

For: PLANNING AND REGULATION COMMITTEE – 27 FEBRUARY 2017

By: DIRECTOR FOR PLANNING AND PLACE

Development Proposed:

Extension of quarry with extraction of sand and limestone with restoration to agriculture including using existing quarry infrastructure.

Division Affected: Kingston and Cummor
Contact Officer: Matthew Case **Tel:** 07584262456
Location: Bowling Green Farm, Stanford Road, Faringdon,
Oxon, SN7 8EZ (Chinham Farm Extension)
Application No: MW.0124/16 **District Ref:** P17/V0076/CM
Applicant: Hills Ltd.
District Council Area: Vale of White Horse DC
Date Received: 16 September 2016
Consultation Period: 13 October 2016 – 3 November 2016
13 January 2017 – 3 February 2017

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Part 1 – Facts and Background

Location (see site plan Annex 1)

1. Bowling Green Sand Pit is approximately 2km to the south-east of Faringdon, and approximately 2km north-west of Stanford in the Vale. The sand pit and the proposed extension lies along the north side of the A417.
2. The nearest residential properties are Bowling Green Cottages which lie just off the A417, with the original quarry and its later extension (Chinham Farm) surrounding the quarry (approximately 30m buffer). Other properties are located in close proximity with Chinham Farm Cottages and Chinham Farm located on the south-eastern boundary of the proposed extension.
3. Shellingford Crossroads Quarry Site of Special Scientific Interest (SSSI) lies approximately 750m to the south-east and Wicklesham & Coxwell Pits SSSI lies approximately 1.4km to the north-west of the site.
4. The site covers approximately 40.7 hectares, of which the extension (approximately 19.1ha) contains grade 1 (1.8ha), grade 2 (0.9ha), grades 3a (3.1ha) and 3b (13.3ha) agricultural land. A public bridleway runs to the north of the application area. The land is farmed as part of an all arable farming enterprise.

Site and Setting (see site plan Annex 1)

5. The site lies in a landscape of gentle rolling agricultural land. It is bordered by the A417 to the south and a 3 metre high hedge to the west. Along the northern boundary there is a substantial area of woodland with a stream running adjacent to the proposed area for extraction. The eastern aspect of the site is open and is adjacent to agricultural land.
6. Access to the Chinham Farm site would continue to be via the established access as used for extraction at Bowling Green Farm. The haul road which already runs across the northern part of Bowling Green Farm would be extended into Chinham Farm which would join with the existing access road.

Details of the Development

7. Hills Quarry Products Ltd proposes a mineral extraction scheme (soft sand and limestone) to the south-east of the existing Bowling Green Quarry extension (Chinham Farm). The proposed development would use the existing quarry entrance and access off the A417. The proposed red line area covers approximately 40.7 hectares of which 19 hectares will be subject to mineral extraction with the remaining 21.7 hectares used for the site access, quarry infrastructure (e.g. weighbridge and offices), soil storage and other non-operational uses such as landscaping including existing mounding on the adjacent workings.

8. The limestone overlies the sand and the total depth of extraction of both limestone and sand is 10m below the present ground level. The development proposes the extraction of approximately 2.1 million tonnes of aggregate, of which there is approximately 1.5 million tonnes of soft sand and just over 0.6 million tonnes of limestone. The fill material required for restoration purposes is 950,000 cubic metres.
9. The operational life will last approximately 20 years utilising the existing quarry infrastructure (offices, weighbridge, haul road and access). There are a number of separate elements which comprise the development:
 - Sand production;
 - Limestone production; and
 - Infill and restoration operations.
10. The quarry extension will have a phased scheme of working. The working scheme proposed has eight working phases. The scheme moves round the site following a generally clockwise sequence starting from the top north western part of the site adjacent to the existing workings. Typically, the working direction in a phase will be in an easterly direction with the exception of the phases on the southern site boundary. The site will be progressively worked and restored back to agriculture using imported inert waste to bring the restored land to required levels as is currently undertaken at the quarry complex.
11. The applicant estimates the annual production figures are 80,000 tonnes of sand and 15,000 tonnes of limestone, with the importation of 60,000 cubic metres annually of inert waste for restoration. The production rates are similar to the existing operations with a slight increase on the level of importation necessary to secure the site's restoration.
12. Within each phase there will be a sequence of operations:
 - i. Archaeology and soils/overburden stripping;
 - ii. Extraction of limestone;
 - iii. Extraction of sand; and
 - iv. Restoration involving placement of imported materials.
13. Each phase will be stripped of soils and any overburden prior to working and placed in mounds along the edge of the phase to assist with screening the workings visually and acoustically. The mounds will range in height from 3m to 5m, for soils and overburden retrospectively. All bunds will be graded and, where they are required to be in situ for over 6 months will be grass seeded and maintained to prevent weed growth.
14. The development proposes similar levels of traffic generated by the development as the existing quarry with approximately 40 to 60 movements per day.
15. The applicant proposes to retain and enhance existing hedgerows, a cultivated standoff margin and retention of existing bunding and further temporary bunding on the excavation boundaries to help screen the

