

Application No:

OCC Ref: MW.0074/18

OXFORDSHIRE COUNTY COUNCIL

County Planning Authority

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND)
ORDER 2015

To: Hills Quarry Products Ltd Wiltshire House, County Park Business Centre, Shrivenham Road, Swindon, SN1 2NR

REFUSAL OF PLANNING PERMISSION

In an application dated 24/05/18 you applied for planning permission for development comprising:

The extraction of sand, gravel and clay including the creation of new access, processing plant, offices with welfare accommodation, weighbridge and silt water lagoon system with site restoration to agriculture and nature conversation including lakes with recreational afteruses and the permanent diversion of footpath 171/15 and creation of new footpaths at Land at Fullamoor Plantation, Clifton Hampden, Abingdon, OX14 3DD

The OXFORDSHIRE COUNTY COUNCIL as County Planning Authority hereby REFUSE PLANNING PERMISSION for this development.

The reasons for refusal are set out in attached Schedule 1.

The relevant Development Plan policies are set out in attached Schedule 2.



Director for Planning & Place

Dated: 24/07/2019

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

IMPORTANT

- The submitted environmental information was taken into consideration in making this decision.

Appeals to the Secretary of State

- If you are aggrieved by the decision of the County Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, however if an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the County Planning Authority's decision on your application then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN (Tel: 0303 444 5000) or online at: <https://www.gov.uk/planning-inspectorate>
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

- If either the County Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may service a purchase notice on the Council of the District in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Schedule 1

Reasons for Refusal

- i) The additional vehicle movements arising from the development would lead to severe highways impacts contrary to paragraph 109 of the National Planning Policy Framework; would not maintain the safety of road users and the efficiency of the road network contrary to Oxfordshire Minerals Waste Core Strategy policy C10 and would contribute to congestion, disruption and delays on the road network, contrary to Local Transport Plan policy 02.
- ii) The additional vehicle movements arising from the development would worsen queuing at local junctions leading to stationary vehicles with associated air emissions, causing unacceptable adverse impacts on environmental amenity, contrary to Oxfordshire Minerals Waste Core Strategy policies C5 and C10.
- iii) The less than substantial harm caused to the setting of, and therefore the significance of, the Grade II Listed Fullamoor Farmhouse would not be outweighed by the public benefits of the proposal and the development would therefore be contrary to policies CON5 and CON7 of the South Oxfordshire Local Plan, CSEN3 of the South Oxfordshire Core Strategy, and C9 of the Oxfordshire Minerals and Waste Core Strategy and paragraph 196 of the National Planning Policy Framework.
- iv) The development is inappropriate in the Green Belt contrary to Oxfordshire Minerals Waste Core Strategy policy C12, South Oxfordshire Local Plan policy GB4 and National Planning Policy Framework paragraphs 143, 144 and 146 and no very special circumstances exist to justify making an exception to these policies.

Schedule 2

Relevant Planning Policies

- Oxfordshire Minerals and Waste Core Strategy

Policy M2: Provision for working aggregate minerals
Policy M3: Locations for working aggregate minerals
Policy M5: Working of aggregate minerals
Policy M10: Restoration of mineral workings
Policy C1: Sustainable development
Policy C2: Climate change
Policy C3: Flooding
Policy C4: Water environment
Policy C5: Local environment, amenity and economy
Policy C6: Agricultural land and soils
Policy C7: Biodiversity and geodiversity
Policy C8: Landscape
Policy C9: Historic environment and archaeology
Policy C10: Transport
Policy C11: Rights of way
Policy C12: The Oxford Green Belt

- South Oxfordshire Local Plan 2011 (Saved Policies)

Policy G2: Protection and enhancement of the environment
Policy G4: Development in the countryside and on the edge of settlements
Policy C3: The River Thames and its valley
Policy C4: The landscape setting of settlements
Policy C6: Biodiversity conservation
Policy C9: Landscape Features
Policy GB4: Visual amenity in the Green Belt
Policy CON5: The setting of listed buildings
Policy CON7: Proposals affecting a conservation area
Policy CON11: Archaeology and historic building analysis and recording
Policy CON12: Archaeology and historic building analysis and recording
Policy CON13: Archaeology and historic building analysis and recording
Policy EP1: Prevention of polluting emissions
Policy EP2: Noise and vibrations
Policy EP3: Light pollution
Policy EP6: Surface water protection
Policy EP7: Groundwater protection
Policy R8: Public rights-of-way
Policy T1: Transport requirements for new developments
Policy T2: Transport requirements for new developments
Policy T10: Lorries and freight distribution depots

- South Oxfordshire Core Strategy

Policy CS1: Presumption in favour of sustainable development
Policy CSM1: Transport
Policy CSM2: Transport Assessments and Travel Plans
Policy CSEN1: Landscape
CSEN2: Green Belt
CSEN3: Historic Environment
CSG1: Green Infrastructure

CSB1: Conservation and improvement of biodiversity

- South Oxfordshire Local Plan 2011-2033 – Submission Version (SOLP 2033)

TRANS3 – Safeguarding land for strategic transport schemes

- Vale of White Horse Local Plan 2031 Part 1

Core Policy 18

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Schedule 2

Relevant Planning Policies