

Planning Report

For: PLANNING AND REGULATION COMMITTEE – 27 JULY 2015

By: Deputy Director for Environment and Economy (Strategy and Infrastructure Planning)

Development Proposed:

Erection of a mobile concrete batching plant with associated infrastructure, concrete hardstanding and portable toilet

Division Affected: Eynsham

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

Location: Land at Dix Pit adjacent to Workshops, Linch Hill, Stanton Harcourt, Oxford, OX8 1BB

Application No: MW.0053/15 **District Ref:** 15/01531/CC3REG

District Council Area: West Oxfordshire

Applicant: Hanson Quarry Products Ltd

Date Received: 31 March 2015

Consultation Period: 30 April – 21 May 2015

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Recommendation

The report recommends that the application be approved.

• Part 1 – Facts and Background

Location

1. Dix Pit is a former quarry which is now the location of a number of waste related operations. It lies 1.6 km (1 mile) south of the village of Stanton Harcourt in West Oxfordshire and about 11 km (6.8 miles) west of Oxford city centre. The application site itself is located to the east of the Household Waste Recycling Centre (HWRC) and Waste Transfer Station (WTS) and to the south of the landfill site.

Site and Setting

2. The application site is bounded to the east by a small water body, to the south by workshop units owned by the applicant and to the north by Dix Pit landfill site. Lakeside Industrial Estate lies beyond the landfill, approximately 1 km (0.6 miles) north of the application site. Dix Pit Household Waste Recycling Centre (HWRC) lies approximately 100 metres to the west and a Waste Transfer Station (WTS) lies immediately beyond that.
3. The wider Dix Pit area includes a number of waste related activities, tied to the end date of the FCC landfilling operations, the site area for which overlaps with this application area. Landfilling is permitted until 2028 with restoration by 2030. In addition to the HWRC, WTS and landfill, the area includes mothballed concrete block works and industrial units. Many of these activities must cease earlier should landfilling be completed earlier, including the HWRC.
4. The Devil's Quoits Scheduled Ancient Monument (SAM) is located approximately 180 metres north east of the proposed development. This is a circle of 36 standing stones within an enclosure. The stones themselves and the enclosing ditch and bank were reconstructed using archaeological evidence. It originally dated from the late Neolithic period.
5. There is a haul road running through Dix Pit which provides two potential accesses to the road network. Traffic can take the haul road north from the site for approximately 1.5 km (0.9 mile) to the B4449, or south east for 500 metres to Cow Lane.
6. The nearest residential property is 2 Linch Hill Cottages, which lies approximately 500 metres south east of the application site.
7. The application is adjacent to Dix Pit Local Wildlife Site, which is a lake and former gravel working attracting a number of bird species.
8. The application site itself does not contain any footpaths or other rights of way, although a bridleway crosses the haul road approximately a kilometre to the

north west and runs along the haul road to the east. There are a number of public rights of way passing through the wider Dix Pit area, from which the development might be visible, due to its height. A permissive footpath to the Devil's Quoits runs to the west of the application site boundary.

Details of the Development

9. It is proposed to erect a semi-mobile concrete batching plant on a vacant, unrestored area within the Dix Pit complex. The site area is 0.3 hectare and the plant and working area would cover 75 metres by 50 metres. It is anticipated that the plant would produce 20,000 cubic metres of concrete per year.
10. The plant would operate 07.00-17.00 Mondays to Fridays and 07.00 to 13.00 on Saturdays with no working on Sundays or bank holidays.
11. The plant would include three 15 metre high silos, aggregate storage bays, loading ramp and hoppers, water tank, conveyors, control room and mess room cabin. The plant is currently painted in goosewing grey.
12. Initially the plant would be supplied by sand and gravel from Bridge Farm Quarry in Sutton Courtenay, 15 kilometres (9 miles, or 14 miles by road)¹ south east of Dix Pit. However, once gravel extraction commences at Stonehenge Farm in Northmoor, gravel would be supplied from there instead. The Stonehenge Farm extraction site is 2 km (1.2 miles) south of this application site. The plant is required prior to the commencement of extraction at Stonehenge Farm due to local market demand. It is expected that it will take 12-18 months before mineral will be available from Stonehenge Farm.
13. Mineral extracted from Stonehenge Farm would be transported by conveyor for processing at an existing plant site area 1.5 kilometres (0.9 miles) north of the extraction area and approximately 1 kilometre south east of this application site. The applicant has stated that it is not possible to locate a concrete batching plant in the existing plant site area due to lack of space.
14. The plant would operate on a wet-batch system to produce concrete, which means that the cement, aggregates, water and other ingredients are mixed within the plant, prior to being loaded into mixer trucks. Water returning inside vehicles after delivery would be filtered and used in the process. Waste concrete would be stored and removed for disposal elsewhere.
15. The proposed development would be temporary until July 2021, which is the end date for the gravel extraction at Stonehenge Farm.
16. The development would give rise to an average of 36 vehicle movements per day. This includes 21 vehicle movements per day associated with outputs and 14 movements per day associated with the temporary importation of aggregate along the haul road to the north of the application site until Stonehenge Farm is operational. Once extraction commences at Stonehenge Farm aggregate would

