For: PLANNING AND REGULATION COMMITTEE – 1 June 2020

By: DIRECTOR FOR PLANNING AND PLACE

Development Proposed:

Extraction of mineral and restoration to agriculture and nature conservation by infilling with imported inert materials

Division Affected:	Kingston & Cumnor
Contact Officer:	Catherine Kelham **Tel:** 07809 229 791
Location:	Land to the west of Hatford Quarry, Fernham Road, Hatford, Faringdon, SN7 8JQ
OCC Application No:	MW.0066/19
VOWH Application No:	P19/V1817/CM
District Council Area:	Vale of White Horse District Council
Applicant:	Hatford Quarry Ltd
Application Received:	2 July 2019
Consultation Period:	25 July – 26 August 2019 27 February 2020 – 28 March 2020

Contents

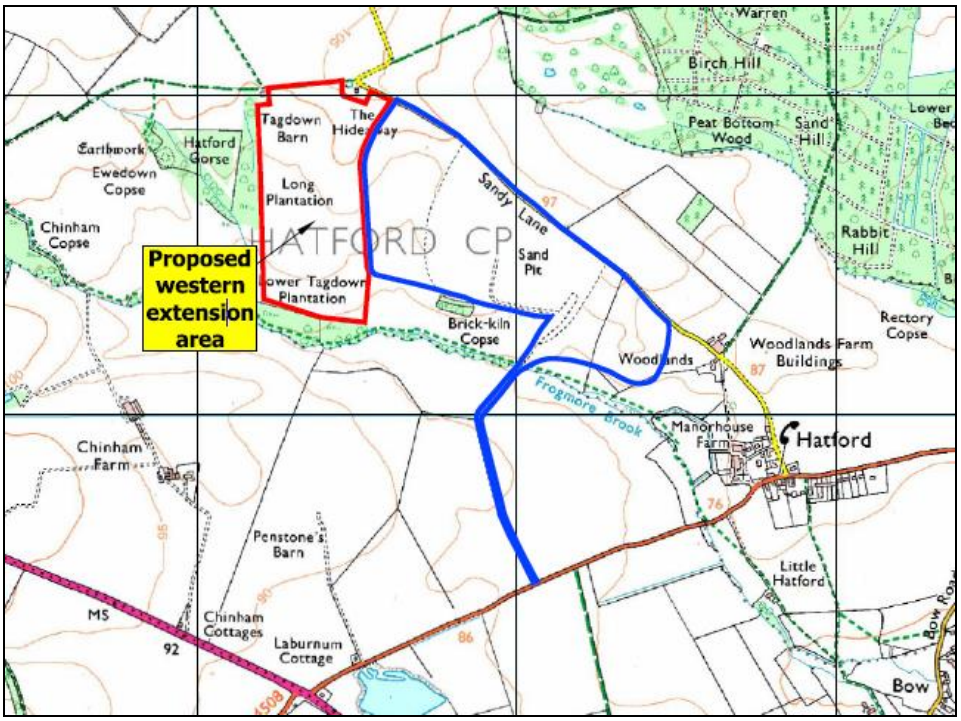
Recommendation:

Subject to the applicant signing a Section 106 agreement for the matters outlined in Annex 2 and a routeing agreement to ensure that HGVs follow the route approved for HGVs associated with the existing quarry, it is RECOMMENDED that planning permission for MW.0066/19 be approved subject to conditions to be determined by the Director of Planning and Place, to include those set out in Annex 1.

PART 1- FACTS AND BACKGROUND

Location (see Plan 1)

1. The application site lies immediately to the west of the existing Hatford Quarry. This is located north west of the village of Hatford which is within Vale of White Horse District Council in south west Oxfordshire. The quarry lies approximately 3.5 km (2 miles) east of Faringdon and 23 kilometres (14 miles) south west of Oxford.



Plan 1 – Site Location

Site and Setting

2. The extension area lies to the west of the existing quarry and within Hatford Parish. It covers an area of 23 hectares and consists of Grade Three agricultural land which gently slopes from 106 m AOD in the north down to 85m AOD in the south. The majority of the site (76% or 17.5 hectares) is subgrade 3a agricultural land which is classified as best and most versatile agricultural land. The remaining 24% (5.5 ha) is subgrade 3b.

3. To the south of the application site lies woodland (Lower Tagdown Plantation), Frogmore Brook and part of the Vale Way promoted Public Right of Way (footpath 244/6). To the west there is woodland (Long Plantation, Ewedown Copse, and Hatford Gorse). To the north is agricultural land, a Public Right of Way (bridleway 244/3) and two residential properties – The Hideaway and Tagdown Barn. Another Public Right of Way (Footpath 244/4) runs northwest away from the application site from the bridleway at a point opposite Tagdown Barn.

4. Frogmore Brook forms the boundary with Stanford in the Vale Parish. The access road between the existing quarry and the B4508 lies within Stanford in the Vale Parish. The access road is not included in this application.

5. A high voltage electricity cable runs underground through the centre of the application site.

6. The closest residential properties are The Hideaway, on the northern boundary and Tagdown Barn in the northwest corner of the site. Tagdown Barn was previously in agricultural use and is in the process of being converted to a dwelling. Chinham Farm lies approximately 500 metres south west. Buildings associated with Carswell golf and country club lie approximately 1 km north east.

7. The application site falls entirely in flood zone 1, the area of least risk. There is a corridor of flood zone 2 and 3 along the Frogmore Brook as it runs through the woodland on the southern boundary but this is outside of the application area.

8. There is a scheduled monument known as 'the Earthwork' in Ewedown Copse, approximately 300 metres west of the site. A Public Right of Way (footpath 244/5) runs from the bridleway (244/3) on the northern boundary to the earthwork.

9. The closest Site of Special Scientific Interest (SSSI) is Buckland Warren SSSI, approximately 800 metres north east of the site. Shellingford Crossroads Quarry SSSI, which is designated for its geological interest and lies approximately 1 km south of the site.
10. The North Wessex Downs Area of Outstanding Natural Beauty lies approximately 8km to the south of the site.

11. The centre of Hatford is a designated conservation area and contains listed buildings, approximately 1.4 km to the south east of the site. There are also designated conservation areas with concentrations of listed buildings in Stanford in the Vale (approximately 2.5 km (1.5 miles) from the site), Shellingford (approximately 1.8 km (1.2 miles) from the site) and Faringdon (approximately 3km (2 miles) from the site).

12. The proposed extension area lies approximately 1.5km from the edge of Shellingford Quarry, which is another quarry extracting sand and limestone.

Planning History

13. Sand extraction at Hatford Quarry was originally permitted in 1991 under permission MW.001/91 (HAT/11163/89), which covered sand extraction in six phases until the end of 2025. Sand is currently being extracted from phase F following completion of extraction in phase E. Permission was granted in 2008 for limestone extraction in phases A and B (STA/HAT/111/63/3-CM) which has now been completed.

14. A first western extension was granted in 2013 under permission MW.0153/12 (P12/V2015/CM). This is currently being worked and the conditions require extraction to cease in September 2020 and the buildings plant and machinery removed from the area by 2021. At the time of writing mineral extraction has taken in this area to leave a limestone 'bottom bed' on which machinery and stockpiles sit.

15. There is also an active permission at the quarry for a replacement site office (MW.0019/16, P16/V0296/CM) and a certificate of lawfulness (MW.023/03 STA/HAT/1L163/1-CM) for the importation of sand to the quarry for mixing with extracted sand.