development during its operational life. After the first round of consultation, further enhancements have been proposed. This includes a hedgerow and 3m wide uncultivated field margin on the north-western boundary of arable field. Also it has been confirmed that the land around the pond will be restored to meadow grassland, and a fence which is proposed to run through the site south to north, will be re-configured to be more in keeping with the surrounding field boundaries.

16. The application area includes the original Chinham Farm extension quarry works permitted under planning permission STA/8417/7-CM. The original quarry has been included to allow the proposed extension works to utilise the restored lake for water management. The restored lake is proposed to be used for settlement of silt. The restoration proposal includes approximately 4,475m² of woodland to the east of the water pond, and 9,000m² of new planting to the southern boundary of the restored pond. The applicant doesn't propose to alter the restoration of Chinham Farm. The applicant proposes to import inert waste to restore the proposed extraction area to the existing levels and back to agricultural field. The development will include the planting of approximately 1,280m of native hedgerow along the central part and eastern boundary.
17. The application is supported by an Environmental Impact Assessment (EIA) and an Environmental Statement (ES) was submitted along with the application. This covers the key environmental impacts of the proposal. Details can be found in Annex 2.

Part 2 – Other Viewpoints

Representations

18. No letters of objection have been received to this application.

Consultations

19. A summary of consultation responses received in relation to this application can be found at Annex 4. They are also available to read in full on the e-planning website <http://myeplanning.oxfordshire.gov.uk> using the reference number MW.0124/16.

Part 3 – Relevant Planning Documents

Relevant planning policies (see Policy Annex to the committee papers)

20. Planning applications should be decided in accordance with the Development Plan unless material considerations indicate otherwise.
21. The relevant Development Plan policies are:
 - i) Vale of White Horse Local Plan 2011 (VWHLP):
 - Policy DC5 (Access)

- Policy DC6 (Landscaping)
- Policy DC9 (Impact on Amenities)

ii) Oxfordshire Mineral and Waste Local Plan 1996 (OMWLP):

- Policy PE2 (proposals for mineral workings that are located outside the areas identified in the OMWLP)
- Policy PE3 (Buffer Zones)
- Policy PE4 (Groundwater)
- Policy PE5 (Watercourses)
- Policy PE13 (Restoration)
- Policy PE18 (Code of Practice)
- W7 (Landfill)
- Policy SD2 (Extensions to Mineral Sites)
- Policy SD3 (Limestone and Chalk Quarries)
- Policy PB1 (Plant and buildings)
- Policy PB2 (Plant and buildings)

iii) Vale of White Horse Local Plan 2031 (VWHLP 2031):

- Core Policy 42 (Flood Risk)
- Core Policy 44 (Landscape)
- Core Policy 46 (Conservation and Improvement of Biodiversity)

22. Other material considerations are:

i) The Draft Oxfordshire Minerals and Waste Local Plan Core Strategy (OMWCS) was submitted to the Secretary of State for independent examination in January 2016. Following an examination hearing held in September, the Inspector has produced an Interim Report dated October 2016. Following the Inspector's Interim Report, the Council carried out further Strategic Environmental Assessment/Sustainability Appraisal (SEA/SA) work and have now published the Proposed Modifications (February 2017) and a SEA/SA update report for consultation, which runs from 3rd February to 20th March. Therefore, although the OMWCS is not yet adopted, it is at an advanced stage and the draft policies should be given due weight.. Those policies are:

