Application to Carry Out Mineral Working, Waste Disposal and Associated Development

TOWN AND COUNTRY PLANNING ACT, 1990

Send the completed documents to:
David Periam
Development Management Team Leader
Environment & Economy
Speedwell House
Speedwell Street
Oxford. OX1 1NE
Telephone: 01865 895151
E-mail: david.periam@oxfordshire.gov.uk
SECTION 1 Basic Information

1.1 Applicant: Environment Agency – Veronica James
Address: Red Kite House, Howberry Park, Crowmarsh Gifford, Wallingford, Oxfordshire, OX10 8BD
Telephone No: 020 302 59786
Fax No:
E-mail address: veronica.james@environment-agency.gov.uk

1.2 Agent (if any): Chris Harding – Ch2m
Address: Lyndon House, 62 Hagley Road, Birmingham, B16 8PE
Telephone No: 0121 456 2345
Fax No:
E-mail address: chris.harding@ch2m.com

1.3 Give a brief description of the proposed development
A flood alleviation scheme to reduce flood risk in Oxford, comprising:
Construction of a new two stage channel from the confluence of the Botley and Seacourt Streams, extending south easterly to north Kennington; Floodwalls to the north of Botley Road, at Seacourt Park and Ride and adjacent to Bullstake Close allotments; Floodgates at Helen Road, Henry Road and Seacourt Park and Ride; Flood defences at New Hinksey between Abingdon Road in the west and the River Thames in the East, Ferry Hinksey Road and north of South Hinksey; Control Structures at Bulstake Stream, Eastwyke Ditch, Hinksey Pond, Redbridge Stream and Cold Harbour; Bridges and culverts to cross highways and footpaths maintaining access routes; Spillways, embankments, low flow control structure, modifications to Seacourt Stream, ford crossings, channel clearance, ditch widening and deepening, removal of weir and installation of telemetry cabinets; Repairs to existing walls along Osney Stream and in Hinksey Park.
The creation of new and improved habitat for flora, fauna and fisheries, and change of use of land to provide exchange for existing open space.
Works will include extraction of some sand and gravel for reuse on the site and exportation from the site.

1.4 Is the application for:
   a. Permanent planning permission  YES/NO
   b. Temporary planning permission  YES/NO
   How long is permission sought for? ..................................... years/months OR until (insert date) ............................................................
   c. (i) Section 73 application for the development of land without complying
with conditions subject to which a previous planning permission was granted. YES/NO

(ii) State planning permission reference and condition number(s):

________________________________________________________________________

________________________________________________________________________

iii) State the reason for seeking non compliance: _______________________

________________________________________________________________________

________________________________________________________________________

1.5

i) Is the application accompanied by an Environmental Statement? YES/NO

ii) If YES say how much it costs and where it can be obtained. - Please refer to the ES. Need to contact the applicant.

1.6 Please list the plans, drawings, sections and documents which are to form part of this application (including any Supporting Statement and/or Environmental Statement) see attached drawing list

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<thead>
<tr>
<th>Drawing/Document No.</th>
<th>Date:</th>
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3
1.7 Please indicate the certificates that accompany this application:
- Certificate A
- Certificate B
- Certificate C ✓
- Certificate D
- Agricultural Holding Certificate (this certificate must be submitted with application) ✓

1.8 What fee accompanies this application? £78,000 paid by bank transfer

1.9 I/We hereby apply for planning permission to carry out the development described in this application, and declare that, to the best of my/our knowledge, the information supplied on this form and in the application is correct.

Signed: CJH
Name: Chris Harding
On behalf of: Environment Agency Date: 28 March 2018

Note: This application is for planning permission only. Any permission granted does not convey any consent which might be required under any other legislation, including legislation relating to building regulations, pollution control, rights of way, listed buildings, advertisements, and mine and quarry safety.

Note 1: This application is for planning permission only. Any permission granted does not convey any consent which might be required under any other legislation, including legislation relating to building regulations, pollution control, rights of way, listed buildings, advertisements, and mine and quarry safety.
Note 2:  

**Data Protection Act 1998**

Oxfordshire County Council will use the information you have given for the purpose of processing your application. The Council may use the information you have supplied in connection with the performance of its powers and duties generally, unless the information given is confined by law to use only in connection for a specific purpose.