¹ All distances are approximate

be transported via the haul road to the south east from the processing plant. A routeing agreement would be entered into to prevent any vehicles from passing through Sutton.

Planning History

17. The application site is the location of a previous concrete batching plant which was taken down in early 2014 following a long period of mothballing. It is thought that it was erected under permitted development rights in the 1960s in association with a quarry which was active at that time. The proposed new plant would be on the same footprint.
18. This application site is within the area also covered by FCC's landfilling consent. The current approved plans show that this area will be restored through infill with waste and restored to a domed landform.
19. The FCC landfill site has permission for infill until 2028 with restoration by 2030. Landfilling of municipal waste at this site ceased in early 2015 following a reduction in waste after the opening of Ardley Energy Recovery Facility and the landfill is currently taking inert waste only. FCC has publicly announced their intention to amend the approved landfilling scheme so that infill would be completed earlier and to lower levels. However, no application has yet been received for these changes. The pre-application community engagement material suggests that the intention would be to complete restoration using inerts and soils within 5 years. It also shows that the area of the site that overlaps with this application area would no longer be landfilled. Therefore, waste disposal operations on the site would be completed a number of years earlier than the 2028 end date in the current planning permission. Only very limited weight can be given to the timescales and proposals set out in pre-application publicity as this application has not yet been submitted or determined. The application should therefore be considered in the context of the existing planning permissions.
20. Sand and gravel extraction from Stonehenge Farm was granted planning permission on appeal in 2010. One of the conditions on the consent was a three year timescale for implementation. Hansons implemented the development with a small scale extraction in part of Phase 1 in 2013, in order to avoid the planning permission lapsing. Full scale extraction has not yet commenced but is expected within the next 12-18 months once legal agreements have been finalised and the necessary infrastructure is in place.
21. Sand and gravel extraction at Bridge Farm quarry in Appleford was permitted in 2008 under a temporary consent allowing extraction until 2012. In October 2012 Planning & Regulation Committee approved an application to extend the duration of workings until 2017 with restoration by 2018, subject to conditions and legal agreements. Neither the routeing agreement nor the Section 106 agreement has been completed and therefore the permission has not been issued. Hanson have been extracting mineral from Bridge Farm quarry without planning permission since the last permission expired in 2012. Progress is

currently being made on the agreements and an update will be provided to committee.

• Part 2 – Other Viewpoints

Representations

22. No letters of representation had been received at the time of drafting the report.

Consultations

23. A summary of consultation responses received in relation to this application can be found at Annex 2. They are also available to read in full on the eplanning website <http://myeplanning.oxfordshire.gov.uk> using the reference number MW.0053/15.

Part 3 – Relevant Planning Documents

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

24. Planning applications should be decided in accordance with the Development Plan unless material considerations indicate otherwise.
25. The relevant development plan documents are:
- The Oxfordshire Minerals and Waste Local Plan 1996 (OMWLP) (saved policies)
 - West Oxfordshire Local Plan 2011 (WOLP) (saved policies)
26. The Government's National Planning Policy Framework (NPPF), the National Planning Policy Guidance (NPPG) and the National Policy for Waste (NPPW) are material considerations in taking planning decisions.
27. The Draft Oxfordshire Minerals and Waste Local Plan Core Strategy (OMWCS) was subject to consultation in February/March 2014. This document is now at a more advanced stage of preparation and further weight can now be given to the policies it contains. At the meeting of the full County Council on 24 March 2015, the OMWCS was approved for publication and submission to the Secretary of State for independent examination following consideration of any representations received. It is, therefore, appropriate to consider draft policies which are relevant to this development.
28. The Draft West Oxfordshire Local Plan 2031 was out to consultation between March and May 2015 and it is anticipated that hearings will take place in the autumn and that the plan will be adopted in March 2016. It is therefore appropriate to consider draft policies which are relevant to this development.