- Policy M2 (Provision for Working Aggregates Minerals)
- Policy M3 (Principal locations for working aggregate minerals)
- Policy M4 (Sites for working aggregates minerals)
- Policy M5 (Working of aggregate minerals)
- Policy M10 (Restoration of mineral workings)
- Policy W6 (Landfill)
- Policy C1 (Sustainable Development)
- Policy C3 (Flooding)
- Policy C4 (Water Environment)
- Policy C5 (Local environment, amenity and economy)
- Policy C6 (Agricultural Land and soils)
- Policy C7 (Biodiversity and Geodiversity)

- Policy C8 (Landscape)
 - Policy C9 (Historic Environment and Archaeology)
 - Policy C10 (Transport)
- ii) The Government's National Planning Policy Framework (NPPF) and the National Policy for Waste (NPPW) are material considerations in taking planning decisions.

Part 4 – Analysis and Conclusions

Comments of the Director for Planning and Place

23. The key policy issues to consider in determining this application are:

- i) Extraction of Sand and Limestone
- ii) Site Restoration and Biodiversity
- iii) Agricultural Land
- iv) Hydrology
- v) Archaeology and Historic Environment
- vi) Landscape
- vii) Transport
- viii) Impacts on Local Amenities
- ix) Sustainable Development

Extraction of Sand and Limestone

24. The application site is not within an area identified for mineral working in the OMWLP. Therefore Policy SD2 of the plan does not apply. Policy PE2 of the OMWLP states permission should not be granted unless 'the apportioned supply from the county cannot be met from within the areas identified' and the proposal satisfies Structure and Local Plan policies.

25. Under the NPPF, the 'apportioned supply from the county' has been replaced by the Local Aggregate Assessment figure. The most recent approved Oxfordshire LAA is the LAA 2014, which includes the following provision requirement for 0.189 million tonnes per annum (mtpa) of Soft sand and 0.584 mtpa of crushed rock. These figures have been endorsed by the inclusion of Policy M2 in the emerging OMWCS.

26. Permitted reserves of soft sand at the end of 2015 totalled 1.594 mt. (This does not include the reserve of 300,000 tonnes of soft sand at Chinham Hill for which permission lapsed in May 2016.) The Oxfordshire soft sand landbank at the end of 2015 was 8.4 years, based on the current LAA figure. No further permissions have been granted for soft sand working since the end of 2015 and it is therefore likely that the current (November 2016) landbank is approximately 7.5 years.

27. Approximately half of the current permitted reserves of soft sand are at a single site (Upwood Quarry), where permission for mineral extraction extends to the end of 2029. Therefore, it is unlikely that Oxfordshire's production of soft sand would be maintained at the LAA level of 0.189

mtpa throughout the theoretical period of the current landbank (8.4 years), since the reserves at other sites are expected to be worked out within a shorter period. Some quarries are expected to be worked out in less than 7 years.

28. The application proposal would increase the soft sand landbank by 7.9 years.
29. Permitted reserves of limestone at the end of 2015 totalled 8.597 mt. The Oxfordshire limestone landbank at the end of 2015 was 12.7 years, based on the current LAA figure. No further permissions have been granted for limestone working since the end of 2015 and it is therefore likely that the current (November 2016) landbank is just under 12 years.
30. Over half of the current permitted reserves of limestone are at a just two sites (Dewars Farm and Burford Quarries). It is unlikely that Oxfordshire's production of limestone would be maintained at the LAA level of 0.584 mtpa throughout the theoretical period of the current landbank (12.7 years); reserves at some sites are expected to be worked out within a shorter period; and some quarries are expected to be worked out in less than 7 years.
31. The application proposal would increase the limestone landbank by just over one year.
32. The NPPF states when determining planning applications, local planning authorities should as far as is practical, provide for the maintenance of landbanks of non-energy minerals and mineral planning authorities should plan for steady and adequate supply of aggregates by making provision for maintenance of landbanks of at least 7 years for sand and gravel and at least 10 years for crushed rock, whilst ensuring the capacity of operations to supply a wide range of materials is not compromised.
33. Paragraph 84 of the NPPG states no maximum landbank level and each application for minerals extraction must be considered on its own merits regardless of the length of the landbank. It is clear from this national policy and guidance that the existence of a landbank greater than 7 years is not in itself justification for a refusal of permission. It also indicates that the productive capacities of the sites that make up the landbank, and the consequent limitations this imposes on overall output, and that a large part of the landbank is contained at a single site are factors that may justify additional reserves being permitted notwithstanding the existence of a landbank of more than 7 years.
34. In view of this, notwithstanding the current soft sand landbank being more than 7 years, there is a strong argument that there is a need for further reserves to be permitted to ensure the continuation of a steady and adequate supply of aggregates at the required level established in the LAA.

