

Caulmert Limited

Engineering, Environmental & Planning
Consultancy Services

Alkerton Quarry

Alkerton 2022 Limited

Waste Recovery Plan

Waste Recovery Permit Application

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Document Reference: 4919-CAU-XX-XX-RP-V-0300.A0.C2

August 2022

APPROVAL RECORD

Site:	Alkerton Quarry
Client:	Alkerton 2022 Limited
Project Title:	Waste Recovery Permit Variation
Document Title:	Waste Recovery Plan
Document Ref:	4919-CAU-XX-XX-RP-V-0300.A0.C1
Report Status:	Final
Project Manager:	Andy Stocks
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Author	Kellie- Burston/Andy Stocks Senior Environmental Consultant	Date	18/10/2021
Reviewer	Andy Stocks Associate Director	Date	02/11/2021
Approved	Andy Stocks Associate Director	Date	02/11/2021

Revision Log			
Revision	Description of Change	Approved	Effective Date
C1	Initial Release	AS	02/11/2021
C2	Updated Plan following approval of planning	AS	04/08/2022

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APPENDICES

- Appendix 1** Oxfordshire County Council Pre-Application Advice Letter, ref: PRE 0088/21 (July 2021)
- Appendix 2** Request for Scoping Opinion (June 2021)
- Appendix 3** Planning Permission MW.0020/19 & Email Confirmation of Consent MW.0124/21
- Appendix 4** Environment Agency Pre-application & Habitats Screening Report / Original RvD Advice Form
- Appendix 5** Waste Acceptance Procedures
- Appendix 6** List of Waste

1.0 INTRODUCTION

1.1 Application Context

- 1.1.1 Caulmert Limited have been appointed by Alkerton 2022 Limited (the 'Operator') to prepare a Waste Recovery Plan (WRP) for the restoration at the Alkerton Quarry site, located in Alkerton, Banbury. The waste recovery operations will involve the importation of inert waste materials sourced from imported inert local development projects and in-situ material to enable the satisfactory restoration of the site to re-instate the haul road with a low-level restoration in line with a revised restoration scheme. This Waste Recovery Plan has been written in line with the Environment Agency's latest guidance 'Waste recovery plans and deposit for recovery permits'¹ (Published 21st April 2021).
- 1.1.2 This Waste Recovery Plan was originally submitted to the Environment Agency in November 2021 (Ref EPR/KB3200ML/A001) and reviewed by Emma Bellamy. Unfortunately as a result of delays to the issue of the planning consent linked to this development the EA were unable to complete their review. The RvD Advice Form stated, "*updated planning permission must be granted before recovery advice could potentially be provided*" (see appendix 4).
- 1.1.3 The Application was finally considered by Oxfordshire County Council Planning and Regulation committee on 25th April 2022 and approved subject to a Section 106 agreement.
- 1.1.4 Alkerton Quarry occupies a triangular parcel of land with good access to the main road networks which border the A422 (Stratford Road) and Rattlecombe road to the south as shown in the site location plan drawing ref: AL1198-D5. Alkerton Landfill Site (operated by SUEZ Recycling and Recovering UK Ltd) lies immediately adjacent to the west. The existing quarry covers an area of approximately 10.8 ha and is within a wider ROMP permission which also includes restored and active mineral operations at Hornton and Wroxton respectively. The Alkerton Quarry has been largely exhausted of ironstone mineral.
- 1.1.5 The northern part of the Site was partially restored approximately 14 years ago and is in poor condition and requires re-working to improve restoration quality and drainage.

1.2 Site & planning History

- 1.2.1 Mapping from 1882 indicate that Alkerton Quarry was undeveloped at the time with roads surrounding the area and the New Inn property to the north. By 1959 the site remained unchanged, where land to the east of the New Inn is shown as being quarried. 1972 OS mapping shows that quarrying operations have commenced at Alkerton Quarry and approximately 14 years ago parts of the northern section was partially restored, however requiring further restorative operations.

¹ [Waste recovery plans and deposit for recovery permits - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/waste-recovery-plans-and-deposit-for-recovery-permits)

- 1.2.2 Alkerton Quarry has been served with several planning permissions and amendments between 1997 and 2019 for various revisions to the site, all of which have superseded the latter in subsequent years.
- 1.2.3 The previous Planning Permission MW.0020/19 (Appendix 3) included a restoration scheme that restores the site to a low level with agricultural afteruse, hedgerows and areas of rough grassland, scrub and natural regeneration. This permission included for the relocation of the ephemeral pond and was approved in November 2019. This scheme provided 6.1 ha of agricultural land with rough grassland and perimeter scrub. Restoration of Alkerton Quarry was due to be completed in 2019/20 under this Revised Restoration Scheme. However, only a section of the northern area of the site was partially restored approximately 14 years ago under previous ownership who had also removed the haul road and over extracted the mineral beneath. As a result, this has prevented the restoration scheme that was approved in MW.0020/19 from being implemented. Following new ownership of Alkerton Quarry in 2021, the Operator seeks to restore Alkerton Quarry to re-establish the haul road and complete a revised low-level restoration landform.