Relevant Development Plan Policies

29. The relevant policies are:

- Oxfordshire Minerals & Waste Local Plan (OMWLP) 1996 (saved policies)
 - PB1 – Industries associated with mineral extraction
 - PE9 – Scheduled Ancient Monuments
 - PE11 – Rights of Way
 - PE13 – Restoration
 - PE14 – Nature Conservation
 - PE18 – Code of Practice
- West Oxfordshire Local Plan (WOLP) 2011 (saved policies)
 - BE2 – General Development Standards
 - NE1 – Safeguarding the Countryside
 - NE3 – Local Landscape Character
 - NE13 – Biodiversity Conservation
 - T1 – Traffic Generation

Other Relevant Policies

- Draft Oxfordshire Minerals and Waste Plan Part 1 Core Strategy Proposed Submission Document (OMWCS)
 - C4 – Water Environment
 - C10 - Transport
 - M10 – Restoration
- Draft West Oxfordshire Local Plan (Proposed Submission Draft) (DWOLP)
 - OS2 – Locating development in the right places
 - OS4 – High quality design
 - EH2 – Biodiversity
 - EH6 – Environmental Protection
 - EH7 – Historic Environment
- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)

Part 4 – Analysis and Conclusions

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

Minerals Policy

30. OMWLP policy PB1 states that the County Council will require necessary buildings and industries associated with a mineral working to be designed, sited, landscaped and maintained so as to minimise environmental disturbance. Any permission will be limited to the life of the mineral working or waste site.

31. The proposed plant is not located at either of the extraction sites that would supply mineral to it, or at either of the plant sites where the sand and gravel extracted from those areas will be processed. Locating the concrete batching operations alongside other mineral extraction or processing activities would have minimised the level of environmental disturbance. However, the level of disturbance which would be caused by use of the proposed site is considered to be low in any case. The site is on the haul road from the Stonehenge Farm processing site onto the road network. The site is well screened by mature vegetation and the location alongside existing waste activities at Dix Pit would minimise the additional impacts of this development over the existing situation.
32. The site is located some distance from Bridge Farm quarry and therefore there is potential for environmental disturbance caused by vehicles transporting mineral from the extraction site to the concrete plant for the first 12-18 months of operation before mineral can be used from Stonehenge Farm. There is an existing concrete batching plant at Sutton Courtenay which is well placed to use mineral from Bridge Farm. However, the applicant has confirmed that this plant does not have the capacity to handle all of the mineral extracted from Bridge Farm at the rate at which concrete is needed. Therefore, should this development not go ahead a further concrete batching plant will still be required elsewhere and this could be even further from the source of the mineral and the market for the concrete than this site. Overall, it is considered that the proposals comply with OMWLP policy PB1 in relation to siting and environmental disturbance.
33. Policy PB1 also requires that permissions for industries associated with quarries are temporary. The application is for a temporary period to coincide with the life of the mineral working at Stonehenge Farm and therefore complies with the policy in that respect. The temporary period sought is also less than the current timeframe for the adjacent waste disposal operation adjacent to the application site and the other nearby uses associated with this. The proposal therefore complies with the intention of OMWLP policy PB1 with regard to temporary consent.

Impacts on Amenity

34. OMWLP policy PE18 states that in determining applications covered by this plan, the County Council will have regard to the provisions of the Code of Practice and regulate and control development through the imposition of conditions. The Code of Practice covers topics including buffer zones, landscaping, hours of working, dust, noise, footpaths and transport.
35. DWOLP policy EH6 sets out measures for environmental protection and states that proposals likely to cause pollution will only be permitted if measures can be implemented to minimise pollution and risk to a level which ensures a high standard of protection.
36. The operation of a concrete batching plant has the potential to cause noise nuisance. However, on this site the potential for nuisance would be mitigated by

adherence to standard operating hours and the distance from noise sensitive properties. There has been no objection from the Environmental Health Officer.

37. The operations could cause dust and other air emissions. The measures for controlling these are set out in the supporting statement and an Environmental Permit would be required to regulate the use of bulk cement. This would be monitored by the WODC Environmental Health team.
38. The plant would be lit as necessary during working hours. There is the potential for external lighting to cause nuisance but this could be controlled through a condition requiring full details of the proposed lighting to ensure that there would be minimal light spillage. The distance between the site and residential properties would also mitigate the potential impact.
39. The potential for HGV movements to impact amenity in the local area could be limited through the use of a routeing agreement to ensure that only appropriate roads are used. This is discussed in further detail below.
40. Overall, it is concluded that the development would be in accordance with OMWLP policy PE18 and DWOLP policy EH6 as the potential impacts on amenity could be mitigated.

