value of the River Thames and other watercourses of significant visual or nature conservation value, or canals.

POLICY PE7: FLOODPLAIN

In the floodplain proposals for mineral extraction and restoration should not result in the raising of existing ground levels. Mineral extraction or restoration by landfill should not adversely affect groundwater levels or water quality, impede flood flows, reduce the capacity of flood storage or adversely affect existing flood defence structures. The developer and/or landowner will be expected to undertake any hydrological surveys necessary to establish the implications of a proposal.

POLICY PE8: ARCHAEOLOGY

Before determining an application for mineral extraction the County Council will normally require the applicant to carry out a preliminary archaeological assessment to determine the nature and significance of any archaeological remains. The County Council may, subject to the results of this initial assessment, require an archaeological field evaluation of the site to determine the appropriate means for mitigating the impact of extraction on the archaeological resource.

POLICY PE11: RIGHTS OF WAY AND PUBLIC ACCESS

The rights of way network should be maintained and individual rights of way retained in situ. Diversions should be temporary, safe and convenient and should be reinstated as soon as possible. Any proposal for permanent diversion should fulfil the functions of recreational and communications use of the right of way. Improvements to the rights of way network should be encouraged.

POLICY PE13: RESTORATION, AFTER-USE AND NATURE CONSERVATION

Mineral workings and landfill sites should be restored within a reasonable timescale to an after-use appropriate to the location and surroundings. Proposals for restoration, aftercare and after-use should be submitted at the same time as any application for mineral working. Planning permission will not be granted for mineral working or landfill sites unless satisfactory proposals have been made for the restoration and after-use and means of securing them in the long-term.

POLICY SD11: PROTECTION OF MINERAL RESOURCES

Development which would be contrary to policy SD10 may be permitted where the minerals are removed prior to development for processing appropriate to their characteristics.

POLICY W3: WASTE DISPOSAL

Proposals for re-use/recycling will normally be permitted provided that:

- (a) the site is close to the source of the waste and/or the market for the re-used/recycled material;
- (b) the site is well related to appropriate parts of the transport network, and located where the number and length of motorised journeys is likely to be minimised;
- (c) the proposal will not cause unacceptable nuisance in terms of noise, dust, fumes, smell, visual intrusion or traffic;
- (d) the proposal will not pose an unacceptable risk to the water environment;
- (e) the proposal does not conflict with Structure and Local Plan policies.

POLICY W4: WASTE DISPOSAL

Proposals for re-use/recycling and ancillary processes will not normally be permitted in the open countryside unless:

- (a) there is an established overriding need and there is no other suitable site available and/or;
- (b) the development is to form part of a mineral extraction/landfill site and will be removed on completion of extraction/landfill.

POLICY W5: WASTE DISPOSAL

In all cases waste treatment plant, buildings, machinery and stockpiles must be properly screened from the surrounding landscape. Such screening – by landscaping or other means – should be in place before any waste stockpiling or treatment begins.

Oxfordshire Minerals and Waste Core Strategy

POLICY C1: FLOODING

Minerals and waste development will, wherever possible, take place in areas that are not at risk of flooding. Where development takes place in an area of identified flood risk this should only be where alternative locations in areas of lower flood risk have been explored and discounted (using the Sequential Test and the Exceptions Test as necessary) and where a flood risk assessment is able to demonstrate that the risk of flooding from all sources is not increased, including:

- any impediment to the flow of floodwater;
- the displacement of floodwater and increased risk of flooding elsewhere;
- any reduction in existing floodwater storage capacity;
- an adverse effect on the functioning of existing flood defence structures.

POLICY C2: WATER ENVIRONMENT

Minerals and waste development will need to demonstrate that there would be no unacceptable adverse impact on or risk to:

- the quantity or quality of surface or groundwater resources required for habitats, wildlife or human activities;
- the quantity or quality of water obtained through abstraction unless acceptable alternative provision can be made;
- the flow of groundwater at or in the vicinity of the site.

Proposals for minerals and waste development should ensure that the River Thames and other watercourses and canals of significant landscape, nature conservation or amenity value are adequately protected.

POLICY C3: ENVIRONMENTAL AND AMENITY PROTECTION

Proposals for minerals and waste development should demonstrate that they will not have an unacceptable adverse impact on the environment, residential amenity and other sensitive receptors.

POLICY C4: BIODIVERSITY AND GEODIVERSITY

Minerals and waste development should not take place where it would be likely to have a significant adverse effect on a Site of Special Scientific Interest, either individually or in combination with other development.