1.3 Restoration of Alkerton Quarry

- 1.3.1 It was identified by Principal Planning Officer (Mary Hudson) Oxfordshire County Council in their pre-application advice letter, 16th July 2021 (Appendix 1) that the revised restoration which was approved 21 November 2019 (and due to be carried out in 2020) cannot now be executed as was originally intended. The Officer stated that “it is understood that the site was last worked mid-2020, when the mineral beneath the haul road was removed, making implementation of the approved restoration scheme impossible”. Oxfordshire County Council have stated where “operations on site have made it impossible to comply with the existing approved restoration plan, in this case, a new application for an amended restoration plan is required” for Alkerton Quarry (Oxfordshire County Council in their pre-application advice letter, 16th July 2021- Appendix 1).
- 1.3.2 As the approved restoration scheme cannot be eventuated and there is insufficient material available on site to restore the route of the haul road, a revised restoration scheme has been developed which incorporates the restoration of Alkerton Quarry with the reinstatement of the haul road to a low-level restoration landform through the importation of inert soils material. Following the completion of waste importation for recovery, there will be a nature conservation afteruse and holiday chalets for eco-tourism. The haul road will be re-established which will provide access through the site to the holiday chalets. These proposals have been submitted to Oxfordshire Country Council. The revised restoration landform ranges from c.161mAOD in the southern environs to 172.5mAOD in the northern part of the site, overall providing similar restored site levels to the approved restoration scheme. The revised restoration scheme is illustrated in Drawing AL1198-D10v5 ‘Concept Restoration Scheme for Nature Reserve and Holiday Chalets’, which shows the extent of fill to achieve the restoration landform, existing and proposed habitats including the area assigned for a Nature Reserve and the indicative layout of the holiday chalets. The revised

restoration scheme (drawing ref AL1198-D10v5) has been designed to restore the site that can now only be achieved via the importation of materials to compensate for the historic over extraction of the site. This scheme has also been provided with at the reinstating of the haul road and an improved landform by reinstating levels that are similar to the low level restoration landform as permitted in the previous Restoration Scheme which facilitates a reasonable depth of soil that will also further assist in current drainage issues in the partially restored, northern part of the site.

- 1.3.3 The revised restoration scheme has been designed to provide benefits for biodiversity, and nature conservation afteruse for the site compared to the Approved Restoration Scheme. This involves a larger area of Alkerton Quarry being committed to biodiversity and nature conservation purposes and allocated with approximately 0.5ha of the southern area of the site as a Nature Reserve. The site will contribute to country biodiversity targets, in line with guidelines as published in the Landscape Character Assessments and complement the existing Balscote Quarry Local Wildlife Site. As the site evolves, there are further opportunities and partnerships with Buckinghamshire Bird Club (British Trust for Ornithology) and the Berks, Bucks and Oxen Wildlife Trust (BBOWT)
- 1.3.4 It is anticipated a total of 18 holiday chalets will be designed as small-scale cabin/shepherd hut style holiday facilities located in the northern part of the site with the opportunity to link these amenities to further nature conservation uses and to offer a form of eco-tourism. In addition, public footpaths which intersect the site can also be returned to its definitive route as opposed to the amended location which would have otherwise been required by the Approved Restoration Scheme. Existing access to the site is provided by Rattlecombe Road and there will be gated access to the holiday chalets and the parking area for the Nature Reserve visits as identified on Drawing AL1198-D10v5.
- 1.3.5 The nature reserve area in the southern part of the site will include semi natural grassland, scrub regeneration, permanent wetland and island, ephemeral wetland/drawdown and areas of bare ground/exposed stone and rock. The nature reserve will also include a bat barn owl roost shed with selected parking areas and viewing areas. Existing hedgerows would be strengthened, and a new hedgerow created, the 18 holiday chalets will be located on the northern part of the site, spread out on grassland and woodland areas.
- 1.3.6 This revised scheme will require approximately a total of 130,000 m³ of restoration material of which 90,000m³ will be imported restoration material equating to approximately 150,000 tonnes that will be brought in over 3 years at around 50,000 tonnes per annum. The residual material will come from onsite reserves/ top soils which will be used for final restoration layers to restore Alkerton Quarry so that the haul road is reinstated, and the overall profile restored to a low-level scheme. The reinstation of the haul road will also provide access to the holiday chalets following restoration of the site.
- 1.3.7 Topographical modelling of the site identified that there is c.40,000m³ of available overburden and soils which can be utilised for restoration purposes. Inert materials will be sourced from local building/development projects which avoid the use of virgin materials for

restoration proposals and will also reduce unnecessary transport costs for sourcing virgin materials from locations further afield.