The Water environment

41. OMWCS policy C4 states that proposals for minerals and waste development must demonstrate that there would be no unacceptable risk to surface or groundwater resources. The plant has the potential to contaminate surface water and cause pollution. However, the applicant has submitted details of drainage measures which would be taken to control this and the County Council as Lead Local Flood Authority has no concerns. Therefore, subject to a condition to ensure that operations and site drainage are carried out as proposed, there should be no adverse impact, in accordance with OMWCS policy C4.

Open Countryside and Landscape

42. WOLP policy NE3 states that development would not be permitted if it would harm the local landscape character of the district. This development would involve the construction of a relatively large industrial type structure. However, at present the landscape character in the immediate area is affected by the presence of FCC's landfilling operation and associated developments, including industrial units and a HWRC. These are permitted until 2030 and so will continue to affect landscape character in the area until after the end of the proposed period for this development. The application site is currently unrestored and vacant and although it must be restored, the timescale for this is 2030. Therefore, in the context of the surrounding development and given the temporary nature of the proposal, it is considered that the development accords

with WOLP policy NE3 because it would not cause any significant harm to the landscape character.

43. WOLP policy BE2 sets out general development standards including the requirement for high quality design. High quality design is also required by DWOLP policy OS4. The proposed structure is of a functional, industrial nature and although the design is not of particularly high quality it is considered appropriate for that type of use. It will be removed before other structures and buildings of a similar functional design in the same area and therefore does not conflict with WOLP policy BE2 or DWOLP policy OS4.
44. WOLP policy NE1 requires that proposals for development in the countryside should maintain or enhance the value of the countryside. It is not considered that the proposal would detract from the value of the countryside in this area, due to the fact that the impacts would be limited to a time scale during which the area would be affected by waste related activities and the proposal would not delay final restoration and the return of the area to the countryside. Therefore, the proposal is considered to accord with WOLP policy NE1.
45. DWOLP policy OS2 states criteria that all development should meet, including being located where it forms a logical complement to the existing scale and pattern of development and/or the character of the area, where it protects or enhances the local landscape and makes use of previously developed land where available. This development is on previously developed land and although it is subject to a restoration condition, the timescale for this is longer than the timescale for the proposed development. The development forms a logical complement to existing developments in the area. By locating this development on an area awaiting restoration where the additional impact on local landscape is not significant, other potentially more vulnerable areas of the countryside are protected. Therefore, the proposal would protect the local landscape and complement the character of the area, in accordance with DWOLP policy OS2.

Restoration

46. OMWLP policy PE13 states that mineral workings and landfill sites should be restored within a reasonable timescale to an afteruse appropriate to the location and surroundings.
47. OMWCS policy M10 states that mineral workings shall be restored to a high standard and in a timely and phased manner to an appropriate afteruse.
48. The wider Dix Pit area is a former mineral working, with permission for landfilling to be completed by 2028 and restoration by 2030. As this proposal is for operation for 6 years, the development should not prevent the timely restoration of the site or wider area. If this development is approved restoration would not be able to start in this area until the plant and its associated hardstanding is removed at the end of the temporary consent. However, as there would be approximately 9 years between the removal of the plant and the

current date for final restoration, this would be long enough for the area to be infilled in accordance with currently approved plans and restored.

49. Should the plan for the landfill change to allow for an early closure in the next 5 years, as proposed by FCC, the timescale for this development would still coincide with the timescales for the final restoration of the landfill site. As the proposed new landfill restoration plan no longer includes infilling of this area, it could be restored immediately upon the removal of the concrete batching plant and its associated hardstanding so this development would not cause an additional delay. As set out under *Planning History* above, only very limited weight can be given to these amended proposals which have not yet been the subject of a planning application. However, in the case of either the current permission and the new proposals, the timescale for this application is not any longer than the timescale for the completion of landfilling.
50. Therefore, there is no conflict with OMWLP policy PE13 or OMWCS policy M10 on the basis of either currently permitted or proposed new timescales for the restoration of the area.

Rights of Way

51. OMWLP policy PE11 states that the rights of way network should be maintained, individual rights of way retained in situ and improvements to the network encouraged. These aims are also reflected in OMWCS policy C11.
52. The proposals do not directly affect any existing rights of way. However, it would increase traffic on a road which is in part also a bridleway. Therefore, it is recommended that if permission is granted it should be subject to a condition requiring additional signage to warn traffic of bridleway users and vice versa. Subject to this requirement the proposals accord with OMWLP policy PE11 and OMWCS policy C11.