In order to process your application, the Council may share the information you have given with other organisations or individuals, but will not share the information given with any other party outside the Council unless it is permitted by law to do so.

The Council may need to process additional information to enable it to determine your application, and by returning this form to the Council you explicitly consent to it processing any sensitive personal data about you where it is necessary. The information you give may appear on an agenda, which the Council is required to publish for a Planning Committee meeting and on the Internet. You should be aware that countries outside the European Economic Area do not necessarily have laws to protect your information.

If you are an individual and have any concerns regarding publication of information on the Internet, please contact David Periam on 01865 895151. You have the right to ask for a copy of the information we hold about you and to correct any inaccuracies in your information; we charge a fee when you apply to do this. If you wish to obtain a copy of the information the Council holds, you should write to: Mr David Periam

Environment & Economy
Speedwell House
Speedwell Street
Oxford. OX1 1NE
SECTION 2
The Application Site

2.1 What is the full address of the site? The Scheme area extends from north of the A420 Botley Road to south of the A423 ring road, running predominantly between the A34 to the west and the Oxford to London railway line to the east. It also includes land between the A4144 Abingdon Road to the west and the River Thames to the east from just to the north of the access track adjacent to Oxford Spires Hotel to Donnington Bridge.

Grid Reference: E 450 333 N 205288

2.2 Application site area: 133.12 ha

2.3 Present use of site:
Predominantly within flood meadows and agricultural grazing land but also passes through areas of high conservation value, domestic gardens, allotments and access tracks.

2.4 If the site is vacant, what was its previous use? N/A

2.5 What is the applicant’s interest in the site (e.g. owner, lessee, prospective purchaser, etc.): Use of site as flood alleviation scheme

2.6 When was that interest obtained? N/A

2.7 If lessee, how many years of the lease are remaining? N/A

2.8 What is the applicant’s interest in the adjoining land (as outlined in blue on your site plans)? N/A

2.9 How many people will be employed on the site?
(please give details in this table)

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<tr>
<td>Existing staff on site (if any)</td>
<td>0</td>
</tr>
<tr>
<td>New staff arising from this development (inc. any transferred from elsewhere)</td>
<td>100 staff onsite during construction</td>
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<tr>
<td>Additional transport staff arising from this development.</td>
<td>0</td>
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SECTION 3 Mineral Extraction and Related Development

Please complete questions 3.1 to 3.23 if your proposal is for new mineral extraction or for the renewal of a previous permission for mineral extraction.

3.1 Is the application for new mineral extraction? YES/NO
   Is it for an extension to an existing site? YES/NO
   Is it for the renewal of a previous permission? YES/NO
   Is it for the reopening of a pit that has previously been worked? YES/NO

3.2 What mineral/s is it proposed to extract? As part of excavating a new channel as part of the flood alleviation scheme, some gravel will be extracted.

3.3 What is the total surface area of the proposed extraction site (excluding margins)? See Materials Management Plan.

3.4 How much mineral in total is it proposed to extract from the application site for sale off site?
   We are not proposing the sale of minerals. Gravels will be reused on site and surplus taken off site and used in local environmental improvement schemes in Environment Agency projects.

3.5 How has this quantity been assessed and calculated? See Materials Management Plan.

3.6 Please state the expected maximum annual output N/A it is a one off extraction.

3.7 Please give the estimated dates of the following:
   (i) Commencement of site-preparation works - late 2018
   (ii) Commencement of extraction - 2019
   (iii) Completion of extraction – late 2020 or 2021
   (iv) Completion of restoration (excluding aftercare) 2021
3.8 State the average depths of topsoil, subsoil and other overburden on site:

- **topsoil**: 0.15-0.3 metres
- **Subsoil**: 1.1-1.2 metres
- **other overburden** (specify): 3-4m gravel over Oxford clay

3.9 Give the expected maximum depth of the working:

- **below ground surface level**: 2 metres
- **above Ordnance Datum**: metres

3.10 Will the excavations extend below the local water table?  YES/NO

If YES, please describe any proposals for dewatering the site. N/A to our scheme

3.11 Will the minerals principally be:

- Processed on site?  YES/NO
- Processed off site?  YES/NO

Where?

- Sold as raised?  It wont be sold but will be reused  YES/NO

3.12 What is/are the end-use/s and immediate proposed destinations of the mineral/s produced from the site?

Reused on site, or taken off site and used in local environmental improvement schemes or Environment Agency projects. The Materials Management Plan provides further details.