Minerals and waste development should not damage or destroy irreplaceable habitats or biodiversity, including ancient woodland and species rich grassland.

Where proposals for minerals and waste development would affect a site designated for its national or local importance for nature conservation, the development proposals should include appropriate measures to protect, conserve and enhance the nature conservation interest of the site.

Nationally and locally important geological features and sites should be protected from harmful development and retained in situ unless there are exceptional reasons justifying their removal, in which event their presence should be appropriately recorded.

Proposals for mineral working and landfill should demonstrate that the development will make an appropriate contribution to the maintenance and enhancement of local habitats, biodiversity and geodiversity. Where mineral working or landfill is located in or close to a Conservation Target Area, developers will be expected to make an appropriate contribution to the achievement of Biodiversity Action Plan (BAP) targets through the maintenance and enhancement of the Conservation Target Area and relevant BAP priority habitats.

POLICY C5: LANDSCAPE

Proposals for minerals and waste development should demonstrate that they respect and where possible enhance local landscape character, and are informed by landscape character assessment. Proposals should include measures to mitigate adverse impacts on landscape, including through siting, design and landscaping.

High priority will be given to conservation and enhancement of the natural beauty of the landscape in Areas of Outstanding Natural Beauty (AONB). Proposals for minerals and waste development within or that would affect the setting of an AONB should demonstrate that they take this into account and are informed by the relevant AONB Management Plan. Development within AONBs should normally only be small-scale and should be sensitively located and designed.

POLICY C6: HERITAGE ASSETS AND ARCHAEOLOGY

Proposals for minerals and waste development should demonstrate that they will not cause loss or harm to designated heritage assets and the setting of those assets, including Blenheim Palace, scheduled monuments, listed buildings, conservation areas, historic battlefields, and registered parks and gardens, or to archaeological assets which are demonstrably of equivalent significance to a scheduled monument.

Minerals and waste development may be permitted on a site of local archaeological interest if proposals demonstrate that suitable archaeological evaluation, recording of assets and publication of findings is carried out, proportionate to the nature and level of the asset's significance.

POLICY C7: TRANSPORT

Minerals and waste development will be expected to make provision for adequate and convenient access to and along advisory lorry routes in a way that maintains and if possible leads to improvements in:

- the safety of all road users including pedestrians;
- the efficiency and quality of the road network;
- residential and environmental amenity.

Where improvements to the transport network are required to achieve this, developers will be expected to provide the improvements or make an appropriate financial contribution.

Where practicable minerals and waste developments should be located, designed and operated to enable the transport of minerals and/or waste by rail, water, pipeline or conveyor.

Where minerals and/or waste will be transported by road:

- a) mineral workings should as far as practicable be in locations that minimise the road distance to locations of demand for the mineral, using roads suitable for lorries, taking into account the distribution of potentially workable mineral resources; and
- b) waste management and recycled aggregate facilities should as far as practicable be in locations that minimise the road distance from the main source(s) of waste, using roads suitable for lorries, taking into account that some facilities are not economic or practical below a certain size and may need to serve a wider than local area.

POLICY C8: RIGHTS OF WAY

The integrity of the rights of way network should be maintained and if possible retained in situ in safe and useable condition. Diversions should be safe, attractive and convenient and, if temporary, should be reinstated as soon as possible. If permanent diversions are required, these should seek to enhance and improve the public rights of way network.

Improvements and enhancements to the rights of way network will generally be encouraged and public access sought to restored mineral workings, especially if this can be linked to wider provision of green infrastructure. Where appropriate, operators and landowners will be expected to make provision for this as part of the restoration scheme, including making appropriate financial contributions.

POLICY M2: PROVISION TO BE MADE FOR WORKING AGGREGATE MINERALS

Permission will be granted for mineral working to enable landbanks of reserves with planning permission to be maintained of at least 7 years for soft sand and sharp sand and gravel and 10 years for crushed rock, based on the following rates of extraction:

- Sharp sand and gravel – 1.01 million tonnes a year;
- Soft sand 0.25 – million tonnes a year; and
- Crushed rock – 0.63 million tonnes a year.

POLICY M3: LOCATIONS FOR WORKING AGGREGATE MINERALS

The principal locations for sharp sand and gravel working, as indicated in figure 7, will be at:

- i. existing areas of working at:
 - Lower Windrush Valley;
 - Eynsham / Cassington / Yarnton;
 - Sutton Courtenay; and
 - Caversham;through extensions to existing quarries or new quarries to replace exhausted quarries; and
- ii. a new area of working at Cholsey, to replace Sutton Courtenay when reserves there become exhausted;
Within the Lower Windrush Valley and Eynsham / Cassington / Yarnton areas further working will only be permitted if it would not lead to an increase in the overall level of mineral extraction or mineral lorry traffic above past levels within these areas combined.