- 1.3.8 Following a review of the revised restoration scheme, Oxfordshire County Council commented through pre-application advice letter (Appendix 1) that they are “satisfied with the proposals to amend the restoration, which will seek to ensure greater benefits for biodiversity than the approved scheme”. Thus, providing an enhanced ecological and positive benefit to biodiversity to Alkerton Quarry.
- 1.3.9 The Application was finally considered by Oxfordshire County Council Planning and Regulation committee on 25th April 2022 and approved subject to a Section 106 agreement relating to vehicle routing.
- 1.3.10 Please refer to email from Mary Hudson, Principal Planning Officer at Oxfordshire County Council confirming the current planning status of the Site (Appendix 3)

1.4 Habitats and Environmental Receptors

- 1.4.1 A Habitats Screening report was carried out at Alkerton Quarry by the Environment Agency; a copy of this report is attached in Appendix 3. The screening report identified that the site is within a sensitive groundwater setting (Secondary A aquifer). The report confirmed that the Site is not within 1000m of any designated or sensitive habitats including: Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar, Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), Ancient Woodlands, National Nature Reserves (NNR), Protected Habitats or Protected Species.
- 1.4.2 There are no Scheduled Monuments or Listed Buildings within 500m of the site Boundary. There are no Priority Habitats that apply to the site or in adjacent areas. South of Rattlecombe Road is an area of woodland categorised under Deciduous Woodland. It is noted that Balscote Quarry Local Wildlife Site is located 220m south from Alkerton Quarry, and Cotswolds Area of Outstanding Natural Beauty (AONB) is c1.2km north.
- 1.4.3 A Hydrogeological Assessment chapter has been produced as part of the Environmental Impact Assessment to support the planning application that reviews the baseline water environment at Alkerton Quarry and the potential implications of the proposed development under document ref:4919-CAU-XX-XX-RP-O-0301. Findings from the Hydrogeological Assessment noted that the SUEZ Alkerton Landfill Site (located to the north western boundary of Alkerton Quarry) has areas of landfill sited in an engineered containment and historic parts of the site in dilute and disperse which could impact on the underlying groundwater quality. It has been identified that the underlying hydrogeology baseline beneath the site is the Marlstone Rock Formation defined as a Secondary A aquifer. The water table is approximately 30m below the base of the current Alkerton Quarry void. The Hydrogeological Assessment baseline setting has not identified any sensitive groundwater or surface water features within 1000m of the site boundary that may be at risk from the proposed restoration activities. Due to the limited thickness of residual

ironstone of the Marlstone Rock Formation and the location of the Site on the groundwater divide, significant groundwater ingress to the void is not considered likely. Water management will be dominated by the potential for surface water runoff to enter the void. Mitigation measures such as construction of drainage channels around the perimeter of the site, minimising the open void areas and the construction of dedicated surface water storage lagoons will be employed to reduce the volume of water entering the excavations. Discharge of surface water from the Site will be limited to green field runoff or better in line with current Planning Guidance.

- 1.4.4 Silt settling ponds will be constructed to minimise the transport of silt offsite. Water collecting in the base of the void will be pumped to these silt settling ponds prior to discharge.
- 1.4.5 Any significant surface water accumulations within the void will flow laterally between the residual Marlstone Rock Formation and the Dyrham Formation at the boundaries of the Site.
- 1.4.6 A definitive public footpath (reference 418/6) crosses east to west through the Site, another open footpath (reference 418/12) passes along the western edge of the Site. The nearest human and residential receptors are Jenny's Sanctuary (a non-denominational centre) and a residential property, Heath Farm (also known as White Gables) are located immediately south-east of the site. The villages of Alkerton and Shenington are situated 800m and 1200m to the west respectively. As part of the revised restoration scheme, public footpath (reference 418/10) would be returned to its definitive route.
- 1.4.7 Their distance and direction from site have been summarised in Table 1 below including protected species and habitats have been identified within a 1000m radial distance.

Table 1: Summary of Habitats and Environmental Receptors within 1km screening distance of Alkerton Quarry.

Receptor	Designation	Distance and direction
Footpath 418/6	Public right of way	Crosses through site, east to west
Footpath 418/12	Public right of way	0-15m, west
Heath Farm (the White Gables)	Residential Receptor	Directly adjacent, south east
Jenny's Sanctuary	Non-denominational centre	Directly adjacent, south east
Rattlecomb Road	Public road	10-15m, south
A422, Stratford Road	Public road	10-15m, east
Agricultural Fields	Agricultural	5- up to 1000m, north, east, south, west
New Inn	Restaurant	35m, north, north-north-

		east
Alkerton Landfill Site	Landfill site	30-50m, west
Balscote Quarry Local Wildlife Site		
Langley House	Residential dwelling	340m, south-east
Motor Racing Circuit	Recreational centre	375m, north-east
Residential dwellings located off Shutford Road	Residential dwellings	350-400m, east
Alkerton Recycling Centre	Civic amenity recycling centre	400m, north west
Langley Quarry	Disused pits and quarry	450m, east-south-east
St Michael & All Angels Church	Place of worship	800m, west
Southfields Farm	Agricultural and residential dwelling	810m, south-east
Alkerton Oaks Business Park	Commercial and Business premises including: The Event Business Limited TP Knotweed Solutions Workshop Heaven (Tool shop) Bike-More	830m, north-west
Hornton Grounds	Farmhouse Bed & Breakfast	870m, north
Residential properties of Alkerton Village	Residential dwellings	650-1000m west, north-west, south-west