35. Policy M3 of the OMWCS outlines the principal locations for aggregate minerals extraction; the site is located in 'the Corallian Ridge area from Oxford to Faringdon' for soft sand. Policy M4 (c) states priority for the extension of existing quarries, where environmentally acceptable, before working new sites. As mentioned above, the application is an extension of an existing quarry. The existing access, weighbridge and offices will be kept as part of the application.
36. Policy M5 of the OMWCS supports applications for mineral working within identified sites in order to maintain landbanks which meet the requirement of policy M4. It indicates that permission will exceptionally be granted for the working of aggregates mineral outside the allocated site where extraction of the mineral is required prior to a planned development in order to prevent the mineral resource being sterilised.
37. Table 2 of the OMWCS identifies a remaining requirement for 1.238 mt of soft sand to be provided for in the plan for the period to the end of 2031. This is based on the permitted reserves at the end of 2013, including the now lapsed permission for 300,000 tonnes at Chinham Hill. This has been recalculated based on permitted reserves at the end of 2015 (excluding Chinham Hill) and taking into account sales in 2014 and 2015; the recalculated remaining requirement is 1.345 mt. The application proposal would meet this requirement.
38. Table 2 of the OMWCS identifies no additional requirement for crushed rock and this continues to be the case based on the updated figures. Whilst there would seem to be no requirement for additional limestone reserves, the working of the limestone should be seen as being ancillary to, and necessary for, the working of the underlying soft sand resource. It can in effect be seen as a windfall.
39. Policy SD3 of the OMWLP states that planning permission will not normally be granted for new limestone quarries but those extensions to existing limestone quarries will be considered against national policies and those in the Structure and Local Plan. National policy as set out in the National Planning Policy Framework does not make any specific reference to applications for extensions to existing limestone quarries. The application is an extension, and will utilise the existing infrastructure.
40. The Development is generally in accordance with Policies PE2 & SD3 of the OMWLP and Policies M2, M3, M4 and M5 of the OMWCS.

Restoration and Biodiversity

41. Draft Policies M10 and C7 of the OMWCS and policy PE13 of the OMWLP, discuss the need to restore mineral working sites to a high standard and in a timely and phased manner, with satisfactory restoration proposals. Policy C7 seeks a biodiversity or geodiversity net gain. OMWLP policy PE14 states that proposals which would affect a nature conservation interest will be assessed taking into account the importance

of the affected interest, the degree of damage and the extent to which replacement habitat could preserve the interest in the long term. Core Policy 46 of the VWHL 2031 states the development will conserve, restore and enhance biodiversity. Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be actively sought. Policy DC6 of the VWHL requires all proposals to include hard and soft landscaping measures designed to maximise the opportunities for Nature Conservation and wildlife habitat creation.