Details of Proposed Development

Overview

16. The proposed development seeks to extract 875 000 tonnes of mineral from a 23-hectare extension to the west of the existing Hatford Quarry and to restore the quarry to agriculture using imported inert materials and materials from the site. It would take 7 years to complete extraction and restoration.

17. It is proposed to divert the high voltage electricity cable running under the site.

Mineral Extraction

18. It is anticipated that the site would yield 875 000 tonnes of mineral, comprising 130,000 tonnes soft sand, 225 000 tonnes sharp sand and 520 000 tonnes limestone. It would be worked in three phases with Phase One taking 18 months, Phase Two taking 30 months and Phase Three taking 12 months. This equates to a total of five years extraction. With restoration the total working time would be seven years.

19. Each phase would be worked in a westerly direction by working in from the quarry floor of the existing first western extension area.

20. Phase One is the most northerly phase and closest to the residential properties. It is proposed to work this phase on a campaign basis to reduce the duration of working. The Phase One extraction area would be set back approximately 40 metres from the property boundaries of Hideaway and Tagdown Barn and approximately 100 metres from the dwellings. There would be a soil bund varying in height between 3.3 metres and 5.4 metres, between the northern edge of extraction and the northern site boundary and properties for the duration of extraction in Phase One. The bund would move south as the extraction moved south.

21. Sand would be extracted using a 360-degree excavator. Limestone would be broken up using a hydraulic breaker or ripper mounted on a back hoe and then loaded into a dump truck using a 360-degree excavator.

22. Limestone and sand would be transported from the extraction area to the processing area in the first western extension area by dump trucks using internal haul roads.

23. The existing quarry has been excavated to the base of the Highworth Limestone and conditions prevent extraction any deeper into the Lower Calcareous Grit Formation. This protects an aquifer beneath the site and it is proposed that the extension area would have the same working depth limitation. This would result in a maximum depth of working of 10m in the north of the site and 3m in the south.

24. The site would be dewatered as necessary for mineral extraction and restoration infilling. The water table is highest in the southern part of the site. Water collecting in the quarry void would be periodically pumped to the existing balancing pond system in the existing quarry prior to discharge to Frogmore Brook.

25. It is anticipated that there would be a period of overlap of the commencement of extraction in the proposed extension area and working within the existing quarry. The

application states that the period of overlap would be approximately two years. Extraction is currently taking place in phase E and F which are at the eastern end of the existing quarry, closest to Hatford village.

26. External lighting would be required for use within the quarry within working hours in autumn and winter. This would be low level and downward facing.

Bunds

27. A screening bund would be constructed along the northern boundary of Phase One, this would be 3.3 metres high, rising to 5.4 metres high at its eastern end. This would be moved south to the northern boundary of Phase Two and increased to a height of 4m following the restoration of Phase One. It would be removed following the restoration of Phase Three. There would be a 3-5 metre high bund on the southern site boundary for the duration of the works to mitigate impacts on the footpath.

Waste Disposal

28. It is anticipated that 325 000 cubic metres of inert material would be required to restore the site to the proposed levels. These restoration levels are slightly lower than existing ground levels.

29. The inert material would comprise imported construction, demolition and excavation (CDE) waste and site derived material (over burden, interburden and processing fines from the site).

30. Each phase would be progressively restored as mineral was being extracted from the next phase.

Mineral Processing Operations

31. Minerals extracted from the proposed second western extraction area would be processed in the processing plant in the adjacent quarry. The processing plant is currently located in the existing first western extension area, immediately east of the proposed extension. This area is not included in the current application site and so a separate permission would be needed to process the mineral from the second western extension area. It is understood that it is proposed to locate the processing area in the existing processing area in the first western extension. A further application would also be required to seek consent for the retention of the site office, silt ponds, car park, access onto the B4508 and access through to the proposed new extraction areas, for a timescale consistent with this proposal for further extraction.

Hours of Operation

32. The proposed hours of operation are standard operating hours, in line with the existing quarry, i.e. 7am-6pm Mondays to Fridays and 7am-1pm on Saturdays with no working on Sunday or Bank/Public holidays.

Transport

33. The application states that there would be a maximum of 92 HGV movements per day (46 in and 46 out) associated with the extraction of mineral and restoration.

Restoration

34. The site would be restored to agricultural use incorporating additional landscaping and habitat creation to provide biodiversity enhancements. The restoration would ensure that the best and most versatile agricultural land temporarily lost during extraction was reinstated in the long term.

Traffic and Access

35. During Phase One it is anticipated that the development would generate approximately 92 movements per day (9 per hour). Traffic generation would be lower in subsequent phases.

36. The existing quarry and processing plant have an access onto the B4508. This is not within the application site but is within other land under the control of the applicant. There is an existing routeing agreement requiring HGVs to use the B4508 between the site access and the A417 and then the A417 and A420. No change is proposed to these routeing arrangements.

Environmental Impact Assessment

37. The application is supported by an Environmental Impact Assessment (EIA) and an Environmental Statement (ES) was submitted with the application. This covers the range of potential environmental impacts of the proposal. A summary of the findings can be found in Annex 3. Following the initial consultation, additional environmental statement information was sough under Regulation 25 of the Town and Country Planning (EIA) Regulations 2017 and subsequently provided by the applicant.

PART 2 – OTHER VIEWPOINTS

38. There were two periods of public consultation.

39. The full text of the consultation responses can be seen on the e-planning website[1], using the reference MW.0066/19. These are also summarised in Annex 4 to this report.

40. The application has also received objections from Public Health England and Shellingford Parish Council.

41. No third party representations were received.

[1]Click here to view application MW.0066/19

PART 3 – RELEVANT PLANNING DOCUMENTS

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

42. In accordance with Section 70 of the Town and Country Planning Act 1990, planning applications must be decided in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan Documents

43. The Development Plan for this area comprises:
- Oxfordshire Minerals and Waste Local Plan Part 1: Core Strategy (OMWCS)
- Oxfordshire Minerals and Waste Local Plan 1996 saved policies (OMWLP)
- The Vale of White Horse Local Plan 2031 Part 1 (VLP1)
- The Vale of White Horse Local Plan 2031 Part 2 (VLP2)

44. The **Oxfordshire Minerals and Waste Local Plan Part 1: Core Strategy** (OMWCS) was adopted in September 2017 and covers the period to 2031. The Core Strategy sets out the strategic and core policies for minerals and waste development, including a suite of development management policies.

45. The **Oxfordshire Minerals and Waste Local Plan 1996** (OMWLP) was adopted in July 1996 and covered the period to 2006. Some policies of the OMWLP were replaced following adoption of the OMWCS in 2017 but 16 polices continue to be saved. They are due to be replaced on the adoption of Oxfordshire Minerals and Waste Local Plan Part 2: Site Allocations. The saved policies are site-related policies and none of them apply to the area proposed in this planning application. Therefore, they are not relevant to the determination of this planning application.

46. The **Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Polices** (VLP1) was adopted on 14th December 2016. The plan sets out the spatial strategy and strategic policies for the district to deliver sustainable development. It identifies the number of new homes and jobs to be provided in the area for the plan period up to 2031 and makes provision for retail, leisure and commercial development as well as for the infrastructure needed to support them.

47. The **Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites** (VLP2) was adopted on 9th October 2019. The plan contains detailed development management policies to complement the VLP1 plan. It replaces the saved policies of the Local Plan 2011 (excluding Policy H: Grove Airfield with is referenced in Core Policy 15a of the VLP1).