Within the Eynsham / Cassington / Yarnton area further working will only be permitted if it can be demonstrated that it would not lead to changes in water levels in the Oxford Meadows Special Area of Conservation; and land to the east and north east of the River Evenlode will not be identified as specific sites for mineral working in a site allocations development plan document.

The principal locations for soft sand working, as indicated in figure 7, will be:

- East and south east of Faringdon;
- North and south of the A420 to the west of Abingdon; and
- Duns Tew.

Within the area north and south of the A420 to the west of Abingdon further working will only be permitted if it can be demonstrated that it would not lead to changes in water levels in the Cothill Fen Special Area of Conservation.

The principal locations for crushed rock working, as indicated in figure 7, will be:

- North of Bicester to the east of the River Cherwell;
- South of the A40 near Burford; and
- East and south east of Faringdon.

Additional working of ironstone for aggregate use will only be permitted in exchange for revocation, without compensation, of an existing permission containing workable resources.

Preference will be given to extensions to existing soft sand and crushed rock quarries. New quarries will only be permitted if sufficient provision cannot be made through extensions.

Planning permission will not be granted for working aggregate minerals outside the locations identified in this policy unless the required provision cannot be met from within these areas.

Further working of minerals for aggregate use will not be permitted within Areas of Outstanding Natural Beauty.

POLICY M6: RESTORATION OF MINERALS WORKINGS

Minerals workings should be restored to a high quality in a timely and phased manner to an after-use appropriate to the location and the capacity of the transport network and which is sympathetic to the character of the surrounding landscape and the amenity of local communities. Restoration and afteruse should accord with any restoration strategy for the area concerned in a site allocations development plan document.

Planning permission will not be granted for mineral working unless satisfactory proposals have been made for the restoration, aftercare and after-use of the site, including the means of securing them in the long term. Where appropriate, operators and landowners will be expected to make provision for the management of restored mineral workings for an extended period, beyond any aftercare period required by condition, including making appropriate financial contributions.

Where mineral working is proposed on best and most versatile agricultural land, the restoration should be back to agricultural land if this is practicable.

Within the floodplain restoration of mineral workings should where possible include provision for increased flood storage capacity to reduce the risk of flooding elsewhere.

Where restoration could assist or achieve priority habitat or species targets and/or Biodiversity Action Plan targets, the relevant biodiversity after-use should be incorporated within the restoration scheme.

Where restoration could protect and/or improve geodiversity and improve educational opportunities this should be incorporated into the proposed restoration scheme, such as by providing for important geological faces to be left exposed and enabling access to the faces.

Where a mineral working site has the potential to provide for local amenity uses, including appropriate sport and recreational uses, these uses should be incorporated into the restoration scheme.

POLICY W3: WASTE MANAGEMENT TARGETS

Provision will be made for waste to be managed in accordance with the following targets, to provide for the maximum diversion of waste from landfill.

Oxfordshire waste management targets 2010 – 2030

Waste Management / Waste Type	Target Year				
	2010	2015	2020	2025	2030
Municipal waste:					
Composting & food waste treatment	28%	31%	33%	35%	35%
Dry Recycling	24%	31%	32%	35%	35%
Treatment of residual waste	0%	30%	30%	25%	25%
Landfill	48%	8%	5%	5%	5%
Total	100%	100%	100%	100%	100%
Commercial & industrial waste:					
Recycling and composting & food waste treatment	50%	60%	65%	70%	70%
Treatment of residual waste	0%	15%	25%	25%	25%
Landfill	50%	25%	10%	5%	5%
Total	100%	100%	100%	100%	100%
Construction, demolition & excavation waste:					
Recycling	50%	50%	60%	60%	60%
Landfill/Restoration	50%	50%	40%	40%	40%
Total	100%	100%	100%	100%	100%

MSW targets for 2010 approximate to actual performance for 2010/11

POLICY W4: PROVISION OF ADDITIONAL WASTE MANAGEMENT CAPACITY

Provision for additional waste management capacity will be made in accordance with the following guideline figures.