42. The application area includes the original Chinham Farm extension quarry works permitted under planning permission STA/8417/7-CM. The original quarry has been included to allow the proposed extension works to utilise the restored lake for water management. The restored lake is proposed to be used for settlement of silt. The proposed use for de-silting, will not compromise the restoration of Chinham Farm, nor will it delay the completion of restoration of the existing extension. The applicant doesn't propose to alter the restoration of Chinham Farm, other than to include additional biodiversity enhancements. The applicant proposes to import inert waste to restore proposed extraction area to the existing levels back to agricultural field.
43. Policy W7 of the OMWLP seeks to control the release and location of the landfill sites in such a way as to ensure that satisfactory restoration is progressively achieved with the least possible harm to the environment. There should be no material damage or disturbance to the environment or the amenities of surrounding properties. Policy W6 of the OMWCS states priority will be given to the use of inert waste that cannot be recycled as infill material to achieve the satisfactory restoration and afteruse of active or unrestored quarries. Permission will not otherwise be granted for development that involves the disposal of inert waste on land unless there would be overall environmental benefit. The restoration involves the 'recovery' of inert extraction wastes to progressively restore the site back to agricultural land, some of which includes grade 1, 2 and 3A (best and most versatile) agricultural land which otherwise would be lost.
44. During consultation, biodiversity consultees requested further biodiversity enhancements. This included an additional hedgerow along the northern edge of the agricultural field to help link the site to the nearby Conservation Target Area (West Oxon Heights). The hedge will act as a corridor for wildlife. The other requests include additional field margins along the main extension area.
45. After the second round of consultation. The County Ecologist had further questions, concerns and recommended conditions. The questions and concerns were all addressed by the applicant's agent. Some of the concerns regarded aftercare commencement and protection of the proposed meadow land in Chinham Farm during the operational phase. It was agreed with the applicant that as the pond in Chinham Farm will be used for dewatering during the operational phase, the existing extension at

Chinham Farm will be restored, but not enter aftercare until the entire site is restored. In the meantime the restored areas will be maintained in good state in accordance with the restoration scheme. No objections were received from BBOWT, providing the site's long term management area was extended to include field margins and additional hedgerow planting around the arable field. The existing biodiversity area covering the pond, meadow and tree planting will also enter into a 20 year long term management plan. The County Ecologist was in agreement with BBOWT's request to extend the area covering long term management of the site.

46. Therefore in terms of achieving a good and diverse restoration the application is considered to be in accordance with draft policies M10, W6 and C7 of the OMWCS, policies W7, PE13 & PE14 of the OMWLP, Core Policy 46 of the VWHLP 2031, and Policy DC6 of the VWHLP.

Agricultural Land

47. Policy C6 of the OMWCS protects the best and most versatile agricultural land. It allows for the permanent loss of best and most versatile agricultural land only if there is a need for the development which cannot reasonably be met using lower grade land and requires careful management and use of soils in order to maintain soil quality.

48. The development site has land which is graded as the "best and most versatile" in terms of agricultural use. However the majority of the application site, 70% comprises grade 3b agricultural land. The applicant proposes to progressively restore to agricultural land with no loss in area upon restoration, and therefore proposes to safeguard agricultural land long term. During consultation, Natural England (NE) commented on the application, stating 'no objection subject to appropriate mitigation being secured'. NE requested a Soil Management Plan, Reclamation Plan to Best and Most Versatile Agricultural Land and Protected and Priority Species Management Plan. The applicant submitted the three documents as part of the second round of consultation. Natural England has no objection to the proposed plans relating to soil management and restoration.

49. Therefore the application is in accordance with Policy C6 of the OMWCS.

Hydrology

50. Core Policy 42 of the VWHLP 2031 seeks to ensure that development provides appropriate measures for the management of surface water as an essential element of reducing future flood risk. It requires that development does not increase the risk of flooding elsewhere.

51. Policy PE4 of the OMWLP states proposals for mineral extraction and restoration 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 of the OMWLP states mineral working or waste disposal should not harm the immediate setting and nature conservation value of watercourses of significant visual or nature conservation value. Policy C4 of the OMWCS protects groundwater resources and watercourses and their quality.

52. Policy C3 of the OMWCS directs mineral developments to areas with the lowest probability of flooding and requires a Flood Risk Assessment to be submitted with the application. The site is located in flood Zone 1 which is the lowest risk of flooding. The proposals will not create additional flood risks and accords with flood policy. The proposals involve dewatering, which will temporarily suppress ground water levels in the vicinity of the excavations. A full flood risk assessment was carried out. The dewatering of the quarry void will continue as per the existing arrangements for the current workings.
53. Neither the Lead Flood Authority nor Environment Agency had objections to the development. Therefore the proposal is in accordance with Core Policy 42 of the VWHL 2031, Policies PE4 and PE5 of the OMWLP, and Policies C3 and C4 of the OMWCS.