Emerging Plans

48. Work on the **Oxfordshire Minerals and Waste Local Plan Part 2: Site Allocations** (OMWSA) is progressing. This plan will allocate sites required to provide the additional capacity for minerals supply and waste management as set out in the adopted core strategy. The Regulation 18 Preferred Options consultation closed on 4th April. Subject to the outcome of this consultation, it is anticipated that the final draft Plan will be submitted later in 2020. It will then be subject to an examination in public before adoption. Although work has commenced on OMWSA, it is at a

relatively early stage and the weight that can be given to the emerging plan in decision making is very limited.

Other Policy Documents

49. The **National Planning Policy Framework** (NPPF) was first published in 2012 and revised in July 2018 with minor further revisions made in February 2019. This is a material consideration in taking planning decisions. Relevant sections include those on facilitating the sustainable use of minerals, meeting the challenge of climate change, flooding and coastal change, conserving and enhancing the natural environment.

50. The **National Planning Policy Guidance** (NPPG) contains specific advice on matters including flood risk, minerals, conserving and enhancing the historic environment, determining a planning application and natural environment.

51. There is no adopted neighbourhood plan that encompasses the application site area.

Relevant Development Plan Policies

52. The OMWCS polices most relevant to this development are:
- M2 – Provision for working aggregate minerals
- M3 – Principal locations for working aggregate minerals
- M5 – Working of aggregate minerals
- M10 – Restoration of mineral workings
- W1 - Oxfordshire waste to be managed
- W2 - Oxfordshire waste management targets
- W6 - Landfill and other permanent deposit of waste to land
- C1 – Sustainable development
- C2 – Climate Change
- C3 – Flooding
- C4 – Water environment
- C5 – Local environment, amenity and economy
- C6 – Agricultural land and soils
- C7 – Biodiversity and Geodiversity
- C8 – Landscape
- C9 – Historic environment and archaeology
- C10 – Transport
- C11 – Rights of way

53. The VLP1 polices most relevant to this development are:
- Core Policy 1 – Presumption in favour of sustainable development
- Core Policy 39 – Historic environment
- Core Policy 42 – Flood risk
- Core Policy 43 – Natural Resources
- Core Policy 44 – Landscape
- Core Policy 45 – Green infrastructure
- Core Policy 46 – Conservation and improvement of biodiversity

54. The VLP2 polices most relevant to this development are:

- Development Policy 16 – Access
- Development Policy 17 – Transport Assessment and Travel Plans
- Development Policy 23 – Impact of development on amenity
- Development Policy 25 – Noise pollution
- Development Policy 26 – Air quality
- Development Policy 30 – Watercourses
- Development Policy 36 – Heritage assets
- Development Policy 37 – Conservation areas
- Development Policy 38 – Listed Buildings
- Development Policy 39 – Archaeology and scheduled monuments

PART 4 – ASSESSMENT AND CONCLUSIONS
Comments of the Director for Planning and Place

55. The NPPF sets out a presumption in favour of sustainable development (paragraph 10), which is supported by policy C1 of the OMWCS and Core Policy 1 of the VLP1. This means taking a positive approach to development and approving an application which accords with the development plan without delay, unless material considerations indicate otherwise.

56. All planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, in accordance with the Town and Country Planning Act 1990. The key planning policies are set out above and discussed below in accordance with the key planning issues.

57. The key planning issues are:
    i) Minerals
    ii) Waste
    iii) Restoration
    iv) Biodiversity
    v) Landscape and visual impacts
    vi) Transport
    vii) Rights of way and public access
    viii) Amenity and health
    ix) Flood risk and water environment
    x) Archaeology and historic environment
    xi) Soils and agriculture
    xii) Carbon emissions, natural resources and waste
    xiii) Sustainable development

Minerals

58. Mineral Planning Authorities are required to plan for a steady and adequate supply of aggregate and where the landbank is below the national minimum this may be seen as an indicator of need. OMWCS policy M2 states that permission will be granted for aggregate mineral working to enable landbanks of reserves with planning permission to be maintained of at least seven years for the extraction of soft sand, at least seven years for the extraction of sharp sand and gravel, and at least ten years for the extraction of crushed rock. These are the same as the national minimum landbank as set out in paragraph 207(f) of the NPPF.

59. The most recently available Local Aggregates Assessment published in 2019 indicates that at the end of 2018 there was a landbank of soft sand of 12.7 years, a land bank of sharp sand and gravel of 12.7 years and a landbank of crushed rock of 9.9 years. The proposed development proposal would add to these existing landbanks. It should though be noted that there is no shortage in the landbank currently for sharp sand and gravel or soft sand. The proposed development would however bring the landbank for crushed rock above the minimum specified in the NPPF and policy M2 of the OMWCS.

60. OMWCS policy M3 details the principal locations for working aggregate minerals. The application site is within the 'Corallian Ridge area from Oxford to Faringdon' soft sand strategic resource area and the 'area south and south east of Faringdon' strategic resource areas for crushed rock. The application is therefore in accordance with this policy. The supporting text for this policy states that provision should preferably be made through extensions to existing quarries rather than from new quarries. This lends further support to the application.

61. OMWCS policy M4 is not relevant as it relates to how specific sites will be selected through the Part 2 plan document. It is recognised that within the emerging OMWSA, the application site has been put forward as a preferred option SS18 & CR22 (Hatford Quarry Western Extension). Due to its early stage of plan preparation, the site being a preferred option is currently considered to carry limited weight.

62. OMWCS policy M5 confirms that prior to the adoption of the OMWSA document, permission will be granted for working of aggregate minerals where this would contribute towards meeting the requirement for provision and in accordance with M3 and policies C1-C12.

63. In summary, there is in principle support for the mineral working aspect of the development as it complies with policy M3 of the OMWCS. Moreover, there is a need for additional crushed rock as indicated by the current landbank being below the national minimum.

Waste

64. OMWCS policy W1 states that provision will be made to provide capacity for Oxfordshire to be self-sufficient in the management of principal waste streams, including construction, demolition and excavated waste. OMWCS policy W2 sets targets for the diversion of waste from landfill in the period until 2031. The target for the '*permanent deposit of inert wastes other than for disposal to landfill'*, which includes inert waste used in the backfilling of mineral workings, is 25%.

65. The OMWCS does not quantify the additional capacity required for inert CDE waste, but it is considered that the provision of additional capacity for '*permanent deposit of inert waste other than for disposal to landfill'* would reduce the need for disposal of inert waste to landfill, which comes at the bottom of the waste hierarchy. Provided the waste to be deposited cannot be recycled, and therefore does not prejudice achieving the target for inert waste recycling, the application would accord with policy W2 of the OMWCS.

66. OMWCS policy W6 states that provision for the permanent disposal to landfill of inert waste that cannot be recycled will be made at existing facilities and at sites allocated

in the OMWSA. The OMWSA is still in preparation; although the application site has been put forward as a preferred site, the OMWSA is considered to carry limited weight. Policy W6 goes on to state that 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. Therefore, provided that the waste to be deposited cannot be recycled, the application is considered be supported in principle by policy W6 of the OMWCS.

Restoration

67. OMWCS policy M10 states that mineral workings shall be restored to a high standard and in a timely and phased manner. It lists criteria which the restoration and afteruse of mineral workings must take into account, including the character of the landscape, the conservation and enhancement of biodiversity and the quality of agricultural land. It states that planning permission will not be granted for mineral working unless satisfactory proposals have been made for the restoration, aftercare and afteruse of the site.

68. The proposed development is to be worked in three phases with infilling and restoration following mineral extraction around the site. It proposed to restore the site to an agricultural afteruse, preserving the best and most versatile agricultural land. The development is anticipated to take five years with a further two years for completion of restoration. The restoration of the site is also relied upon to deliver the landscape and visual long term and for net gain in biodiversity.

