

- SD1 Separate landbanks will be maintained for sharp sand and gravel and for soft sand at levels which accord with current Government advice and with the current regional apportionment.
- SD2 Planning permission will normally be granted for small extensions to existing operating sand and gravel quarries where they would comply with national, Structure and Local Plan policies. Extraction from a small extension will not be expected to last for more than three years. Subsequent extensions to the same workings will not normally be permitted in advance of a review of the Plan.
- SD3 Planning permission will not normally be granted for new limestone and chalk quarries. Extensions to existing limestone and chalk quarries will be considered against national policies and those in the Structure and Local Plan. Very small quarries to supply traditional local building stone to the immediate area may be permitted as an exception to this policy.
- SD4 Planning permission for additional ironstone extraction will only be granted in exchange for an agreed revocation, without compensation, of an existing planning permission containing workable reserves.
- SD5 The County Council will normally permit the extraction of clay only from the following areas where sand and gravel extraction is identified in this Plan or already in progress:
- (a) the Sutton Courtenay area;
  - (b) the Stanton Harcourt area (Lower Windrush Valley);
  - (c) the Cassington-Yarnton area.
- All proposals must meet the requirements of other policies of the Development Plan.
- SD6 Applications to work oil, gas, coal or any other minerals not currently worked in the county will be considered in the light of national policies and the policies in the Structure Plan and this Local Plan.
- SD7 Subject to the requirements of policy SD8, rail head development for the import of aggregates will be encouraged at the following locations shown on the inset maps:
- Sutton Courtenay – Inset Map 1
  - Banbury (two depots) – Inset Map 7
  - Kidlington – Inset Map 8
- SD8 Proposals for development of rail head aggregate depots must meet Structure Plan policies M9, M10 and Local Plan policy PE1, and those of the Development Plan generally. Where the coincidence of the road and rail networks requires an exception to be made to other policies of the Development Plan, the avoidance of harm due to the greater extraction of local reserves of aggregates will be a material consideration.

- SD9 No development will be permitted which would prejudice the establishment and full use of rail depots identified under policy SD7, or subsequently permitted under policy SD8. Where development is proposed near to a proposed or approved rail depot, uses or buildings sensitive to disturbance from activities at the rail depot will not be permitted.
- SD10 Mineral resources will be conserved for the benefit of future generations. Development which would sterilise or make the extraction of a mineral significantly more difficult will not be permitted unless it can be shown that the need for the development outweighs the economic and sustainability considerations relating to the mineral resource.
- SD11 Development which would be contrary to policy SD10 may be permitted where the minerals are removed prior to development for processing appropriate to their characteristics.
- W1 The County Council considers that Oxfordshire should be self-sufficient in dealing with its own waste, other than that requiring specialised provision of a sub-regional or regional nature, and will seek to ensure that the necessary facilities are available to achieve this.
- W2 Provision will be made to accept waste from London and other parts of the South East for treatment and/or disposal within Oxfordshire, provided that the treatment or disposal is consistent with regional, Structure and Local Plan policies. Proposals for the treatment or disposal of waste from London requiring road transport for the principal component of its journey will not be permitted.
- W3 Proposals for re-use/recycling will normally be permitted provided that:
- (a) the site is close to the source of the waste and/or the market for the re-used/recycled material;
  - (b) the site is well related to appropriate parts of the transport network, and located where the number and length of motorised journeys is likely to be minimised;
  - (c) the proposal will not cause unacceptable nuisance in terms of noise, dust, fumes, smell, visual intrusion or traffic;
  - (d) the proposal will not pose an unacceptable risk to the water environment;
  - (e) the proposal does not conflict with Structure and Local Plan policies.
- W4 Proposals for re-use/recycling and ancillary processes will not normally be permitted in the open countryside unless:
- (a) there is established overriding need and there is no other suitable site available and/or,
  - (b) the development is to form part of a mineral extraction/landfill site and will be removed on completion of extraction/landfill.