Traffic

53. WOLP policy T1 states that proposals which would generate significant levels of traffic will not be permitted in locations where travel by means other than private car is not realistic. Draft policy C10 of the OMWCS seeks to limit the impact of lorry movements associated with mineral developments. The roads are suitable for the proposed volume of traffic and there has been no objection from the Highways Authority. The proposal does not conflict with WOLP policy T1 or OMWCS policy C10.
54. OMWLP policy SH2 states that planning permission will not be given for minerals or waste development which would lead to a significant increase in traffic in Sutton village. Mineral being imported from Stonehenge Farm would be subject to the existing routing agreement for that site, which restricts HGVs to the route through Dix Pit and past the application site, in order to avoid

Sutton. In order to ensure that all HGVs associated with the development comply with OMWLP policy SH2 a further routing agreement would be required to control the routes taken by all other HGVs associated with the development, for example those importing aggregate from Bridge Farm, importing other materials for concrete manufacture and for HGVs exporting concrete. Therefore, it is recommended that if permission is granted for this proposal it should be subject to a new routing agreement, to ensure that the development accords with OMWLP policy SH2.

Historic Environment

55. NPPF paragraph 132 states that substantial harm to scheduled monuments should be wholly exceptional. As heritage assets are irreplaceable, any harm requires a clear and convincing justification. Significance can be harmed or lost through development within the setting of a heritage asset.
56. Paragraph 134 states that where a development would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.
57. OMWLP policy PE9 states that SAMs and their settings should be preserved in situ. WOLP policy BE12 states that development which would adversely affect the site or setting of archaeological monuments would not be permitted. DWOLP policy EH7 states that all developments should preserve or enhance West Oxfordshire's heritage assets and their settings. Proposals that will lead to harm to the significance of a designated heritage asset or its setting will be resisted, unless a clear and convincing justification can be made to outweigh that harm.
58. The consultation response from Historic England states that the proposed silos would occupy a key field of view from the south western entrance to the monument. They acknowledge that the trees would provide a partial screen, but the silos would be visible. Warehouses in the industrial estate to the north east are also visible from the monument, but these are further away.
59. Historic England have also expressed concern that noise from the concrete batching plant might also affect the setting of the monument.
60. The setting of the monument is currently affected by the adjacent landfilling operation, which generates noise which detracts from the setting of the monument and also represents a visual intrusion on the setting on the monument.
61. Historic England has acknowledged that the proposed development would be temporary and have not described the potential harm as substantial. Therefore, the degree of harm needs to be weighed against the public benefits of the proposal as set out in paragraph 134 of the NPPF.

62. In the context of the ongoing landfill operations, which are immediately adjacent to the SAM, the potential impacts of the proposal are not considered to be significant. The degree of harm to the setting of the SAM would be limited due to the temporary nature of the development and also the existing impact of the landfilling, which is significantly closer to the SAM and more visible from it.
63. The applicant has not specifically addressed the public benefits of the proposal in relation to the impact on the SAM. In my view, the public benefits of the proposal would be the supply of concrete, needed in the building industry for the economic development of the area, from an unrestored site located adjacent to existing waste activities, some distance from any residential properties, rather than in an alternative, potentially less suitable location.
64. Overall, it is considered that the degree of harm to the Devil's Quoits SAM would be limited in the context of other operations on site and would be outweighed by the public benefits. Therefore, the development is considered to accord with NPPF paragraphs 132 and 134, WOLP policy BE12 and DWOLP policy EH7.

Biodiversity

65. OMWLP policy PE14 states that sites of nature conservation importance should not be damaged. Proposals which would affect a nature conservation interest will be assessed by taking into account the importance of the affected interest, the degree of damage and whether replacement habitat could be provided.
66. WOLP policy NE13 states that development proposals should include measures to mitigate any effects upon features of nature conservation value, including where appropriate the provision of compensatory habitats or management. DWOLP policy EH2 states that the biodiversity of West Oxfordshire shall be protected and enhanced to achieve an overall net gain in biodiversity.
67. The application site is adjacent to Dix Pit Local Wildlife Site. However, the applicant has provided an Ecological Impact Assessment at the request of the Ecologist Planner and this shows that there would be no significant impact on biodiversity as a result of the proposed development. Therefore, subject to the condition for a lighting scheme as recommended by the Ecologist Planner to ensure that there are no adverse impacts on bats, the proposals are in line with OMWLP policy PE14, WOLP policy NE13 and DWOLP policy EH2.