69. Subject to the duration of development and rolling restoration in accordance with the proposed phasing being secured via condition, and the securing of a long term management plan to ensure on-going via a legal agreement, the proposed development is considered to be in accordance with OMWCS policy M10.

Biodiversity

70. NPPF paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

71. NPPF paragraph 175 states that when determining planning applications, planning authorities should refuse planning permission if significant harm to biodiversity cannot be avoided. Development resulting in the loss or deterioration in irreplaceable habitats should be refused unless there are wholly exceptional reasons and a suitable strategy for compensation. Opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

72. OMWCS policy C7 states that minerals development shall, where possible, lead to a net gain in biodiversity. It also states that all minerals development shall make an appropriate contribution to the maintenance and enhancement of local habitats, biodiversity or geodiversity and satisfactory long-term management for the restored site shall be included in proposals.

73. VLP1 core policy 45 states that a net gain in green infrastructure, including biodiversity, will be sought. VLP1 core policy 46 states that development which will conserve, restore and enhance biodiversity in the district will be permitted, opportunities for biodiversity gain will be sought and a net loss of biodiversity avoided.

74. There has been no objection from the OCC Ecology Officer, subject to conditions and to a legal agreement to secure the management of all restored habitats over a 20-year period following the statutory 5-year aftercare period. The ecologist has advised that a net gain in biodiversity can be achieved at the site in the long term and that protected species and habitats have been given due regard in the application.

75. Therefore, subject to conditions and to a Section 106 legal agreement secure long term management of the restored site, the proposals are considered to be in accordance with policies related to biodiversity including OMWCS policy C7 and VLP1 core policy 45. This long term management has been agreed by the applicant.

Landscape and Visual Impacts

76. OMWCS policy C8 states that minerals development shall demonstrate that it respects and where possible enhances the local landscape character and shall be informed by landscape character assessment. Proposals shall include adequate and appropriate measures to mitigate adverse impacts.

77. VLP1 core policy 44 states that the key features that contribute to the nature and quality of the landscape will be protected including trees, hedges, watercourses, views, tranquillity and areas of cultural and historic value.

78. The Landscape and Visual Impact Assessment (LVIA) submitted with the application identifies the Hideaway, Tagdown Barn, the bridleway on the northern site boundary and the footpath on the southern site boundary as receptors. It concludes that adverse impacts would be temporary during quarrying operations and following restoration there would be no adverse impacts. The landscape officer has confirmed that she agrees with the conclusions of the LVIA and has no objections subject to the restoration being carried out as proposed and the long-term management of the restored site (as outlined by the Ecologist) to be secured by condition. This is to ensure that the landscape benefits proposed are realised.

79. Subject to conditions and obligations requiring restoration in accordance with the submitted plan, long-term (20 year) habitat management and maintenance of a 10 metre buffer between the works including the requirement for an arboricultural method statement, the proposals are considered to be in accordance with relevant policies protecting landscape including OMWCS policy C8 and VLP1 core policy 44.

Transport

80. NPPF paragraph 111 states that all development that generates a significant amount of movement should be supported by a Transport Statement or Transport Assessment. Paragraph 109 states that development should only be refused on transport grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

81. OMWCS policy C10 states that minerals development will be expected to make provision for safe and suitable access to the advisory lorry routes shown in the plan and if possible, lead to improvements in the safety of all road users, the efficiency and quality of the network and residential and environmental amenity. Where practicable minerals shall be transported by rail, water or conveyor. Where minerals are to be transported by road they should be in locations which minimise road distances.

82. VLP2 policy 16 states that development must demonstrate that adequate provision will be made for vehicle turning, loading, circulation and servicing and that where the highway infrastructure is not adequate to service the development acceptable offsite improvements should be demonstrated. VLP2 policy 17 requires that proposals for major development are supported by a Transport Assessment or Statement and Travel Plan.

83. In the submitted documents the proposed development is proposed to commence mineral extraction following the working out of the eastern part of the extant site. Hence this will be a continuation of mineral extraction at Hatford Quarry employing the same workforce/resources, rather than an intensification of working. Subsequently the required HGVs will be minimised.

84. The submitted documents have been reviewed and OCC Transport Development Control has confirmed that they have no objections to this application and have not requested any conditions.

85. The applicant has stated that HGVs associated with the proposed development will comply with the existing routeing for Hatford Quarry. This would ensure that HGVs would not travel on suitable local roads through local villages such as Hatford and Pusey and may be secured via a routeing agreement.

86. In the interests of local amenity and ensuring the development operates as proposed it is recommended that the maximum number of HGVs is limited by condition to that proposed and assessed by OCC Transport Development Control.

87. Overall, subject to a routeing agreement and limiting the number of HGVs to 92 two way movements (46 in and 46 out), the development is considered to comply with the relevant policies.

Rights of Way and Public Access

88. NPPF paragraph 98 states that planning policies should protect and enhance public rights of way and access and local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.

89. OMWCS policy C11 states that the integrity and amenity value of the rights of way network shall be maintained and if possible, it shall be retained in situ in a safe and useable condition. Diversions should be safe, attractive and convenient and, if temporary, shall be reinstated as soon as possible. Improvements and enhancements to the rights of way network will generally be encouraged.

90. There have been no objections from OCC rights of way team to the proposals. Although there are existing public rights in the area, there are none within the application site itself and therefore there would be no significant impacts. The proposals are considered to be in accordance with relevant development plan policy relating to rights of way.

Amenity and health

91. NPPF paragraph 180 states that decisions should ensure new development is appropriate for the location by taking into account the likely effects (including cumulative effects) on health, living conditions and the natural environment. This includes mitigating and reducing to a minimum potential noise impacts and limiting the impact of light pollution on amenity and nature conservation.

92. NPPF paragraph 205 states that when determining planning applications for mineral extraction, planning authorities should ensure that there are no unacceptable adverse impacts on human health and that any unavoidable noise, dust and particle emissions are controlled, mitigated or removed at source. Appropriate noise limits should be established for extraction in proximity to noise sensitive properties.

93. OMWCS policy C5 states that proposals for mineral development shall demonstrate that they will not have an unacceptable adverse impact on the local environment, human health and safety, residential amenity and the local economy, including from a range of factors including noise, dust, visual intrusion, light, traffic, air quality and cumulative impact. Where necessary, appropriate buffer zones between working and residential development will be required.

94. VLP2 policy 23 states that development proposals should demonstrate that they would not result in significant adverse effects on amenity of neighbouring uses including in relation to loss of privacy, visual intrusion, noise or vibration, odour, dust, pollution or external lighting. VLP2 policy 25 states that noise generating development that would have an impact on amenity or biodiversity should provide an appropriate scheme of mitigation and development will not be permitted if appropriate mitigation cannot be provided in line with the appropriate British standards.

95. VLP2 policy 26 states that development likely to have an impact on local air quality must demonstrate mitigation is incorporated into the design to minimise impacts. An air quality assessment will be required for development in areas of existing poor air quality.

96. Shellingford Parish Council have objected to this application on the grounds of cumulative dust generation in the area given the proposed extension to Hatford Quarry and the extension to nearby Shellingford Quarry which committee resolved to grant permission for in July 2019 subject to completion of a S.106 Agreement.

97. Public Health England and the OCC Public Health team initially requested further information with regard to air quality and dust. The applicant subsequently undertook a month of baseline monitoring at the existing quarry at locations representative of the nearest sensitive receptors to the proposed extension area.