- W5 In all cases waste treatment plant, buildings, machinery and stockpiles must be properly screened from the surrounding landscape. Such screening – by landscaping or other means – should be in place before any waste stockpiling or treatment begins.
- W6 The County Council will seek to develop a waste reception centre on the north side of Oxford in a manner which encourages recycling of household and minor trade wastes. Subject to there being no more acceptable site on the north of Oxford, and subject to the detail of the development meeting policy W3(c) and W5 a waste reception centre will be developed at Langford Lane.
- W7 To control the release and location of landfill sites in such a way as to ensure that satisfactory restoration is progressively achieved with the least possible harm to the environment. Proposals will therefore be assessed against the following criteria:
- (a) there is a definite need for the facilities which cannot be met by existing or permitted landfill sites;
  - (b) there should be no material damage or disturbance to the environment or to the amenities of residential and other sensitive uses or buildings, both during and after operation, by reason of noise, dust, vermin, smell, gas and other pollution, or long-term damage to the visual amenities;
  - (c) the proposed filling should not raise or impede the floodplain of rivers and streams or create risk of pollution of surface or underground water courses;
  - (d) the proposal will cause no material damage to any feature of importance within a Site of Special Scientific Interest or other site of nature conservation importance which cannot be protected by measures incorporated within the proposal;
  - (e) the proposal will cause no material damage to an ancient monument or archaeologically important area requiring permanent preservation;
  - (f) the proposal will not adversely affect an Area of Outstanding Natural Beauty or of High Landscape Value;
  - (g) in the case of proposals in the Green Belt the development should not injure the visual amenities of the Green Belt or conflict with its purposes because of inappropriate siting, scale or design;
  - (h) the proposed access to the site, and transport routes for carrying waste to it, are suitable for the volume and nature of traffic which may be expected;
  - (i) the site and the methods of operation proposed are capable of progressive restoration and completion within an acceptable period having regard to the particular circumstances in each case;
  - (j) proposals for sites must meet with the hydrological and geological requirements for safe disposal of the particular waste concerned;
  - (k) where waste disposal might damage the visual amenities of an area during the period of operation, the site will be screened by earth mounding, tree planting or other techniques appropriate to the area.

PE1 Proposals for mineral workings will be considered in the light of the criteria below:

- (a) the protection of local residential, landscape and natural amenities;
- (b) the provision of adequate buffer zones to protect residential and natural amenities;
- (c) buildings of architectural and historical importance and their setting are not significantly damaged;
- (d) that satisfactory access can be provided onto roads which can safely accommodate the proposed traffic without material harm to the environment;
- (e) where archaeological sites do not need to be preserved, appropriate provision is made for the recovery and recording of remains before extraction takes place;
- (f) sites important for nature conservation, other than covered by Structure Plan policy M9(d), are not seriously damaged;
- (g) woods, copses and belts of trees which are important in the landscape are protected;
- (h) a high standard of restoration and landscaping is provided;
- (i) water supplies and resources are protected and pollution avoided, and hydrological studies are provided where necessary;
- (j) the networks of public rights of way are protected;
- (k) that every care is taken in the siting, design and landscaping of processing plant to minimise the effects on the local area;
- (l) when considering applications for mineral development, the County Council will consider the feasibility of the restoration and aftercare proposals.

PE2 Planning permissions for mineral working will not be granted outside the areas identified in this Plan unless:

- (a) the working would be acceptable under policy SD2, or
- (b)
  - (i) the proposal satisfies the policies of the Structure Plan and this Local Plan, and
  - (ii) in the case of sand and gravel, the apportioned supply from the county cannot be met from within the areas identified, or
  - (iii) in the case of other minerals, the demand cannot be met from within areas which are identified in the Plan.

- PE3 Appropriate buffer zones will be safeguarded around mineral working or waste disposal sites for protection against unacceptable losses of residential or natural amenity.
- PE4 Proposals for mineral extraction and restoration (including waste disposal) will not be permitted where they would have an impact on groundwater levels in the surrounding area which would harm existing water abstraction, river flow, canal, lake or pond levels or important natural habitats. Proposals must not put at risk the quality of groundwater.
- PE5 Mineral working or waste disposal should not harm the immediate setting and nature conservation value of the River Thames and other watercourses of significant visual or nature conservation value, or canals.
- PE6 Where mineral working or waste disposal is to be permitted a further buffer zone must be left between the mineral working/waste disposal and adjacent significant watercourses and canals to preserve their setting and avoid pollution. The size and landscape treatment of the buffer zone will depend on the characteristics of the area and the details of the proposals. Proposals for diversion of watercourses will be determined in accordance with policy PE5. Existing trees and hedges should be retained.
- PE7 In the floodplain proposals for mineral extraction and restoration should not result in the raising of existing ground levels. Mineral extraction or restoration by landfill should not adversely affect groundwater levels or water quality, impede flood flows, reduce the capacity of flood storage or adversely affect existing flood defence structures. The developer and/or landowner will be expected to undertake any hydrological surveys necessary to establish the implications of a proposal.
- PE8 Before determining an application for mineral extraction the County Council will normally require the applicant to carry out a preliminary archaeological assessment to determine the nature and significance of any archaeological remains. The County Council may, subject to the results of this initial assessment, require an archaeological field evaluation of the site to determine the appropriate means for mitigating the impact of extraction on the archaeological resource.
- PE9 Scheduled Ancient Monuments, other archaeological remains of national importance and their settings should be preserved in situ. For all other remains of importance preservation in situ will be preferred. Where this is not appropriate and for all other remains, adequate provision should be made for their excavation and recording. This policy applies to all remains, including those not revealed by policy PE8.
- PE10 Mineral working and waste disposal should not damage or destroy woodland and forestry. Proposals which would affect woodland will be assessed by taking into account the importance of the affected woodland, economically, scenically and ecologically; the local abundance or scarcity of woodland; the remaining life of the woodland; the extent of replacement proposed; and the time which it can be expected to take for replacement woodland to make a positive contribution to the landscape.