3.13 Please state the area of the total site that is agricultural land, and its grading under the Agricultural Land Classification. Unable to calculate please see ES
3.14 Please describe the restoration proposals for the site, including the method of restoration. See ES. Replanting of trees and shrubs. All to be discussed with landowners. Landscape and habitat management plan accompanying application sets out long term landscape and habitat management proposals.

3.15 Will restoration involve the importation of:

(i) Waste materials  YES/NO
(ii) Additional subsoils  YES/NO
(iii) Additional topsoils  YES/NO

If the proposal involves the importation of materials other than topsoil to the site for restoration purposes, please answer the questions in Section 4 of this form.

3.16 State the proposed after-use for the site following the proposed development.

Flood alleviation scheme, reinstatement of current land uses, provision of habitat mitigation areas and land to provide exchange for existing local space.

3.17 Does the proposal involve the erection of plant or buildings?  YES/NO

If YES, please answer the questions in Section 5.

If the application proposes the erection of new fixed or mobile plant or buildings, or the continued use of existing fixed plant or buildings, or the importation of materials to the site (other than for site restoration), please answer the questions in Section 5 of this form.

3.18 Will the proposal involve the formation of a large raised reservoir as defined in the Reservoirs Act 1975?  YES/NO

3.19 Please state the relationship of the proposal to the estimated market demand for the material on a national, regional or local basis.

N/A
SECTION 4
Waste Disposal and Other Waste Related Development

Landfill/landraising

4.1 Is this an application for mineral extraction with landfill (or landraising) forming part of the site restoration?  YES/NO

4.2 Is this a proposal for landraising?  YES/NO

4.3 What sort of material will be used to landfill/landraise the site? Please state the estimated approximate proportions by volume.
   (a) Naturally occurring excavated material (soils etc.)   _____ %
   (b) Builders’ waste   _____ %
   (c) Industrial and commercial waste   _____ %
   (d) Household refuse   _____ %
   (e) Other waste (please specify below)   _____ %

4.4 Please state the expected source of the waste materials and describe any contractual arrangements to secure these waste materials

4.5 Please state the means of delivering waste to the site (e.g. road, rail, canal)

4.6 Are liquid wastes to be deposited within the landfill?  YES/NO

4.7 What is the total surface area of the land to be landfilled/landraised?  ha

4.8 What is the expected maximum depth of void to be filled?  metres

4.9 What is your estimate of the capacity of the void to be filled?  cu.m.

4.10 How has this capacity been calculated?
4.11 Please give the estimated dates for the following:

(i) Commencement of landfilling/landraising
(ii) Completion of landfilling/landraising
(iii) Completion of site restoration (excluding aftercare)

4.12 State the average depths of topsoil, subsoil and other overburden currently on the site:

(i) Topsoil ___________________________ metres
(ii) Subsoil ___________________________ metres
(iii) Other overburden (specify) ___________________________ metres

4.13 Will restoration involve the importation of additional topsoils or subsoils? YES/NO

If YES, please state whether topsoils or subsoils, or both ___________________________

Will the restoration involve capping? YES/NO

If YES please describe type and thickness ___________________________

4.14 Does the proposal involve the erection of fixed or mobile plant or buildings? YES/NO If YES please answer the question in section 5.

4.15 State the nature of any built development within 250 metres of any part of the application site.

4.16 Please summarise the proposed measures for monitoring and controlling: (i) landfill gas ___________________________

(ii) leachate ___________________________
4.17 Please describe the restoration proposals for the site, including the method of restoration, and refer to Minerals & Waste Local Plan (MWLP) Code of Practice and Restoration Plan, as submitted.


4.18 State the proposed after-use of the site following the proposed development.


4.19 If the proposed after-use of the site is for agricultural purposes, state the standard of agricultural use to be achieved.


OTHER WASTE TREATMENT, TRANSFER OR RECYCLING

4.21 Please state the estimated quantities and types of waste that are to be brought to the site for treatment, transfer and/or recycling each year:

<table>
<thead>
<tr>
<th>Waste type</th>
<th>Quantity</th>
<th>cu.m/tonnes</th>
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4.22 How will any waste/s be treated or processed for recycling, and what products will result from this?
4.23 What is the source of water to be used in processing?