98. This further information has been submitted and reviewed. The Environmental Health Officer has advised that the potential for nuisance dust to impact on the nearest

sensitive properties has been assessed following the principles outlined in relevant IAQM guidance and there is a low risk of adverse dust nuisance at the nearest receptors with a possible slight adverse dust impact. Overall, the officer raises no objections subject to the submission and implementation of a dust management and monitoring plan. The OCC Public Health team have similarly advised they have no objection if the proposed dust monitoring and management plans are adhered to. This may be secured via condition.

99. No further comments were received from Public Health England. In light of the further comments from the OCC Public Health Team and Environmental Health officer it is not considered their comments are a reason for refusal.

100. In summary, subject to the condition outlined above, the proposed development is considered to be in accordance with policies 23 and 26 of the VLP2 and policy C5 of the OMWCS.

Flood risk and water environment

101. OMWCS policy C3 states that minerals development will, where possible, take place in areas with the lowest probability of flooding. Where development takes place in areas of flood risk, this should only be where other areas have been discounted using the sequential and exception tests as necessary and where a flood risk assessment demonstrates that risk of flooding is not increased from any source. The opportunity should be taken to increase flood storage capacity in the flood plain where possible.

102. OMWCS policy C4 states that proposals for mineral development will need to demonstrate that there would be no unacceptable adverse impact on surface or groundwater resources. Watercourses of significant value should be protected.

103. OMWCS policy C2 states that minerals development should take account of climate change.

104. VLP1 core policy 42 states that the risk and impact of flooding will be minimised through directing development to areas of lowest flood risk, ensuring that new development addresses the management of sources of flood risk and does not increase flood risk elsewhere and ensuring wider environmental benefits of development in relation to flood risk.

105. VLP2 policy 30 states that development on or adjacent to watercourses will only be permitted where it would not have a detrimental impact on the function or setting of the watercourse or its biodiversity. Plans for development should include a 10m buffer along the watercourse. Development within 20m of a watercourse will require a construction management plan.

106. The application states that as the quarry will be worked progressively as an extension to the existing workings, the rate of dewatering and water discharge is not expected to vary significantly from current levels. The application also proposes a programme of monthly groundwater monitoring to identify any reduction in groundwater due to dewatering so that any reduction in groundwater fed base flows in nearby watercourses can be mitigated.

107. The Environment Agency initially objected to the application and requested further information. Once this had been supplied they removed their objection subject to a condition to ensure that the proposed mitigation measures are implemented.

108. Subject to the recommended conditions as outlined above, the proposed development is considered to be in accordance with the OMWCS policy C2, C3 and C4, VLP2 policy 42 and VLP2 policy 30.

Archaeology and Historic Environment

109. NPPF paragraph 189 states that where a site includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

110. NPPF paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). NPPF paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

111. OMWCS policy C9 states that minerals development will not be permitted unless it has been demonstrated that there would not be an unacceptable adverse impact on the historic environment. In the context of the policy, the historic environment including listed buildings, scheduled monuments, conservation areas and non-designated archaeological assets amongst other features. Policy C9 further requires that proposals for mineral working wherever possible demonstrate how the development will make an appropriate contribution to the conservation and enhancement of the historic environment. Similarly, core policy 39 of the VLP1 and policy 36 of the VLP2 require development to ensure it conserves and where possible enhances designated and non-designated heritage assets in accordance with national policy.

112. Specifically in regard to listed buildings and their setting, Section 66 (1) of the Listed Buildings and Conservation Areas Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This is requirement is reflected in VLP2 policies 36 and 38 and policy C9 of the OMWCS.

113. The proposed development is not within a conservation area, though the areas of nearby settlements, Stanford in the Vale, Hatford, Shellingford and Farringdon are designated conservation areas. Where a proposed development could affect the setting of a Conservation Area, VLP2 policy 37 requires that development demonstrate that it will conserve or enhance its special interest, character, setting and appearance.

114. A heritage assessment was submitted as part of the ES. This concludes that there are no listed buildings within the relevant search area. It also does not identify any

conservation areas as being affected by the proposals. It identifies a scheduled monument at Eweden Copse but concludes that this would not be affected by the development either physically or visually.

115. No concerns have been raised in regard to listed buildings, conservation areas or their setting. It is not considered that the proposals would affect any conservation areas, listed buildings or their settings. As such no further action is necessary with regard to Section 66 (1) of the Listed Buildings and Conservation Areas Act 1990.

116. In relation to archaeology, VLP2 policy 39 states that development will be permitted where it can be shown that it would not be detrimental to the site or setting of Scheduled Monuments or nationally important designated or non-designated archaeological remains. It further requires the submission of an assessment to demonstrate this and where harm to or loss of significance to the asset is considered to be justified, the harm should be minimised and mitigated by a programme of archaeological investigation, including excavation, recording and analysis. This is similarly reflected in policy 39 of the VLP1.

117. A desk-based assessment was submitted with the application. The OCC archaeology team has not objected to the application and have confirmed that although the site is within an area of archaeological potential, there is no indication that these features are of equivalent significance to scheduled monuments and therefore the archaeological interest can be appropriately dealt with using planning conditions on any consent requiring that a written scheme of archaeological investigation is submitted, approved and implemented. Subsequently, the applicant provided a written scheme of investigation, which the archaeologist confirmed was acceptable. Therefore, a condition should be attached to approve the submitted document and require archaeological investigation to take place in accordance with it.

118. Subject to the recommended condition, the development is considered to be in accordance with the NPPF, OMWCS policy C9, VLP1 policy 39 and VLP2 policies 36, 37, 38 and 39.

Soils and agriculture

119. OMWCS policy C6 states that proposals for mineral development shall take into account the presence of any best and most versatile agricultural land. Proposals should make provision for the management and use of soils in order to maintain agricultural land quality (where appropriate) and soil quality.

120. The development would lead to the temporary loss of 17.5 ha of best and most versatile agricultural land. Through the proposed restoration scheme, the proposed development would result in the creation of approximately 21 ha (subgrade 3a) agricultural land. Natural England has not objected to this application, subject to conditions to ensure that soils are managed appropriately.

121. Natural England's response included general conditions including one stating that topsoil bunds should not exceed 3 metres in height and subsoil bunds should not exceed 5 metres in height. The applicant provided additional comments from their soil consultants to confirm that due to the soil type the proposed 3.3 m high topsoil bund and 5.4 m high subsoil bund would not cause damage to the soils. This is because the soils are predominantly sandy loam which has a natural resilience to

damage from handling. Natural England confirmed that the general conditions were provided to be used at the discretion of the Minerals Planning Authority. It is considered that given the reasons for the slightly higher bund heights to mitigate noise, the information provided in relation to the soil type and the lack of objection from Natural England, the proposed bund heights are acceptable despite being slightly higher than the maximum heights stated in Natural England's standard conditions.

122. The proposals are considered to be in accordance with OMWCS policy C6 as provisions have been made for the management of soils in order to maintain agricultural land quality following restoration. Any planning permission would be subject to a five years aftercare scheme which would enable an annual assessment of the progress being made with returning the land to the required standard.

Carbon Emissions, Natural Resources and Waste

123. OMWCS policy CS9 states that all developments should seek to minimise their carbon emissions. VLP1 core policy 43 states that developers should make effective use of natural resources, including by minimising waste, efficient use of water, improvements to water quality, taking account of air quality management plans, remediating contaminated land where necessary, avoiding development of the best and most versatile agricultural land and use of previously developed land where possible. As set out elsewhere in the report, the proposals are considered acceptable in these regards and therefore it is considered that the development makes effective use of natural resources in accordance with this policy.