2.0 WASTE RECOVERY PLAN PROPOSAL

2.1 Purpose of the work

- 2.1.1 As stated by Planning Officer (Mary Hudson) pre-application advice letter (Appendix 1), a revised restoration scheme needs to be submitted as it is acknowledged that it is impossible to implement the low-level restoration approved in 2019. The Site was already under a requirement by Oxfordshire County Council for the restoration of Alkerton Quarry to agricultural after use as per planning conditions contained in the previous consent MW.0020/19 (Appendix 3). The new planning consent for the revised restoration scheme requires the importation of 30,000m³ per year (over 3 year period, total of 90,000m³) of inert materials (sourced from local building projects) to be brought to site to restore Alkerton Quarry to the revised low-level restoration scheme. The entire scheme will require 130,000m³ of restoration material of which 40,000m³ will be sourced from onsite reserves. Restoration of the site will therefore be carried out under an 'obligation to do the work' as per the revised restoration scheme (subject to approval).
- 2.1.2 It is proposed to restore the site to a low-level landform, where the restored landfill will broadly range from C.161mAOD near the pond in the southern environs of the site to c.172mAOD in the northern part of the site. This will provide similar overall restored levels to the Approved Restoration Scheme, albeit a more sympathetic landform provided with shallow sloped and graded sloping sides. The proposed restoration contours have been designed to assist with current drainage issues in the partially restored, northern part of the site. The revised restoration scheme will provide a phase infilling and restoration of Alkerton Quarry ensuring that remaining soils on site can be integrated into the final restoration. The after use will be a Nature Reserve with extensive biodiversity gain and holiday eco-tourism chalets as shown in drawing ref: AL1198-D10v5 'Concept Restoration Scheme for Nature Reserve and Holiday Chalets'. No generation of waste is anticipated from the site.
- 2.1.3 A bespoke permit application will be sought with the Environment Agency for Waste Recovery at Alkerton Quarry. A bespoke permit application requires the submission of a Waste Recovery Plan (WRP) with the permit application and assessed to determine whether the operation is recovery or disposal. This WRP has been submitted in advance of the bespoke permit application to agree with the Environment Agency that the operation can be regarded as a recovery operation in line with the EA's latest guidance.
- 2.1.4 Alkerton Quarry will be restored to restoration levels as shown in drawing ref: AL1198-D11v2 with the final restoration landform as shown in AL1198-D10v5. The public footpath (reference 418/10) will also be returned to its definitive route as opposed to the amended location defined by the current Approved Restoration Scheme, the haul road will be reinstated allowing access to the northern periphery and holiday chalets.
- 2.1.5 In keeping with original approved restoration scheme, the Operator only seeks to restore the site to levels as per drawing ref: ALL1198-D10v5. The Illustrative Cross Sections of the site

and Revised Restoration Scheme shows a slightly raised landform compared to the previous Restoration Scheme in the northern section of the site. The intention is for the landform to merge adjacent higher elevations with the lower levels in the south of the site to ensure a more natural landform. Levels are increased by c.1 to 2m and shown in Cross Section 1 to 4.

- 2.1.6 The varying depths of waste and cross sections showing soil profiles are detailed in drawing ref: ALL1198-D11v2 'illustrative cross sections of site and revised restoration scheme' with drawing ref: All1198-D12v4 showing the cross-section locations. No imported materials will be used around the pond/SUDS drainage location

2.2 Quantity of waste used – volume of material required

- 2.2.1 The overall revised restoration scheme requires a total of 130,000³ of material for the restoration of Alkerton Quarry. It is anticipated that an estimated 90,000m³ (equating to approximately 150,000 tonnes) placed over 3 years with annual inputs of 30,000m³ (50,000 tonnes) will consist of imported materials required for the restoration of Alkerton Quarry. Table 2 summarised the quantity of waste proposed for the Site. It is estimated that approximately 40,000m³ of topsoils and overburden materials is available and will be used as final cover in the restoration of the site. As there is insufficient material on site, the shortfall of material will be sourced from imported inert wastes. Drawing ALL-D1198-D11v2 shows the level and depths required to achieve the low-level landform with the reinstatement of the haul road. The total surface area of Alkerton Quarry is 107,330m². Existing overburden on site will be used as native topsoils overlying the imported inert materials, to facilitate a reasonable depth of soil that will assist in current drainage issues in the partially restored, northern part of the site.

Table 2 Quantity of waste proposed for restoration

	Cubic metres (m ³)	Tonnes
Total quantity of imported waste required	90,000	150,000
On-site materials	40,000	72,000
Imported Annual inputs		
Year 1	30,000	50,000
Year 2	30,000	50,000
Year 3	30,000	50,000

- 2.2.2 A cross-sectional profile showing the varying depths of materials placement is shown in drawing ref: ALL1198-D11v2 'illustrative cross sections of site and revised restoration scheme' with drawing ref: All1198-D12v4 showing the cross-section locations. A full topographical survey was undertaken to calculate the minimum fill requirements based on the September 2020 topographical survey and the final restoration levels in 'Comparison of Landforms, Site Conditions and Site Operation' drawing ref: AL1198-D12v4. Tonnage

calculations have been based on the amount of material required to fill Alkerton Quarry to meet the revised restoration contours.