Archaeology and Historic Environment

54. Policy PE8 of the OMWLP states 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.
55. Policy C9 of the OMWCS states proposals for minerals and waste development will not be permitted unless it is demonstrated, including where necessary through prior investigation, that they or associated activities will not have an unacceptable adverse impact on the historic environment.
56. The application site lies within an area of considerable archaeological potential. The applicant has submitted an archaeological desk based assessment which recognised the archaeological potential of the application area and surrounding landscape. The application included a heritage statement which considered the proposal's impacts on heritage features. When originally consulted, the County's Archaeology Team Leader requested two pre-commencement conditions, one of which related to the submission of a Written Scheme of Investigation (WSI) and second relating to the implementation of the scheme. The applicant submitted the WSI in the autumn of 2016. The Archaeology Team Leader is satisfied the scheme has met the requirements of the proposed condition. Therefore the development is in accordance with Policy PE8 of the OMWLP and Policy C9 of the OMWCS.

Landscape

57. Core Policy 44 of the VWHLP 2031 states key features that contribute to the nature and quality of the Vale of White Horse District's landscape will be protected from harmful development and when possible enhanced. This includes features such as trees, hedgerows, field boundaries and water bodies. Development will also need to protect surrounding tranquillity and need to protect against intrusion from light pollution, noise and motion.
58. Policy W7 of the OMWLP states waste proposals will not adversely affect an Area of Outstanding Natural Beauty (AONB). It also states that where waste disposal might damage the visual amenities of the area during the period of operation, the site will be screened by earth mounding, tree planting or other techniques appropriate to the area.
59. Policy DC6 of the VWHLP states developments are required to include landscaping measures to protect and enhance the visual amenities of the site and its surroundings including, where appropriate, existing important landscape features.
60. Policy C8 of the OMWCS states proposals for minerals and waste development shall demonstrate that they respect and where possible enhance local landscape character, and are informed by landscape character assessment. Proposals shall include adequate and appropriate measures to mitigate adverse impacts on landscape, including siting, design and landscaping.
61. The development will result in a temporary change to the landscape, from an agricultural landscape to a working quarry, prior to it progressively reverting back to agricultural use by importing inert waste. The applicant states all existing field boundaries, hedgerows and woodland/scrub will be retained and protected. A full landscape assessment was provided within the EIA. The County's Environmental Strategy Officer (ESO) has concerns regarding the visual impact on Chinham Farm. After further information was provided by the applicant, the ESO stated he accepts that the scale of the site would be very small within any view and any impact would at most be minor on the AONB.
62. It was confirmed by the applicant, the landowner of extension, also owns Chinham Farm includes the Chinham Cottages. No objections from local residents in surrounding properties have been received. The ESO also wanted further information on several points including confirmation on the dimensions and locations of the screening bunds. The bunds and stockpiles will be restricted to five metres for subsoil bunds and stockpiles and three metres for topsoil.
63. Although the development proposal would see a short term detrimental impact on the landscape character, the long term restoration scheme would see a number of landscape enhancements with the inclusion of

additional hedgerow planting, and field margins. I consider that the application is generally in accordance with Core Policy 44 of the VWHL P 2031, DC6 of the VWHL P, and Policy C8 of the OMWCS.

Transport

64. Policy DC5 of the VWHL P requires the provision of safe and convenient access to and from the adjoining highway network and that the road network is capable of safely accommodating traffic arising from the development. The policy requires safe on-site circulation and turning areas etc, and parking.
65. Policy PE18 of the OMWLP and Policy C10 of OMWCS require that developments will among other things provide safe and convenient access to the highway network. Access to and from the mineral site should be laid out and constructed to the satisfaction of the County Council as the highway authority.
66. The proposed quarry extension will make use of the existing quarry infrastructure which includes the site access which was constructed in the 1980s, as well as the site offices, parking area. The applicant proposes to carry out improvements including extending the tarmacked surface of the existing access road to the site offices to assist with wheel cleaning. The proposal included a Transport Assessment. The applicant proposes similar levels of HGV traffic as currently approved. Due to the site's early history, the original quarry had a routeing agreement attached preventing vehicles turning left towards Wantage. The case officer consulted Transport Development Control (TDC) asking if the site still needed such an agreement. TDC stated "the original purpose of the agreement was to prevent HGV traffic passing through Wantage Town Centre; however this matter is now covered by a restriction to through traffic and an appropriate alternative route to the North of the town centre." TDC have no objection to the development, and do not require a routeing agreement.
67. Providing the clay exportation is carried outside the harvest period, the proposal would be in accordance with policy PE18 of the OMWLP, Policy DC5 of the VWHL P and policy C10 of the OMWCS.