- PE11 The rights of way network should be maintained and individual rights of way retained in situ. Diversions should be temporary, safe and convenient and should be reinstated as soon as possible. Any proposal for permanent diversion should fulfil the functions of recreational and communications use of the right of way. Improvements to the rights of way network will be encouraged.
- PE12 In appropriate cases general public access will be sought to restored mineral workings; where this is required, planning permission will not be granted until its provision and long-term management has been secured.
- PE13 Mineral workings and landfill sites should be restored within a reasonable timescale to an after-use appropriate to the location and surroundings. Proposals for restoration, aftercare and after-use should be submitted at the same time as any application for mineral working. Planning permission will not be granted for mineral working or landfill sites unless satisfactory proposals have been made for the restoration and after-use, and means of securing them in the long-term.
- PE14 Sites of nature conservation importance should not be damaged. Proposals which would affect a nature conservation interest will be assessed by taking into account the importance of the affected interest; the degree and permanence of the projected damage; and the extent to which replacement habitat can be expected to preserve the interest in the long-term.
- PE15 The County Council will seek the designation of local nature reserves on appropriate restored mineral sites. Where such designation is expected planning permission will not be granted unless satisfactory proposals have been made to secure their creation and long-term maintenance.
- PE16 Permission will not be granted for noisy water sports where a significant impact is likely upon the amenity of those who reside in and use the locality for quiet enjoyment. If permission is granted conditions will specify the maximum noise levels and hours of operation.
- PE17 Every application for mineral extraction or waste disposal should as appropriate be accompanied by:
- (a) a full description of existing site conditions including a preliminary archaeological assessment based on a desk study;
  - (b) a working plan indicating all aspects of the extraction/disposal operation;
  - (c) plans, details and any draft obligations necessary to fulfil policy PE13;
  - (d) a written statement and landscape survey providing full supporting details, including details of the relationship of the proposals to the wider surrounding area and hydrological/hydrogeological surveys where the site is in the floodplain or near to an SSSI; and
  - (e) full transport information, including details of traffic generation and proposed lorry routes.

- PE18 In determining applications covered by this Plan the County Council will:
- (a) have regard to the appropriate provisions of the Code of Practice in Annex 1, which is part of this Plan, and
  - (b) regulate and control development by the imposition of conditions on the grant of permission. Where this cannot satisfactorily be done, appropriate planning obligations will be sought.
- PB1 The County Council will require processing plants, other necessary buildings and industries associated with a mineral working to be sited, designed, landscaped and maintained so as to minimise environmental disturbance. Any permission will be limited to the life of the mineral working or in the case of a waste disposal site, be subject to conditions requiring that the building or equipment is removed when no longer required in association with waste disposal.
- PB2 The County Council will normally require the removal of all processing plant, buildings and associated machinery within 24 months of extraction being completed or expiry of the permission, whichever is the sooner.
- SC1 The area between the Oxford-Didcot railway line, the Didcot Northern Perimeter Road, Didcot Power Station and the existing gravel pit at Sutton Courtenay will be released for sharp sand and gravel working in accordance with the other policies in this Plan. Applications for clay extraction will be considered under policy SD5.
- SC2 After-uses for mineral workings should normally conform with those shown on the Proposals Map (the categories of uses are explained in paragraph 7.2). Planning permission will not normally be granted until these after-uses and means of funding them have been secured.
- SC3 Planning permission will not be granted unless a routeing agreement has been secured to:
- (a) encourage heavy goods traffic to use the Didcot Northern Perimeter Road;
  - (b) prevent heavy goods traffic from entering the villages of Sutton Courtenay, Appleford and Long Wittenham except for local access; and
  - (c) limit the use of Culham Bridge to heavy goods vehicles serving local markets in the eastern parts of Abingdon and eastwards along the A415.
- SW1 Part of the area between south Abingdon, the River Thames, the Drayton-Sutton Courtenay road and Stonehill Lane will be released for sharp sand and gravel extraction in accordance with the other policies in this Plan.
- SW2 The County Council will not permit access onto the B4016 between Drayton and Sutton Courtenay, or to south Abingdon via Peep O'Day Lane.
- SW3 Access will be via Stonehill Lane and particular attention will be paid to the needs of the other users of the lane.