________________________________________________________________________

4.24 Are liquid wastes to be processed? YES/NO Are liquid wastes to be stored? YES/NO

4.25 Does the application involve the use or storage of any hazardous substances? YES/NO

If YES, please name the substance/s concerned, and the quantities involved.

________________________________________________________________________

________________________________________________________________________

4.26 If waste is to be transferred from the site, please explain how it will be removed and in what quantities.

________________________________________________________________________

________________________________________________________________________

4.27 How will waste water, foul sewage and other waste either present on the site, or draining into it, be disposed of?

________________________________________________________________________

________________________________________________________________________
SECTION 5
Plant, Buildings and other Structures

5.1 Describe briefly the purpose of all fixed or mobile plant, permanent or temporary structures and buildings to be erected on the site under this proposal. Flood walls and embankments to defend properties, culverts and bridges to maintain access routes. Telemetry cabinets for water level monitoring.

5.2 Is your proposal for the renewal of a previous permission?  YES/NO

5.3 Is the proposed plant, building/s or other structure/s intended to remain on the site for the duration of the development?  YES/NO

5.4 If the proposal involves the erection of new processing plant, please state the expected plant throughputs:

(a) Average throughput  N/A  tonnes/year
(b) Maximum throughput  N/A  tonnes/year

5.5 What provisions have been made for noise attenuation?

See ES for full details.
We commit to limiting the use of noisy equipment to defined working hours. Implement best practicable means on site to reduce temporary noise levels. Maintenance of plant and equipment to ensure efficient running to reduce potential noise.

Buildings

5.6 Please state the external dimensions and floor area of each proposed building. N/A

5.7 What are the external materials to be used in the construction of the proposed building/s?

(i) Walls
SECTION 6 Traffic and Transportation

6.1 What will be the principal mode of transport for bringing material to/removing material from the site?
ROAD / RAIL / WATER / OTHER (please specify)

6.2 If transportation by means other than road is envisaged for all or some of the movements to or from the site, please give details. N/A

6.3 Give details of the expected average and maximum number of lorry journeys into and out of the site each working day.

<table>
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<tr>
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<th>Average journeys</th>
<th>Maximum daily journeys</th>
<th>Capacity of lorry</th>
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<td></td>
<td></td>
<td>Min tonnes/cu.m</td>
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<td></td>
<td></td>
<td>Max tonnes/cu.m</td>
</tr>
<tr>
<td>Mineral transport lorries</td>
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<td></td>
<td></td>
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<tr>
<td>Waste transport lorries</td>
<td>111 each direction</td>
<td>152 each direction</td>
<td>8m³</td>
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<tr>
<td>Other lorries</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>111 each direction</td>
<td>152 each direction</td>
<td>8m³</td>
</tr>
</tbody>
</table>

Maximum daily journeys based on 19 movements an hour and an 8 hour working day.
Average is based on 19 movements an hour and a 6 hour working day. This will be dependent on the contractor and agreed in any CTMP submitted.

6.4 What is the proposed means of the access to the public highway?:
(i) Use of an existing access, unaltered YES/NO
(ii) Alteration of an existing access YES/NO
(iii) Construction of a new access YES/NO

6.5 Please give details of the routes to be used by lorries to and from the site, and the approximate percentage of vehicles using each route.
See section 4.2 of the Materials Management Plan
6.6 What is the area that the proposal will serve? Oxfordshire

6.7 Please give details of how mud will be prevented from being taken on to the public highway. Wheel Washing facilities will be provided and will be set out prior to development in a CEMP to be agreed.

SECTION 7 Environment

7.1 Are any of the following affected by the proposed development? Archaeological features (including Scheduled Ancient Monuments and Sites of County Importance, etc.) (On site or immediately adjacent) YES/NO

Ecological features (including Sites of Special Scientific Interest, Sites of County Importance, trees/areas covered by Tree Preservation Orders etc.) (Up to 50 metres) YES/NO

Public Rights of Way (On site or immediately adjacent) YES/NO

Overhead or underground services (including pipelines) (On site) YES/NO

Watercourses (On site or immediately adjacent) YES/NO

7.2 How will waste water from the processing plant, foul sewage, and other waste either present on the site, or draining into it, be disposed of?