Bridge Farm Quarry Planning Status

68. Whilst planning permission has not yet been issued for the continued extraction of mineral at Bridge Farm, it would not be appropriate to issue a planning permission for this development as it proposes importing mineral from that site. Once the legal agreements are completed the Bridge Farm permission can be

issued and it is understood that good progress is now being made on the legal agreements. However, if these legal agreements have not been completed at the time of the Planning & Regulation Committee and it is therefore not possible to issue a consent for extraction at Bridge Farm at that point in time, it is recommended that any decision to grant permission for this development should be subject to the Bridge Farm extraction first being issued consent.

Conclusions

69. The proposed development would be sited on an unrestored area within a wider area that is subject to ongoing waste management activities. It would not prevent or delay the restoration of this area following the end date for those activities. This would minimise environmental disturbance in accordance with OMWLP policy PB1.
70. As the timescales for the proposed concrete batching operations are shorter than the approved timescales for landfilling, there would be no significant further harm to the landscape character of the area or value of the countryside, in accordance with WOLP policy NE1 and NE3.
71. The proposals would not cause significant harm to the setting of the Devil's Quoits SAM and any potential harm that would be caused would be outweighed by the public benefits of the proposal, in accordance with NPPF paragraphs 132 and 134, WOLP policy BE12 and DWOLP policy EH7.
72. The development also complies with policy with regard to impacts on amenity, rights of way, traffic and biodiversity.

Recommendations

73. **The Planning & Regulation Committee is RECOMMENDED that subject to:**
 - i) an agreement to ensure that vehicles associated with the development are routed via the A415 and the A40 to avoid Sutton; and**
 - ii) planning permission for MW.0126/12 (P12/V1729/CM) first being issued;**

that Application MW.0053/15 be approved subject to conditions to be determined by the Deputy Director for Environment & Economy (Strategy & Infrastructure Planning) but in accordance with those set out in Annex 1 to this report.

BEV HINDLE

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

July 2014

Annex 1 – Conditions

1. Complete accordance with plans
2. Three year commencement
3. Temporary consent for 6 years
4. Standard operating hours
5. External lighting details to be submitted for approval
6. Operations and site drainage to be carried out in accordance with approved details
7. Restoration of site within 12 months of end of temporary consent
8. No mud on highway
9. Details of additional signage on the bridleway to be submitted for approval, implemented and maintained.

Annex 2 - Consultation Responses

1. **West Oxfordshire District Council** –
Planning – Object. There are serious concerns about the impact that the development would have on the character of the area and the intensification of the use of the site and resultant increases in HGV movements on the local road network. This would be to the detriment of the amenity of the local area and the residents of Stanton Harcourt.
2. **Stanton Harcourt Parish Council** – No response received at time of drafting report.
3. **Environment Agency** – No response received at time of drafting report.
4. **Natural England** – No objection and no conditions requested. The application is close to the Stanton Harcourt SSSI. However, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified.
5. **Historic England** – No objection. The proposed development is likely to cause some harm to the scheduled monument, through the impact that it would have on its setting. However, the temporary nature of the development should be taken into account when balancing the public benefits of the proposal against the harm to the monument.
6. **Thames Water** – No objection. Prior approval is needed from Thames Water if it is proposed to discharge to a public sewer. The developer should make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage.
7. **Ecologist Planner** – First Response – The application site is a concrete pad and there should be no direct effects on ecology. However, an assessment of potential indirect impacts should be provided.
8. Final Response – No objection. Providing that external lighting is minimised and lighting types that affect bats are avoided, the development should not have impacts on biodiversity. Concerned that the development would mean the site would not enter into restoration alongside other parts of the FCC site. The existing restoration scheme is to agriculture, but a revised scheme is expected with a focus on nature conservation. The site should be restored to a use sympathetic with the restoration of other parts of the FCC site. It would be very disappointing if the potential to incorporate this area into the wider site and its

management for nature conservation is lost. Recommends a condition for a lighting scheme and an informative to cover protected species.

9. **Highway Authority** – No objections. A condition should be attached to ensure that no mud or other material is deposited on the public highway.
10. **Lead Local Flood Authority (Drainage)** –First Response – Drainage proposals are not clear. A drainage channel to contain run off might be desirable.
11. Final response – Drainage proposals are acceptable.
12. **Rights of Way** –No objection. The batching plant would be sited close to a permissive path, but the path would not be affected. There is a public bridleway partly running along the access track to the east. Therefore, additional signage should be provided to warn vehicles of bridleway users and vice versa.

Annex 3 – European Protected Species

The Local Planning Authority in exercising any of their functions, have a legal duty to have regard to the requirements of the Conservation of Species & Habitats Regulations 2010 which identifies 4 main offences for development affecting European Protected Species (EPS).