2.3 Suitability of Waste Materials

- 2.3.1 Imported fill will be sourced from inert wastes from local building projects, this will provide an appropriate disposal solution for that material with an opportunity to recover the material for restoration avoiding the need to send significant quantities of waste to landfill. Materials will be well characterised through strict Waste Acceptance Procedures as detailed in Appendix 5.

Chemical suitability

- 2.3.2 Basic Characterisation (and where required, source testing) will be carried out to adequately characterised that imported materials have no leaching potential. The proposed incoming restoration material is limited to specific EWC codes:

01 01 – Wastes from mineral excavation

01 04 – Wastes from physical and chemical processing of non-metalliferous minerals

02 04 – Wastes from sugar processing

10 12 – Wastes from manufacture of ceramic goods, bricks, tiles and construction products

10 13 – Wastes from manufacture of cement, lime and plaster and articles made from them

17 01 – Concrete, bricks, tiles and ceramics

17 05 – Soils, stones and dredging spoil

19 12 – Wastes from the mechanical treatment of waste (for example, sorting, crushing, compacting, pelletising) not otherwise specified

20 02 Garden and Park wastes

- 2.3.3 A full waste list is included in Appendix 6 which will be sourced from local project development used for the restoration of Alkerton Quarry. By definition, inert waste material will not be capable of generating a leachate that could pose a risk to the groundwater or surface water environment. The Hydrogeological Assessment report states that proposed restoration soils will be strictly limited to inert, as classified by the Environment Agency's 'guidance on waste recovery plans and deposit for recovery permits' (21st April 2021). Soils to be placed as part of the recovery operation will be regulated and any contaminated loads will be subject to the sites waste acceptance procedures. Therefore, the potential impact from the placement of restoration soils within Alkerton Quarry is considered to be negligible. It is considered unlikely for groundwater to be encountered during the operations, due to the nature of the underlying mudstone deposits, significant groundwater ingress to the void

is not considered likely. There are no groundwater quality issues associated with the recovery proposal and the chemical composition of the restoration materials proposed. The site is situated 30m above the water table and therefore any cumulative impacts is considered negligible. A summary of significant and residual risks to groundwater flow, quality and surface water is included in Table 5 of the EIA Hydrogeological Assessment, this report also covers potential of accidental spills, contaminated run off and siltation. Overall, there are no groundwater or surface water contamination issues, the revised restoration scheme is not considered to increase surface water flow rates, and no cumulative adverse effect on surface water drainage.

- 2.3.4 Chemical analysis will be required if during the waste enquiry it is confirmed that the soils, aggregates or construction/demolition wastes originate from a potentially contaminated hotspot within a site, then an analysis is required for that hotspot as per the technical guidance WM3 to confirm if the waste is hazardous or non-hazardous. Only wastes confirmed as non-hazardous properties will be accepted to site. The 'Waste Information Form' only needs to be filled in for a new waste stream, not every waste load to site.
- 2.3.5 In the absence of any guidelines for numerical Waste Acceptance Criteria (WAC) limits for inert wastes, source testing will be compared against the EA 'Waste Acceptance at Landfills' (withdrawn guidance, November 2010) and will be used as a comparative guideline to assess chemical suitability of the excavated wastes and their classification as "inert".

Physical Suitability

- 2.3.6 The Operator as a minimum obtain information about the characteristics of each waste stream prior to receiving the waste at the site to ensure physical, chemical and biological suitability, details are included in the Waste Acceptance Procedures (Appendix 5).
- 2.3.7 Further details on meeting quality standards for these waste types are detailed in Section 2.4 below. To ensure their chemical suitability for waste recovery operations, only wastes listed in Appendix 6 will be accepted on site.
- 2.3.8 The wastes are considered physically suitable for the scheme and will be placed on shallower slopes and graded sloping sides in line with drawing ref. AI1198-D11v2. The proposed waste types will be physically similar to aggregates and inert soils, the proposed waste types are capable of being sufficiently compacted and will be bladed out in layers using mechanical plant so that they can form a stable landform for the medium and long term and would undergo consolidation rapidly to reduce the risk of short-term instability.
- 2.3.9 All incoming waste materials will be subject to strict waste acceptance procedures (Appendix 5) which will include assessment of the documentation accompanying the load, e.g. Waste Transfer Note. Details including the source of waste, type of waste and any Waste Acceptance testing and number of loads.