N/A

7.3 Please describe your proposals for:

a) Controlling noise (including details of source of noise with output, existing and predicted noise levels at nearby properties) N/A during operation. Construction noise control will be agreed in CEMP

b) Controlling dust and any emissions to air See ES

c) Control of water pollution and drainage/flooding risks both during and post, restoration. See ES/FRA

d) Protecting archaeological features See ES

e) Protecting ecological and geological features See ES

f) Reducing the visual impact of the proposal See ES

g) Dealing with any rights of way affected See ES
Please submit your application, including plans and any Supporting Statement electronically and in hard copy.

On completion of the application, please forward all the required information to:
David Periam
Development Management Team Leader
Environment & Economy
Speedwell House
Speedwell Street
Oxford. OX1 1NE
Telephone: Enquiries (01865) 895151
E-mail: david.periam@oxfordshire.gov.uk
Certificate A
I certify that:

On the 21 days before the date of the accompanying application, nobody except the applicant was the owner* of any part of the land to which the application relates.

Signed: ____________________________________________

# On behalf of: _______________________________________

Date: _____________________________________________

OR

Certificate B
I certify that:

I have/the applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application was the owner* of any part of the land to which the application relates, as listed below:

<table>
<thead>
<tr>
<th>Owners name</th>
<th>Address at which Notice was served</th>
<th>Date on which Notice was served</th>
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Signed: ____________________________________________

# On behalf of: _______________________________________

Date: _____________________________________________

* ‘Owner’ means a person having a freehold interest or a leasehold interest in the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver). Owners of mineral rights must also be notified of applications for the winning and working of minerals in much the same way that landowners are required to be notified. You must therefore include such information on the appropriate certificate.
Certificate C (a)

I certify that:

I/The applicant cannot issue a Certificate A or B in respect of the accompanying application.

I have/The applicant has given the requisite notice to the persons specified below, being persons who on the day 21 days before the date of the application, were owners (b) of any part of the land to which the application relates:

<table>
<thead>
<tr>
<th>Owners Name</th>
<th>Address at which Notice was served</th>
<th>Date on which Notice was served</th>
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<tbody>
<tr>
<td>See accompanying list</td>
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I have/ the applicant has taken all reasonable steps open to me/him/her to find out the names and addresses of the other owners (a) of the land, or a part of it, but have been unable to do so. The steps were as follows:

(b) Land Registry search and consulted owners to ensure all captured. We have also put adverts in the local press.

Notice of the application, as attached to this Certificate, has been published in the (c) Oxford Mail and Oxford Times on (d) 28 March 2018

Signed: Chris Harding

# On behalf of: Environment Agency

Date: 28 March 2018

(a) ‘Owner’ means a person having a freehold interest or a leasehold interest in the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver)

Insert: (b) description of steps to be taken.

(c) name of the newspaper circulating in the area where the land is submitted.

(d) date of publication (which must be not earlier than the day 21 days before the date of the application or appeal).
Certificate D

I/The applicant* cannot issue a Certificate A in respect of the accompanying application.

I have/The applicant* has taken all reasonable steps open to me/him/her * to find out the names and addresses of everyone else who, on the day 21 days before the date of the application was the owner (a) of any part of the land to which the application relates, but has been unable to do so. These steps were as follows:

(b)

Notice of the application as attached to this Certificate, has been published in the (c)

on (d)

Signed:

#On behalf of:

Date:

(a) ‘Owner’ means a person having a freehold interest or a leasehold interest in the unexpired term of which is not less than seven years, or , in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Insert: (b) description of steps to be taken.

(c) name of the newspaper circulating in the area where the land is submitted.

(d) date of publication (which must be not earlier than the day 21 days before the date of the application or appeal).
Agricultural Holdings Certificate

* delete where appropriate

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert “not applicable” as the information required by the second alternative.

i) None of the land to which the application relates is, or is part of, an agricultural holding

or

ii) I have/The applicant* has given the requisite notice to every person other than my/him/her*self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

<table>
<thead>
<tr>
<th>Tenant's Name</th>
<th>Address at which notice was served</th>
<th>Date on which notice was served</th>
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<tbody>
<tr>
<td>See landowner list</td>
<td>submitted with application</td>
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Signed: Chris Harding

*On behalf of: Environment Agency

Date: 28 March 2018