1. Deliberate capture or killing or injuring of an EPS
2. Deliberate taking or destroying of EPS eggs
3. Deliberate disturbance of a EPS including in particular any disturbance which is likely
 - a) to impair their ability –
 - i) to survive, to breed or reproduce, or to rear or nurture their young, or
 - ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
 - b) to affect significantly the local distribution or abundance of the species to which they belong.

4. Damage or destruction of an EPS breeding site or resting place.

The habitat on and around the proposed development site indicates that European Protected Species are unlikely to be present. Therefore no further consideration of the Conservation of Species & Habitats Regulations is necessary.

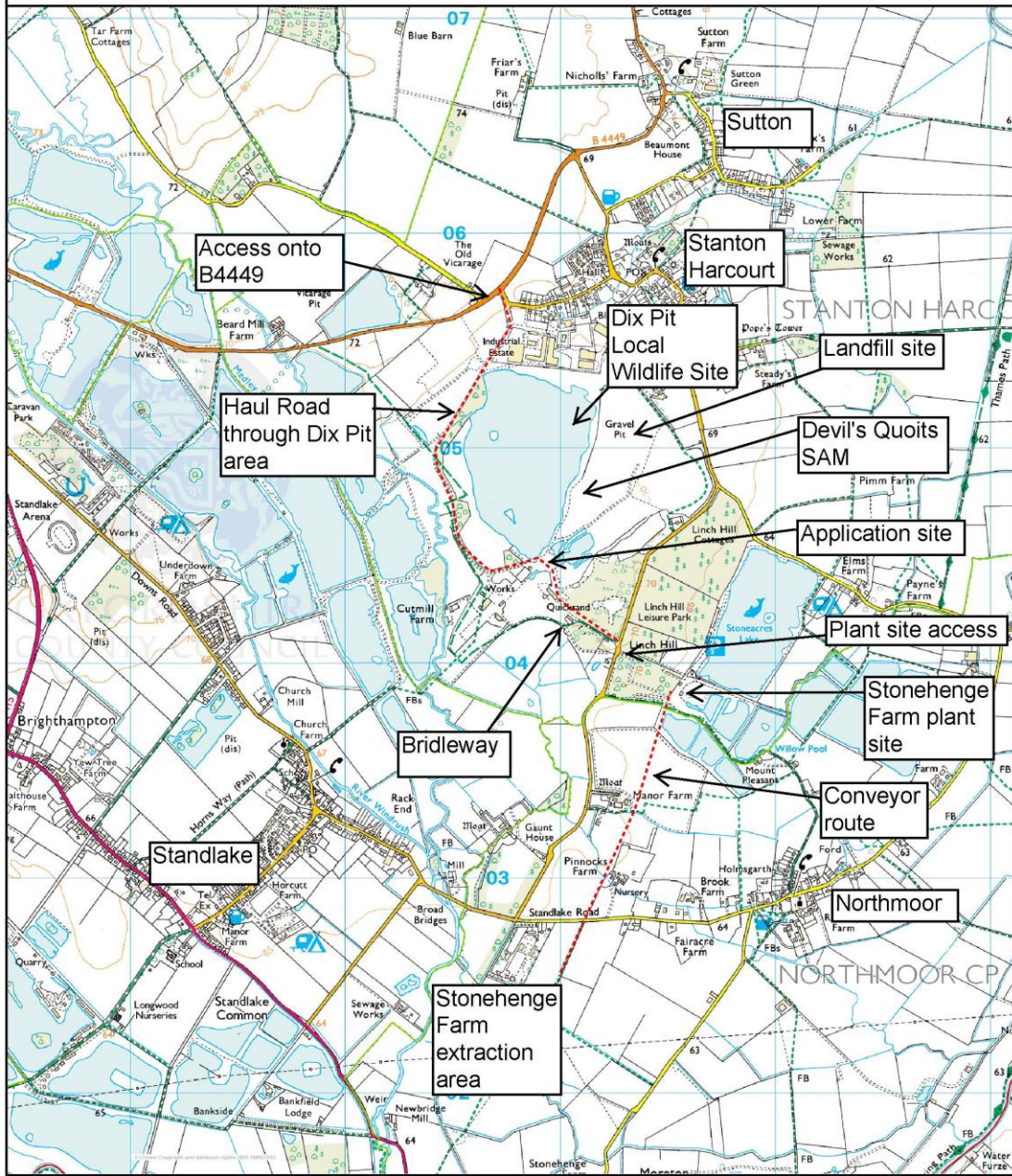
Compliance with National Planning Policy Framework

In accordance with paragraphs 186 and 187 of the NPPF Oxfordshire County Council take a positive and proactive approach to decision making focused on solutions and fostering the delivery of sustainable development. We work with applicants in a positive and proactive manner by;

- offering a pre-application advice service
- updating applicants and agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was informed of the need for an Ecological Assessment and Drainage Statement following the consultation period and provided these.