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- 2.3.10 Information required to achieve basic characterisation is contained on the 'Waste Information Form' (Appendix 5) and will require the customer/waste carrier/producer to sign the form before loads can be accepted onto site.
- 2.3.11 The producer/carrier has a legal duty (issued under duty of care, Section 34(7) of the Environmental Protection Act 1990) to accurately describe the waste as per the 'basic characterisation of waste' (see Section 1.4 of Appendix 5), they will be asked about the nature of the wastes intended for site and given/emailed a copy of the 'Waste Information Form' (contained within the Waste Acceptance Procedures, Appendix 5). If during the waste enquiry it is confirmed that the soils, aggregates or construction/demolition wastes originate from a potentially contaminated hotspot within a site, then an analysis is required for that hotspot as per the technical guidance WM3 to confirm if the waste is hazardous or non-hazardous. Only wastes confirmed as non-hazardous properties and meets the acceptance criteria for the site will be accepted. The 'Waste Information Form' only needs to be filled in for a new waste stream, not every waste load to site.
- 2.3.12 The Waste Information Form must be completed by the customer/waste producer/carrier, on completion of the form the waste producer/carrier will return the form and Site Management will make decision based on the information provided whether the waste can be accepted to site.
- 2.3.13 The purpose of the 'Waste Information Form' is to ensure sufficient information is provided to achieve basic characterisation from the customer.
- 2.3.14 Any wastes containing asbestos or is odorous will not be accepted to site. For materials that require source testing, following valid results, it is considered that continuous pre-acceptance source testing and quality compliance testing to confirm materials chemical suitability will not be required. Wastes will however be subjected to visual inspections as detailed in the waste acceptance procedures to ensure that wastes described or observed as oily or with high organic/plant content or not listed in the accepted waste type list, is rejected from site.
- 2.3.15 All wastes used for the purpose of recovery activity will be accordance with the requirements of the Duty of Care. An assessment will be made on each waste as part of the pre-acceptance procedures:
- The source and origin of waste;
 - The Standard Industry Classification (SIC) code for the process that produced the waste (include a description and the characteristics of materials and products);
 - Any description if the waste has undergone treatment;
 - Any testing information provided where relevant;
 - Description of the appearance of the waste (smell, colour and physical form);
 - The EWC code;

- For hazardous and mirror entry hazardous waste, the hazardous property code;

2.3.16 These checks detailed above will ensure that only wastes listed in Appendix 6 are accepted to site. The Operator will provide a technically competent manager(s) with relevant qualifications under the CIWM/WAMITAB scheme for technical competence to manage the operations on site and to ensure it is suitable for the intended purpose and will not cause pollution. It is considered that wastes listed in Section 3.5 are physically and chemically suitable to the waste recovery operations at Alkerton Quarry.

2.4 Meeting quality standards – method of placement

2.4.1 A scheme of infilling and restoration will ensure that all existing soils remaining on site can be integrated for final restoration of the site and placed in accordance with levels shown in drawing ref: ALAA98-D11v2.

2.4.2 It is proposed to place inert waste to the levels detailed in accordance with drawings: ref,: AL1198-D10 'Concept Restoration Scheme for Nature Reserve and Holiday Chalets', ref; AL1198-D11v2 'illustrative cross sections of site and revised restoration scheme' and ref;AL1198-D12v4 'Comparison of Landforms, Site Conditions and Site Operation'. Excavated inert waste materials will be delivered to site using appropriate road going vehicles. The materials will then be bladed out in layers and compacted using mechanical plant used for the spreading activities. As per condition 47 of planning MW.0020/19, the '*depth of respread soil on land to be restored shall not be less than 1.2 metres*', therefore topsoils will consist of 0.4m native soils, overlaying 1.2m of rootable zone (for improved growing medium) and inert materials beneath. The depth of inert materials brought to site for restoration will be placed will vary accordingly as can be seen in drawings:AL1198-D11v2 'illustrative cross sections of site and revised restoration scheme' and AL1198-D12v4.The depth of soil will conform to good practice standard for the depth of 1.2m for the rootable profile for achieving optimal restoration to arable land.

2.4.3 The site will operate according to the Waste Acceptance Procedures as detailed in Appendix 5 to ensure that all incoming and received wastes are fit for purpose, suitable for design and construction. Final ground levels and landscaping will ensure that the site does not result in any environmental problems including soil erosion, pollution or flooding.

Environmental Issues

2.4.4 It is maintained that the proposed development will not result in significant or adverse environmental effects due to the nature and scale of the operations.

2.4.5 As detailed from Section 1.2, Alkerton Quarry is located approximately 1.2km south of the Cotswolds AONB, which is contiguous with the county boundary with Warwickshire and the eastern edge of the A422/Strafford Road. Balscote Quarry (LWS) lies approximately 220m south, however there are no designated wildlife sites adjacent. An old landfill site has been

identified to the western edge with historic areas of the landfill as dilute and disperse, although the Hydrogeological Assessment considers there are no cumulative impacts on groundwater with respect to the landfill site. The placement of restoration materials could potentially result in an increase in suspended solids within any water accumulating in the base of the void, however this water will be abstracted as part of the quarrying operations and discharged via the silt pond.