Impacts on Local Amenity

68. OMWLP policy PE18 states that in determining applications the County Council will have regard to the appropriate provisions in the Code of Practice. This sets out details of measures to protect amenity to dwellings and other noise sensitive buildings and uses, including buffer zones, landscaping, standard hours, noise, dust and odour. Policy C5 of the OMWCS concludes there should be 'no unacceptable adverse impacts on the environment, residential amenity and other sensitive receptors', this includes noise, dust and visual intrusion and also requires where appropriate the provision of buffer zones.

69. Policy PE3 of the OMWLP requires the safeguarding of appropriate 'buffer zones' around the site to protect against unacceptable losses of residential or natural amenity and NPPF paragraph 123 states that planning decisions should aim to avoid noise giving rise to significant adverse effects as a result of new developments, whilst recognising that development will often create some noise.
70. Policy DC9 of the VWHLPL states development will not be permitted if it would unacceptably harm the amenities of neighbouring properties and the wider environment in terms noise, vibration, visual intrusion, dust and other emissions.
71. Policy PB1 of the OMWLP requires processing plants and any other necessary buildings associated with a mineral working to be sited and designed to minimise environmental disturbance and that they will be limited to the life of the mineral working. Policy PB2 of the OMWLP requires the removal of all plant, buildings and machinery within 24 months of extraction being completed or expiry of the permission (whichever is sooner).
72. The nearest residential properties to the extraction area are located approximately 100-180 metres to the property : to the west of the proposed quarry extension, Bowling Green Cottages, approximately 180m and to the west, Chinham Farm (approximately 100m) and Chinham Farm Cottages (130m). Although the properties are close in proximity, Chinham Farm is under the same ownership as the quarry extension, and Bowling Green Farm Cottages are already located in close proximity to the existing development, and are well screened by a large noise and dust attenuation bund. No objections have been received from the Environmental Health Officer (EHO) after the applicant submitted a Dust and Noise Management Plan. It is proposed that many of the existing conditions are carried forward from the existing permissions. There are no public rights of way within the application area. The proposal would use bunding to screen the operations, and all quarry infrastructures will be removed on completion of mineral extraction and restoration.
73. Providing existing conditions are replicated in any new permission that may be granted, the development will be in accordance with policies PE3, PB1, PB2 & PE18 of the OMWLP, draft policy C5 of the OMWCS, Policy PB1 of the OMWLP, and DC9 of the VWHLPL.

Sustainable Development

74. The NPPF contains a presumption in favour of sustainable development which has environmental, economic and social roles, which is reflected in OMWCS policy C1. The development proposed was designed to avoid the loss of all boundary habitat including hedgerow and woodland. There are no changes to the proposed afteruse of the site, with the extraction area proposed to return to agricultural land with no permanent loss of quality and productivity. The proposed development will utilise the existing quarry

infrastructure. It would have an economic role through its contribution towards providing the materials necessary for the provision of economic growth and a social role through the provision of employment to the local community and the resources necessary for the creation of a high quality built environment. Therefore the development accords with NPPF's three roles in favour of sustainable development and Policy C1 of the OMWCS.

Conclusions

75. The development contains a number of elements including the additional new area of extraction, and the use of the existing proposed pond for de-watering. The application and associated environmental information has been subject to two periods of consultation and the majority of concerns have been overcome subject to conditions. Subject to a legal agreement to the provision of a 20 years long term management scheme, I consider that the application is generally in accordance with development plan and national policy and would be sustainable development in environmental, economic and social terms in accordance with the NPPF.

RECOMMENDATION

76. It is **RECOMMENDED** that subject to a legal agreement to secure a 20 year long term management plan for the development including the original Chinham Farm extension area already permitted under planning permission ST/8417/7-CM that planning permission for application MW.0124/16 be approved subject to conditions to be determined by the Director for Planning and Place including those set out in Annex 3 to the report.