Sustainable Development

124. OMWCS policy C1 states that a positive approach will be taken to minerals development in Oxfordshire, reflecting the presumption in favour of sustainable development in the NPPF. It states that planning applications that accord with the policies in OMWCS will be approved unless material considerations indicate otherwise. VLP1 core policy 1 also reflects the presumption in favour of sustainable development. NPPF paragraph 10 states that a presumption in favour of sustainable development is at the heart of the NPPF and for decision taking this means approving development proposals that accord with the development plan without delay. The proposals are considered to be sustainable and in accordance with the development plan.

Other Matters - Processing plant site and access

125. The application area does not include the existing processing area, site office, silt ponds, car park or access. It only includes the proposed extension to the extraction area.

126. It is proposed to process the mineral extracted from this second western extension area at the existing processing site in the main quarry. The main quarry however only has planning permission to operate until the end of 2025. The proposed extension to the extraction area would lead to extraction for seven years, until approximately 2027.

127. Should planning permission for this proposed second western extension be granted, the applicant would need to apply to extend the life of the processing plant, silt ponds, site office and access so that this development could take place. It is considered that there needs to be certainty about where the material will be processed for the duration of the permitted extraction period, to ensure that it can be implemented in accordance with the details provided in the application and the processing activities can be properly controlled.

128. In addition, should planning permission for this proposed development be granted and if the applicant commenced by 2025 but had not secured planning permission for an extension to the life of the processing plant site, it would not be possible to continue to implement this development in accordance with the approved details.

129. It is therefore recommended that a condition is added to any consent granted further to this application to require that development does not commence until an application to extend the processing plant site to 2027 has been made and approved.

Conclusion

130. Application MW.0066/19 seeks to extract 875 000 tonnes of mineral from a 23-hectare extension to the west of the existing Hatford Quarry. It proposed to restore the quarry to agriculture using imported inert materials and materials from the site. Subject to the conditions and obligations outlined above, the development is considered to be in accordance with the development plan. It is therefore recommended that planning permission is granted.

RECOMMENDATION

131. **Subject to the applicant signing a Section 106 agreement for the matters outlined in Annex 2 and a routeing agreement to ensure that HGVs follow the route approved for HGVs associated with the existing quarry, it is RECOMMENDED that planning permission for MW.0066/19 be approved subject to conditions to be determined by the Director of Planning and Place, to include those set out in Annex 1.**

SUSAN HALLIWELL
Director for Planning and Place

May 2020

Annex 1 – Conditions

1. Complete accordance with plans and particulars
2. Commencement within three years and notification of commencement date
3. No implementation until such a time that the processing plant, silt ponds, stocking areas and access have planning consent until 2028
4. Temporary consent – extraction completed by five years from the date of commencement as notified pursuant to condition 2 and restoration completed by the date seven years from the date of commencement
5. No operations or HGV movements outside proposed operating hours
    - 07.00 to 18.00 Monday to Friday
    - 07.00 to 13.00 on Saturdays

    No operations shall take place on Sundays or on Bank or Public holidays.
    No extraction of limestone shall take place except between 7.30 and 18.00 hours Monday to Friday. The breaker shall not be used except between 08.00 and 18.00 Monday to Friday
6. No more than 92 (46 in, 46 out) HGV movements per day
7. Restoration in accordance with plans and removal of all associated plant and development.
8. Submission, approval and implementation of an environmental management plan,
9. Submission of updated protected species surveys prior to any works
10. Submission of an ecological restoration and management plan
11. Submission of a landscape and ecological management plan
12. Submission of a biodiversity monitoring and remediation strategy.
13. Submission, approval and implementation of an arboricultural impact assessment and method statement, a soil organic matter plan and proposals to minimise the impact of agricultural operations on the ponds and wildlife features
14. Implementation of approved final contours
15. The development shall be carried out in accordance with the following information:
    - Section 12.1.1 of the Hydrogeological Environmental Impact and Flood Risk Assessment reference 190601 v.02 dated 27 June 2019
    - Section 4 of the Water Related Responses To The Environment Agency reference 190826 v.03 dated 05/09/19

    These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
16. Provision for disposal of water on site
17. Implementation of written scheme of archaeological investigation
18. Acoustic mitigation to be implemented as proposed
19. Maximum noise limits at closest dwellings as specified in ES
20. Noise monitoring and submission of details
21. Noise management plan, including mitigation measures and details of weather conditions during which noisy activities would stop
22. No reversing bleepers other than those which use white noise
23. Servicing and maintenance of plant and machinery
24. Submission, approval and implementation of a detailed dust management and monitoring plan
25. No HGVs shall leave the site unless its wheels have been washed to prevent mud or dust being carried on to the highways.

26. Maintain records of the vehicle movements to and from the quarry; such records shall contain the vehicles registration number along with the name of the company to which the vehicle belongs and the time and date of the movement. Those records shall be made available to the Mineral Planning Authority at any time upon request.
27. All internal site haul roads shall be maintained in a condition free from pot holes while in use and shall be removed when no longer required or during the course of site restoration, whichever is the sooner.
28. Sections of haul road formed to a level higher than one metre below the final restoration level shall be removed before overburden and soils are respreads. All sections of haul road shall be ripped before being covered with overburden and soils during restoration.
29. Soil handling, cultivation and trafficking over the top soil and sub soil material shall not take place other than when they are in a dry friable condition.
30. No movement of topsoil, subsoil and other soil-forming materials shall be moved other than by loading shovel, hydraulic excavator and dump truck.
31. All topsoil and subsoil stripped from the site shall be stored separately in soil bunds retained on site. No indigenous topsoil or subsoil shall be taken off site or used for day to day cover during the landfill operations.
32. Soil shall be stored in the locations shown on approved plans until such time as they are required for the purposes of restoration.
33. Maximum height of temporary storage mounds and mineral stockpiles
34. Progressive working and restoration, in accordance with approved plans
35. Prevention of soil-borne plant or animal diseases
36. Scheme of soil movement to be submitted and approved
37. Soil handling in accordance with Defra guidance
38. Plan showing location, details and heights of bunds to be submitted and approved
39. No soil handling between October and March inclusive
40. Plant and vehicle movements confined to defined haul routes
41. Soil stripping in accordance with requirements
42. Criteria for the storage of agricultural soils in bunds
43. Soil storage bunds to be grassed and kept weed free
44. All soils and soil forming material to be retained onsite
45. Recovery of soil forming material for restoration
46. Removal of stones from soils during restoration
47. Notice to be provided of final subsoil placement for each phase
48. Requirement to rectify any areas of differential settlement
49. Agricultural aftercare scheme to be submitted, approved and implemented, with provision for an annual aftercare meeting to agree annual detailed programmes
50. Restoration in accordance with plans and removal of all associated plant and development.
51. 5-year aftercare, in accordance with an aftercare scheme to be submitted and approved

Compliance with National Planning Policy Framework

In accordance with paragraph 38 of the NPPF Oxfordshire County Council takes a positive and creative approach and to this end seeks to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. We seek to approve applications for sustainable development where possible. We work with applicants in a positive and creative manner by;

- offering a pre-application advice service, as was the case with this application, and
- updating applicants and agents of issues that have arisen in the processing of their application, for example in allowing the applicant to submit further information to overcome air quality concerns.

In this instance, concerns raised including with regard to dust management and air quality were resolved through the submission of further information.