- 2.4.6 An Ecological Impact Assessment has been undertaken (August 2021) by Exo Tech Ecological Consultancy who evaluated habitats and species within Alkerton Quarry. Surveys were undertaken in February and May 2021 to gain an understanding of the current baseline and to identify aspects which could influence the design as it involved. The Ecological Impact Assessment (August 2021) identified potential impacts, mitigation, compensation and enhancement measures which have been considered as part of the design. The hedgerows (and a suitable standoff) will be retained through the Revised Restoration Scheme. In addition, it will feature a larger waterbody and associated wetland. Whilst blocks of gorse/proposed natural regeneration and other scrub will compensate the loss of common linnet and yellowhammer habitat. The report did not identify any significant indirect impacts on Balscote Quarry Local Wildlife Site due to the Proposed Development.
- 2.4.7 In terms of surface water, Alkerton Quarry is not located in a hydrologically sensitive area, where local water courses and controlled waters are unlikely to be significantly adversely affected by the restoration materials.
- 2.4.8 A Flood Risk Assessment (document ref: 4463-CAU-XX-XX-RP-C-0300) summaries that the site also lies entirely within Flood Zone 1, which is the lowest flood risk rating. Whilst there are parts of the Site that are at some risk of surface water flooding, these do not significantly affect the restoration proposal, this has also considered drainage, groundwater, overland flow and surface run off flood risks. The Flood Risk Assessment confirms that the proposed development falls under the classification of 'less vulnerable' (therefore not requiring further sequential testing) and remains low risk against future flooding in terms of climate change.
- 2.4.9 The Hydrogeological Assessment concluded that overall, there are no groundwater or surface water issues, the revised restoration scheme is not considered to increase surface water flow rates, and no cumulative adverse effect on surface water drainage.
- 2.4.10 No waste recovery activities will take place within any designated/habitat areas, all recovery works, and wastes accepted will be subject to the 'Waste Acceptance Procedures' (Appendix 5) to ensure the impact to the environment is minimal. Adequate operational procedures will be in place to ensure that there are not silt loadings discharged to nearby surface water bodies.

3.0 WASTE RECOVERY ACTIVITIES: RECOVERY VS DISPOSAL

- 3.1.1 The core function of the waste recovery activity at Alkerton Quarry is to allow for the importation of inert materials sourced from local building projects to restore the site to a low-level restoration design with an enhanced biodiversity for nature conservation after uses and holiday eco lodges.
- 3.1.2 This section determines whether the proposed activity which involved the permanent deposit of suitable landscape materials, derived from waste, complies with the criteria for 'Waste Recovery'. The Waste Framework Directive defines a 'recovery' operation as:
- 3.1.3 *'a waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function'.*
- 3.1.4 The Directive provides a clear aim to encourage the re-use of waste materials to conserve natural resources. The specified works require a physically and chemically specified criteria of which is available in the waste market. The use of non-wastes would conserve high quality primary aggregates.

3.2 Assessment of Waste Recovery

- 3.2.1 The GOV.UK Guidance document 'Waste recovery plans and permits' requires operators to demonstrate with evidence that the proposed operation can be undertaken using non-waste materials;
- 3.2.2 *"your plan must show that if you could not use a waste material you would do work to get the same outcome using non-waste materials"*
- 3.2.3 The guidance provides three options in which evidence can be used to demonstrate that waste is being used in place of non-waste, of which only one needs to be successfully demonstrated:
- Financial Gain by using non-waste materials
 - Funding to use non-waste
 - Obligations to do work
- 3.2.4 It is proposed to undertake the restoration under an 'obligation to do work' where a full planning application to Oxfordshire County Council has been submitted to restore the site to an amended low-level restoration design with an enhanced biodiversity for nature conservation after uses and holiday eco lodges.

3.3 Obligations to do work: Evidence

- 3.3.1 A planning has been approved by Oxfordshire County Council to amend the previous Restoration Plan to allow for the importation of soil material to infill the current void at

Alkerton Quarry to a revised low-level scheme with nature conservation after uses and holiday chalets and different haul route to that previously approved to allow access to the northern perimeter and holiday chalets. The previous planning permission falls under MW.0020/19 (district reference 19/00407/CM), which was submitted in February 2019 for the relocation of the ephemeral pond, this has been granted and stands as the current planning permission.

- 3.3.2 This planning permission did not grant the importation of inert waste materials for restoration. In addition, the haul road has been removed and the mineral beneath has been extracted by previous owners, as a result this prevented the restoration scheme approved in MW.0020/19 from being implemented. The revised restoration now approved will allow for nature conservation uses and holiday chalets, including an access road to allow approach to the holiday cabins
- 3.3.3 As the site has been worked out of available material and it was impossible to implement the approved restoration scheme in planning permission MW.0020/19, therefore revised restoration scheme was approved at Alkerton Quarry, this has demonstrated that the waste recovery plan can be accepted under the principles of 'Obligations to do the work' imposed by planning application.

3.4 Funding to use non-waste: Evidence

- 3.4.1 Not proposed but can be provided.

3.5 Financial gain by using non-waste materials: Evidence

- 3.5.1 Not required.