Dix Pit Location Plan



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Scale 1/24723 Date 7/7/2015

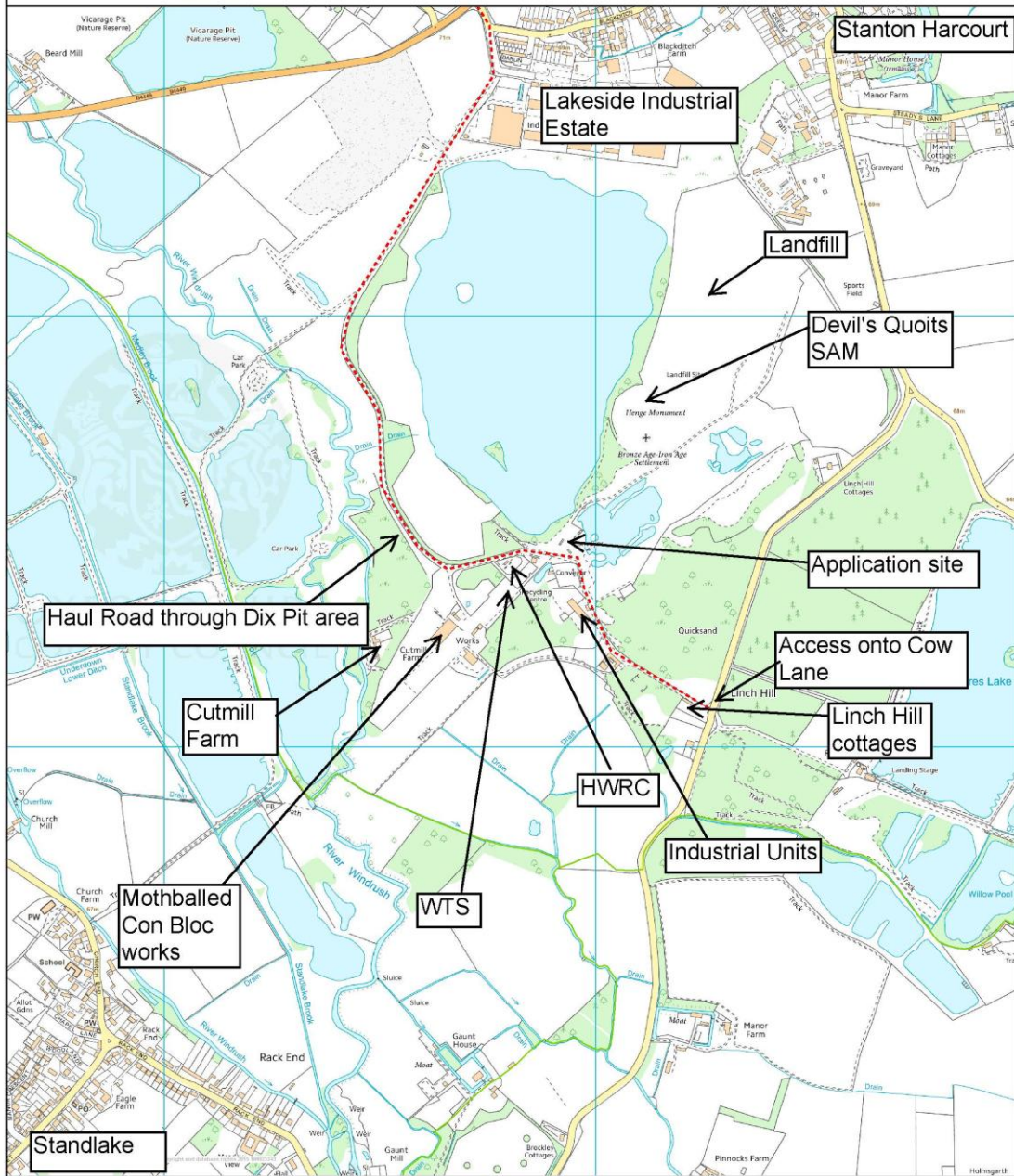
Note: Plan is indicative only, application plans can be viewed on the eplanning website using reference MW.0053/15

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Dix Pit - Site Plan



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