Annex 2 - Heads of terms for legal agreement

- 20 years' long term management of restored habitats, to be funded by the applicant.
- Routeing

Annex 3 - Environmental Statement and Regulation 25 additional information summary

1. An Environmental Statement was submitted with the planning application.

2. The first chapter introduces the site and the proposals, discusses the history of the site, community engagement, planning policy, alternative sites, site area, mitigation and working methods, cumulative effects, socio-economic impacts, climate change and geodiversity. It states that mineral working provides socio-economic benefits for the local and wider economy. It states that the development would reduce emissions by providing a local source of aggregate minerals and that it would help minimise the effects of climate change by not increasing flood risk and providing biodiversity enhancements through the restoration. It states that the site is unlikely to reveal geological features of significance which are not already available elsewhere.

3. The second chapter comprises a hydrological and hydrogeological environmental and flood risk assessment. This assesses impacts on surface water, groundwater and flood risk both during excavation and following restoration. This notes that there is the potential for mineral extraction and dewatering to impact groundwater. It states that surface water run off from the site will be reduced to below pre-development greenfield run-off rates to ensure a net reduction in flood risk during excavation. Infilling with inert waste will impact groundwater flows within the site however, the assessment concludes that due to the groundwater depth there would be no increased risk of flooding. Additional surface water run off will occur after restoration and therefore attenuation ponds are included in the restoration proposals to ensure that there is no increase in the rate of discharge of surface water from the site. Mitigation measures are provided should monitoring reveal any reduction in groundwater levels.

4. The third chapter contains a Landscape and Visual Impact Assessment (LVIA). This includes details of 30 locations used as representative viewpoints. Visual receptors identified include occupiers of dwellings, users of the public rights of way network and users of roads. It identifies the landscape character and landscape features of the site. It outlines a range of measures to mitigate landscape impact including screening bunds and hedgerow extension. The assessment finds that one viewpoint, Tagdown Barn, would have adverse impacts of moderate-major significance, however all visual impacts identified would be temporary impacts during the operational period. It concludes that in the long term the restoration proposals would be beneficial in terms of landscape character.

5. The fourth chapter covers ecology and provides the results of a desk-based review and walkover field survey. This states that the important ecological receptors at the site include hedgerow and woodland plantation habitats, locally notable plants and badger, hare and nesting birds. Potential negative impacts are identified, and mitigation measures are put forward, including buffer zones from retained hedgerows and trees, access routes from the quarry floor to existing ground levels to avoid trapped animals and restriction of works undertaken in bird nesting season. The restoration scheme includes enhancements for ecology including new hedgerow, new trees and scrub, new waterbodies and surrounding grassland. Long term management of the restored site is proposed. Residual and cumulative effects are

considered and it is concluded that there would be a positive effects in a local context overall.

6. The fifth chapter contains a heritage impact assessment considering the historic environment and archaeology. This concludes that there is an abundance of recorded archaeology in the area and there is evidence that the area was a major focus of settlement in the Iron Age. Therefore, there is the potential for further archaeological remains to be encountered. Therefore, it states that there should be a watching brief as mitigation to ensure archaeology is suitably recorded. The assessment also concludes that there would be no physical or visual impacts on the scheduled monument.

7. The sixth chapter covers highways and traffic. This considers accident data, existing traffic flows and the proposed new lorry movements. It states that the current level of traffic on local roads is low and the increase as a result of this development would be minimal. It concludes that there would be no material impacts on the operation and safety of the road network.

8. The seventh chapter contains a noise assessment. This sets out calculated noise levels and compares these to existing site noise limits. Baseline noise measurements are provided for three locations; The Hideaway and Woodlands on Sandy Lane and Chinham Farm to the south west. Tagdown Farm was not included in the noise survey as it was not known at that time that it was to become a dwelling. The assessment uses noise levels at The Hideaway for Tagdown Barn. Noise level limits are proposed for these properties with a higher limit proposed for temporary operations in line with minerals planning guidance. Vibration is considered although a detailed assessment has not been undertaken as it is not considered necessary. The assessment concludes that the site operations can be worked in accordance with existing site noise limits.

9. The eighth chapter covers air quality and dust. The key pollutants assessed are nitrogen dioxide, dust and fine particulate matter (PM10 and PM2.5). It considers The Hideaway and Tagdown Barn as potential receptors and sets out baseline dust data from a 14-week period in 2016. This concludes that nitrogen dioxide levels are well below the air quality objectives and the effect of HGVs will be negligible in this regard. It also states that there is little risk that the annual mean for PM10 concentrations would be exceeded and background concentrations of PM2.5 are well below target levels and therefore not considered significant. Dust impacts are considered and mitigation measures proposed including appropriate techniques for soil stripping, storage and replacement and use of water in dry conditions. The assessment concludes that there are unlikely to be any adverse air quality or dust impacts as a result of the development.

10. The ninth chapter covers agricultural land and soils. This provides the findings of a detailed soil survey. This states that approximately 17.5 ha of subgrade 3a agricultural land would be replaced by approximately 21 ha of subgrade 3a agricultural land following restoration, leading to a minor beneficial impact.

11. The tenth chapter contains an arboricultural assessment. This concludes that no tree removal is required, trees on the site boundaries can be retained and there should be protection measures in place.

12. Following initial consultation, further information was sought under Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. This contained information on Groundwater (appendix A), Dust and Air Quality (Appendix B), an Arboricultural Assessment associated with the re-location of the High Velocity Electricity cable, (Appendix C) and a Soil Resources and Agricultural Assessment setting out how the soil organic matter and ecosystem service functions of the soil resource will be enhanced, particularly during the aftercare period. (Appendix D).

13. Appendix A contains copies of correspondence between the Environment Agency and applicant demonstrating the EA was satisfied with the additional information previously provided subject to conditions.

14. Appendix B sets out that monitoring of particulate matter and disamenity dust from two receptor locations to the north of the proposed extension area (namely The Hideaway and Tagdown Barn) was carried out by DustScanAQ on behalf of the Applicant. The study concludes that coast dust monitoring demonstrated low dust emissions from the site travelling towards current receptors, that it is unlikely that the quarry process contribution would exceed annual mean objectives of PM_{10} and existing emissions from Hatford Quarry towards the existing receptors for $PM_{2.5}$ are minimal.

15. In Appendix C it was confirmed that the requirements for relocation of the High Velocity Electricity Cable, which currently runs north-south through the extension area, we provide amended plans (see Appendix C) to demonstrate that the HV Cable will be relocated outside of the 10m standoff for the woodland and therefore there will be no impact upon the Root Protection Area (RPA).

16. Finally, in Appendix D, information has been provided on enhancing the soil organic matter, and the intention of the land-owner to incorporate the ecological areas into an appropriate agri-environment scheme.

Annex 4 – Consultation Responses Summary

Vale of White Horse District Council – Planning

Regulation 25 Response March 2020

1. No response received

Initial Response August 2019

2. No objection, but please ensure the impacts on Tagdown Barn and The Hideaway are fully considered. Please also note that the site lies within the North Corallian Ridge, an area of local landscape designation.

Vale of White Horse District Council – Environmental Protection

Regulation 25 Response March 2020

1. No objection in relation to air quality and dust subject to the submission and implementation of a dust management and monitoring plan.

Initial Response August 2019

2. No objection on noise grounds, subject to conditions to cover appropriate bunding and noise limits at sensitive properties for both temporary works and typical operation. Quarrying has taken place for a number of years without complaints about noise.

Hatford Parish Council

1. No response received for initial or subsequent consultation.

Stanford in the Vale Parish Council

1. No response received for initial or subsequent consultation.

Shellingford Parish Council

Regulation 25 Response March 2020

1. No response received

Initial Response August 2019

2. Object due to the cumulative dust impact. Also made this point in relation to the recent application to extend Shellingford Quarry and are hopeful that this will be addressed in the detailed air quality and dust management plan to be submitted. Agree with the comments made by OCC's public health team and Public Health England.