Oxfordshire: additional waste capacity required (tonnes per annum)

Waste Type / Management Type	2010	2015	2020	2025	2030
Composting:					
Municipal / Commercial & Industrial	–	–	–	–	–
Recycling:					
Municipal / Commercial & Industrial	–	*	*	190,000**	210,000
Construction, Demolition & Excavation	–	–	80,000	390,000	500,000
Residual Treatment:					
Commercial & Industrial	–	–	–	–	–

All figures rounded to nearest 10,000 tonnes

Figures based on estimates of waste arising +10% contingency

* Zero requirement assumes that facilities with permission but not yet built will be delivered; if permitted facilities are not built, there may be a requirement for additional recycling capacity in these years.

** The requirement for additional capacity begins soon after 2020.

POLICY W5: STRATEGY FOR PROVISION OF WASTE MANAGEMENT FACILITIES

Strategic facilities will be located in a broad area around Bicester, Oxford, Abingdon and Didcot as identified in the key diagram (figure 7). Facilities to serve more local needs will be located where they are well related to the other main sources of waste (Witney/Carterton, Wantage/Grove and Banbury). Only small scale facilities, in keeping with their surroundings, will be located elsewhere in Oxfordshire.

Facilities for reuse, recycling and composting of waste and for food waste treatment will generally be encouraged in order to move the management of Oxfordshire’s waste further up the waste management hierarchy. Provision will in particular be made for:

- A household waste recycling centre to serve Banbury;
- Municipal waste transfer stations to serve the south and west of the county;
- Recycling plants for commercial and industrial waste and for construction, demolition and excavation waste (to produce recycled aggregates and soils).

Additional plants for treatment of residual municipal and/or commercial and industrial waste arising in Oxfordshire will only be permitted if it can be demonstrated that there is a need for additional treatment capacity to divert residual waste away from landfill that cannot reasonably be met by existing capacity within the county.

Waste sites will be expected to meet the criteria in policy W6 and the Core Policies.

POLICY W6: SITES FOR WASTE MANAGEMENT FACILITIES

Priority will be given to siting waste management facilities on land that:

- is already in permanent waste management or industrial use; or
- is previously developed, derelict or underused; or

- involves existing agricultural buildings and their curtilages; or
- is at a waste water treatment works.

Waste management facilities will not be permitted on green field land unless there is an over-riding need that cannot reasonably be met elsewhere. At mineral working and landfill sites, waste management facilities will be permitted provided that the development is related to and will be removed on completion of the mineral working or landfill operation.

Within the Green Belt, waste management facilities may be permitted provided that very special circumstances are demonstrated. Proposals for such facilities will need to demonstrate that they are required to serve a recognised need arising in Oxford and that there is no reasonable prospect of an alternative site becoming available outside the Green Belt. Controls may be imposed to ensure that such facilities serve a waste management need arising in Oxford.

Within Areas of Outstanding Natural Beauty, only small-scale waste management facilities to meet local waste needs will normally be permitted.

POLICY W7: LANDFILL

Priority will be given to the use of inert (construction, demolition and excavation) waste which cannot be recycled as infill material at active or unrestored quarries where such material is required in order to achieve satisfactory restoration for appropriate afteruse. Permission will not be granted for disposal of inert waste elsewhere unless there would be overall environmental benefit.

Permission will not be granted for new landfill sites for non-hazardous waste. Existing non-hazardous landfill capacity will be husbanded for the disposal of residual non-hazardous waste. Permission will be granted to extend the life of existing non-hazardous landfill sites where this is necessary to meet the need for disposal of residual non-hazardous waste or to enable completion and restoration of the landfill.

Landfill sites should be restored in accordance with policy M6 for restoration of mineral workings.

National Planning Policy Framework

Sections in this document refer to supporting a prosperous rural economy and promoting sustainable transport.

Cherwell Local Plan 1996 (CLP)

POLICY C7: LANDSCAPE CONSERVATION

Development will not normally be permitted if it would cause demonstrable harm to the topography and character of the landscape.

POLICY C9: LANDSCAPE CONSERVATION

Beyond the existing and planned limits of the towns of Banbury and Bicester development of a type, size or scale that is incompatible with a rural location will normally be resisted.

POLICY TR7: MINOR ROADS

Development that would regularly attract large commercial vehicles or large numbers of cars onto unsuitable minor roads will not normally be permitted.

POLICY TR10: HEAVY GOODS VEHICLES

Development that would generate frequent heavy goods vehicle movements through residential areas or on unsuitable urban or rural roads will not be permitted. The Council will resist proposals for the establishment of heavy goods vehicle operating centres where they would create traffic problems or adversely affect the amenity of residential areas or villages.