- SW4 Because of the access difficulties, future planning permissions will seek to limit the rate of production from the area.
- SW5 After-uses for mineral workings should normally conform with those shown on the Proposals Map (the categories of uses are explained in paragraph 7.2). Planning permission will not normally be granted until these after-uses and means of funding them have been secured.
- SH1 Land for sharp sand and gravel working will be released in the Lower Windrush Valley in accordance with the other policies in this Plan:
- (a) to the south east of Ducklington;
  - (b) to the north of Hardwick; and
  - (c) to the south of West End.

Applications for clay extraction will be considered under policy SD5.

- SH2 Planning permission will not be granted for mineral extraction or waste disposal, including development which would intensify existing workings, where the development would lead to a significant increase in traffic in Sutton or prolongation of significant traffic intrusion, unless the Sutton bypass has been constructed and brought into use. If necessary, weight restrictions will be placed within the village following construction of the bypass.
- SH3 The County Council will seek routeing agreements with operators in order to limit the use of the A415 through Standlake and southwards over Newbridge. The preferred routes will be the A415 north of Standlake to the Ducklington bypass, or the B4449 via the Blackditch, Sutton and Eynsham bypasses.
- SH4 Mineral/waste traffic from the sites identified in policy SH1 will be required to:
- (a) use the Ducklington and Witney bypasses; the use of the B4449 via the Blackditch and Eynsham bypasses will only be allowed if the financing of the Sutton bypass has been secured and the road completed;
  - (b) use the existing Gill Mill mineral access onto the Ducklington-Hardwick road with a system of internal haul roads for all workings in the area (SH4(b) does not apply to SH1(c)).

No direct or indirect access for mineral working will be permitted from workings onto the unclassified roads through Ducklington or between Cogges and Stanton Harcourt village.

- SH5 After-uses for the Stanton Harcourt area (Lower Windrush Valley) should normally conform with those shown on the Proposals Map (the categories of uses are explained in paragraph 7.2). Planning permission will not normally be granted until these after-uses and means of funding them have been secured.



SH6 The County Council will seek the establishment and long-term management and maintenance of:

- (a) nature conservation areas;
- (b) a footpath from Witney to the River Thames near Newbridge, and associated circular routes;
- (c) areas of general public access.

Planning permission will not normally be granted until the means of funding these have been secured.

CY1 Land for sharp sand and gravel working will be released in accordance with the other policies in this Plan in a small area at the eastern end of the existing permission south of Worton Rectory Farm. Applications for clay extraction will be considered under policy SD5.

CY2 The County Council will seek the use of conveyors and haul routes in order to minimise the impact of minerals traffic in the area.

CY3 After-uses for the Cassington-Yarnton area should normally conform with those on the Proposals Map (the categories of uses are explained in paragraph 7.2). Planning permission will not normally be granted until these after-uses and means of funding them have been secured.

CY4 The County Council will promote the following pedestrian and cycle routes:

- (a) from Eynsham, east to link with the Oxford Canal towpath, using the old railway line as much as possible, to provide a largely segregated pedestrian/cycle route avoiding major roads and junctions;
- (b) from Eynsham, along Cassington Road, to provide a pedestrian/cycle route to Cassington;
- (c) circular walks from Eynsham, Cassington and Yarnton villages.

Planning permission will not normally be granted until the parts of the routes relevant to the proposed development and the funding of them have been secured.

CV1 After-use proposals in the Caversham area should normally conform with the Proposals Map (the categories of uses are explained in paragraph 7.2).