Natural England

Regulation 25 Response March 2020

1. Response received, no additional comments to make

First Response August 2019

2. No objection, subject to appropriate mitigation being secured. Without mitigation the development could potentially have a damaging effect on best and most versatile soil. Satisfied that the application demonstrates that an equivalent area of best and most versatile agricultural land would be reinstated to a similar quality. Conditions are required to safeguard soil resources.

Environment Agency

Regulation 25 Response March 2020

1. Response received, no additional comments to make

Second Response September 2019

2. No objection subject to a condition to ensure that the development is carried out in accordance with the submitted details on flood risk and that the mitigation measures proposed are fully implemented. The further information supplied has addressed earlier queries.

Initial Response August 2019

3. Object, insufficient information has been provided to demonstrate that risks posed to groundwater can be satisfactorily managed. A satisfactory risk assessment should be submitted. The conclusions in the application that there would be no adverse impact on groundwater flow, is based on assumptions about the porosity using the mean value. However, this is very variable and therefore a sensitivity analysis is required to show how different porosity values impact groundwater levels. Evidence should also be provided of the hydraulic continuity between the Highworth Limestone Member and the Lower Calcareous Grit Formation. Confirmation should be provided regarding frequency of groundwater monitoring at borehole BH2/16, threshold values for this borehole and the point at which mitigation would be implemented.

Oxfordshire County Council (OCC) Archaeology

Regulation 25 Response March 2020

1. No response received

Initial Response August 2019

2. No objection, subject to standard conditions for the implementation of a phased programme of archaeological work.

Archaeological monitoring and recording have been undertaken in advance of extraction directly to the east. This has revealed evidence of activity dating from the Neolithic period to the post medieval period. Most features are Iron Age and Romano British and reflect the presence of a number of small farmsteads of those periods within an area of agricultural field systems. The revealed features include small enclosures, probably for stock, hut circles, post holes, pits and ditches. It is likely that the spread of these features extends into the current application area. There is no indication that the archaeological features are demonstrably of equivalent significance to scheduled monuments or that they should be considered subject to the policies for designated heritage assets.

OCC Public Health

Regulation 25 Response March 2020

1. No objection to the proposal if the proposed dust monitoring and management plans are adhered to. Comments that the baseline monitoring and assessment has indicated low levels of dust and small particulates at the nearest sensitive receptors. And the proposed dust management plan would demonstrate good operational management to minimise future dust emissions that could create adverse nuisance emissions at the nearest sensitive receptors.

Initial Response – July 2019

2. Concerned about the proximity of the extension to The Hideaway and Tagdown Barn. The estimates in the report may not accurately reflect the current baseline PM10 concentrations. The mitigation measures are not sufficiently detailed and details should be provided of how nuisance dust and PM10 concentrations will be monitored.

Public Health England

Regulation 25 Response March 2020

1. No response received

Initial Response August 2019

2. Cannot assess the likely impact on the basis of the information currently provided. Whilst the site is in a remote location, the proposed extraction area would result in two properties being within 80m of the new quarry boundary. The modelling methodology used is not considered appropriate to allow us to assess potential risks to public health. The results from Shellingford Quarry cannot be used to estimate what residents near Hatford Quarry would be exposed to. Similar monitoring should be undertaken at Hatford Quarry including baseline monitoring and monitoring 80m to the north of the existing quarry. This information can be used to calculate the Predicted Environmental Concentration at the properties. A detailed dust management plan should be produced including details of how visible dust will be checked.

OCC Transport Development Control

Regulation 25 Response March 2020

1. No response received

Initial Response September 2019

2. No objection. No changes are proposed to the access. The submitted Transport Statement says that materials would be processed at the existing plant site and therefore there would be no additional movements on the highway network. The development would not be detrimental to the highway.

OCC Rights of Way and Countryside access

Regulation 25 Response March 2020

1. No response received

Initial Comments July 2019

2. Responded, no comments.

OCC Drainage Team and Lead Local Flood Authority

Regulation 25 Response March 2020

1. No response received

Initial Comments September 2019

2. Notes the Environment Agency have withdrawn their previous objection and from an LLFA perspective has no further comment to make on the proposal.

OCC Environmental Strategy

Regulation 25 Response March 2020

1. No response received

Initial Response September 2019

Object. The re-routed high voltage cable appears to be routed along the woodland edge, which has the potential to damage tree roots. A further arboricultural assessment should be provided to consider the impact of this and to confirm that all other operations would take place outside of the 10m buffer. If necessary, a more comprehensive arboricultural method statement should be prepared to indicate how the cable will be re-routed without damage to trees and to confirm what form of fencing will be used to ensure the tree protection zone is not encroached into.

The application does not include details on how the ecosystem service functions of the soil will be enhanced particularly during the aftercare period. Further information is required on this, including measurements of existing levels of organic matter and details of the amount and rate at which additional organic matter could accumulate within the soil and how this would be achieved in practice. The agricultural assessment should consider how the new ponds would be protected as long-term features in the landscape given their susceptibility to contamination from farming operations.

Should permission be granted, conditions are required to cover submission, approval and implementation of an arboricultural impact assessment and method statement, a soil organic matter plan and proposals to minimise the impact of agricultural operations on the ponds and wildlife features

OCC Biodiversity

Regulation 25 Response March 2020

1. No response received

Initial Response August 2019

2. No objection, subject to conditions for the submission, approval and implementation of an environmental management plan, updated protected species surveys prior to any works, an ecological restoration and management plan, a landscape and ecological management plan and a biodiversity monitoring and remediation strategy. A Section 106 legal agreement is also required to secure 20 years management of all restored habitats.

   Overall, satisfied that a net gain in biodiversity can be achieved at the site in the long term. Surveys have confirmed the importance of habitats at the site for badger, brown hare and breeding birds. Localised impacts are anticipated, and the proposed mitigation measures are considered appropriate. No impacts are anticipated on any statutory or non-statutory sites of designated nature conservation impact. Welcome the provision of new hedgerow, grassland and aquatic habitats. The existing mature boundary vegetation should be retained and protected.

OCC Landscape

Regulation 25 Response March 2020

1. The revised Landscape Proposal Plan addresses the previous comments on the restoration of the site and the officer has no further comments to make. A condition is required to ensure that the site is restored in accordance with the latest version of this plan.

   The Officer has not been able to find any information outlining the long-term management of the restored site. In the absence of this, a condition securing the long-term management as outlined in the ecologist's comments is still required.

Initial Response September 2019

2. No objection subject to conditions. Do not fully agree with the detailed findings of the LVIA, however it is generally acceptable. The 10 metre buffer to trees and the woodland edge of Hatford Gorse is welcomed and it is important that no activity takes place in this buffer, including no excavation, storage, mounding, traffic movements or works associated with the re-routeing of the high voltage cable. Appropriate protection for the buffer zone should be secured by condition.

   The LVIA relies heavily on the restoration proposals to deliver landscape and visual benefits in the long term. Conditions and a legal agreement are required to ensure that the creation of the species rich grassland and the ponds and the maintenance of new habitats, is carried out in an acceptable manner to deliver meaningful benefits for landscape and biodiversity. Suggest that the landscape proposals plan is revised to provide wider buffers and more details of long-term management. This can be secured by condition.

Annex 5 – European Protected Species

FThe 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 2017 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.

Our records, survey results and consideration of the habitats within the site area indicate that, with appropriate mitigation, European Protected Species are unlikely to be harmed as a result of the proposals.