The Non-Statutory Cherwell Local Plan 2011 (NSCLP)

POLICY TR16: HEAVY GOODS VEHICLES

Development that would generate frequent heavy goods vehicle movements through residential areas or an unsuitable urban or rural roads will not be permitted.

South Oxfordshire Local Plan 2011

POLICY C1: LANDSCAPE CHARACTER

The conservation and where possible, enhancement of the landscape of the district will be sought. Development that would adversely affect the distinctive features of the landscape character areas will not be permitted.

Where development is acceptable in principle it should:

- (i) be integrated into the landscape character of the area;
- (ii) protect local features; and
- (iii) where possible, contribute to local distinctiveness.

Measures will be sought to integrate new development sensitively, mitigate impacts and where appropriate, enhance local landscape character through conditions and agreements attached to planning permissions.

POLICY C3: THE RIVER THAMES AND ITS VALLEY

The distinctive character of the River Thames and its valley and the settlements on its banks will be maintained and, where appropriate, enhanced. Proposals for any form of development which detracts from its special character will not be permitted.

POLICY CF1: SAFEGUARDING COMMUNITY FACILITIES AND SERVICES INCLUDING RECREATION FACILITIES

Proposals that result in the loss of a recreation facility or an essential community facility or service, through change of use or redevelopment, will not be permitted unless:

- (i) suitable alternative provision is made for the facility (or similar facilities of equivalent community value) on a site elsewhere in the locality, or
- (ii) in the case of recreational facilities, it is not needed, or
- (iii) in the case of commercial services, it is not economically viable.

POLICY CF2: PROVISION OF COMMUNITY FACILITIES AND SERVICES

Proposals that would result in the provision of additional community facilities or services within settlements will be permitted, provided that there are no overriding amenity, environmental or traffic objections to the proposals and that there is no conflict with the other policies in this plan.

POLICY CON7: PROPOSALS AFFECTING A CONSERVATION AREA

Planning permission will not be granted for development which would harm the character or appearance of a conservation area.

The following will be required when considering proposals for development in conservation areas:

- (i) the design and scale of new work to be in sympathy with the established character of the area; and
- (ii) the use of traditional materials, whenever this is appropriate to the character of the area.

The contribution made to a conservation area by existing walls, buildings, trees, hedges, open spaces and important views will be taken into account. Proposals for development outside a conservation area which would have a harmful effect on the conservation area will not be permitted.

POLICY GB4 – VISUAL AMENITY

Where new development is permitted, either within or where it would be conspicuous from the Green Belt, it should be designed and sited in such a way that its impact on the open nature, rural character and visual amenity of the Green Belt is minimised.

POLICY T1: TRANSPORT REQUIREMENTS FOR NEW DEVELOPMENTS

Proposals for all types of development will, where appropriate:

- (i) provide for a safe and convenient access to the highway network;
- (ii) provide safe and convenient routes for cyclists and pedestrians;
- (iii) be accessible by public transport and have a safe walking route to nearby bus stops or new bus stops and appropriate infrastructure should be provided;
- (iv) be served by an adequate road network which can accommodate traffic without creating traffic hazards or damage to the environment;
- (v) where new roads, pedestrian routes, cycleways and street lighting are to be constructed as part of the development, be constructed to adoptable standards and be completed as soon as they are required to serve the development; and
- (vi) make adequate provision for those whose mobility is impaired.

POLICY T2: TRANSPORT REQUIREMENTS FOR NEW DEVELOPMENTS

Proposals for development will, where appropriate, make provision for:

- (i) loading, unloading, circulation and turning space;
- (ii) parking for people with disabilities;
- (iii) the parking of vehicles in accordance with the Council's maximum parking standards;
- (iv) measures to reduce the need for vehicle parking where appropriate; and
- (v) cycle parking in accordance with the Council's standards.

Vale of White Horse Local Plan 2011

POLICY NE9 – THE LOWLAND VALE

Development in the Lowland Vale will not be permitted if it would have an adverse effect on the landscape, particularly on the long open views within or across the area.

POLICY NE10 – URBAN FRINGES AND COUNTRYSIDE GAPS

In the urban fringes and important open gaps between settlements, as shown on the proposals map, development or changes of use which would harm their essentially open or rural character will not be permitted.

POLICY NE11 – AREAS FOR LANDSCAPE ENHANCEMENT

Proposals for development within or affecting areas of damaged or compromised landscape, in particular those areas defined for landscape enhancement on the proposals map, must provide a landscaping scheme which enhances the appearance of the area. Development which would further erode or damage the character of the landscape will not be permitted.

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