4.0 CONCLUSION

- 4.1.1 It is acknowledged by Oxfordshire County Council Planning that the current restoration scheme approved 21 November 2019 could not be executed as was originally intended and that “a revised restoration scheme needs to be submitted” as it was impossible to implement the low-level restoration approved in 2019” (as stated by Planning Officer, Mary Hudson, Oxfordshire County Council in their pre-application advice letter, July 2021 - Appendix 1). In response, a revised restoration scheme was produced that will require approximately a total of 130,000m³ of restoration material sourced from a combination of onsite materials and 90,000m³ imported inert materials from local building developments to restore Alkerton Quarry close to a revised low-level restoration scheme with a revised haul road, nature conservation after uses and holiday eco lodges.
- 4.1.2 A Planning Application was submitted to consent the new scheme and this was considered by Oxfordshire County Council Planning and Regulation committee on 25th April 2022 and approved subject to a Section 106 agreement.
- 4.1.3 The overall purpose of this waste recovery plan for Alkerton Quarry is to achieve to a low-level landform in accordance with the planning consent which will provide similar overall restored level to the previous Restoration Scheme with nature conservation and eco-tourism afteruse by the importation of inert fill from onsite materials and imported inert materials from local building developments. Waste recovery activities for the permanent deposit of inert waste will result in a restoration scheme involving a larger area of Alkerton Quarry being committed to biodiversity and nature conservation purposes and allocated with approximately 0.5ha of the southern area of the site as a Nature Reserve. The site will contribute to country biodiversity targets, in line with guidelines as published in the Landscape Character Assessments and complement the existing Balscote Quarry Local Wildlife Site. As the site evolves, there are further opportunities and partnerships with Buckinghamshire Bird Club (British Trust for Ornithology) and the Berks, Bucks and Oxen Wildlife Trust (BBOWT)
- 4.1.4 The proposals within this waste recovery plan have demonstrated that the Operator is obligated to restore Alkerton Quarry, modelling has been carried out identifying available onsite materials will ensure that waste recovery activities can be achieved using the minimal amount of imported waste required.
- 4.1.5 Waste acceptance procedures (Appendix 5) are applied to the wastes received for recovery so that only strictly inert waste is accepted. These procedures will ensure that accepted wastes are fit for purpose and meet waste quality standards for the site development without causing any significant environmental impact. No imported materials will be used around the pond/SUDS drainage location
- 4.1.6 Waste acceptance procedures will include visual observations and waste descriptions will ensure that only physically and chemically suitable wastes listed in Appendix 6 accepted. Source testing will be required on materials sourced from a possible contaminated hot-spot.

It is considered that robust source testing and waste acceptance procedures in place, ongoing compliance testing (chemical analysis) is not required.

- 4.1.7 Overall, the aim of the waste recovery plan for Alkerton Quarry replaces non-waste material that would have been used in the operation with inert waste materials that performs the same function, thus reserving natural resources and waste serving a useful purpose. This waste recovery plan has provided evidence that Alkerton Quarry are obligated under planning to restore the site that can now only be achieved via the importation of material. The revised scheme also provides enhanced ecological and land use benefits. In addition, this waste recovery plan provides a suitable waste and resource efficiency route from local building development projects which might have otherwise been disposed of at landfill. The waste recovery activities at Alkerton Quarry serves an environmental opportunity to recover inert waste from other sources.
- 4.1.8 In conclusion, the proposed development is a low-level workable restoration scheme that represents sustainable development and provide enhanced beneficial after use for the Site compared to the previous Restoration Scheme.



DRAWINGS

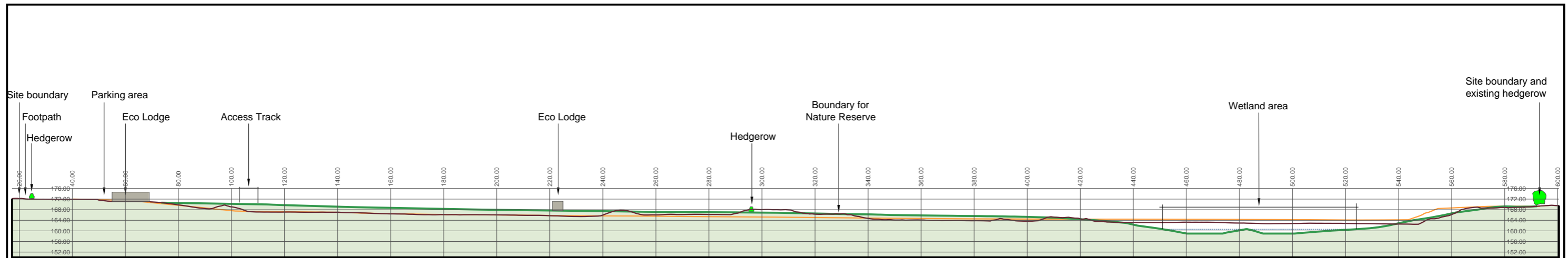
Drawing ref: ALL1198-D11v2 (August 2021), 'Illustrative Cross Sections of Site and Revised Restoration Scheme'

Drawing ref: AL1198-D12v4 (August 2021) 'Comparison of Landforms, Site Conditions and Site Operation'

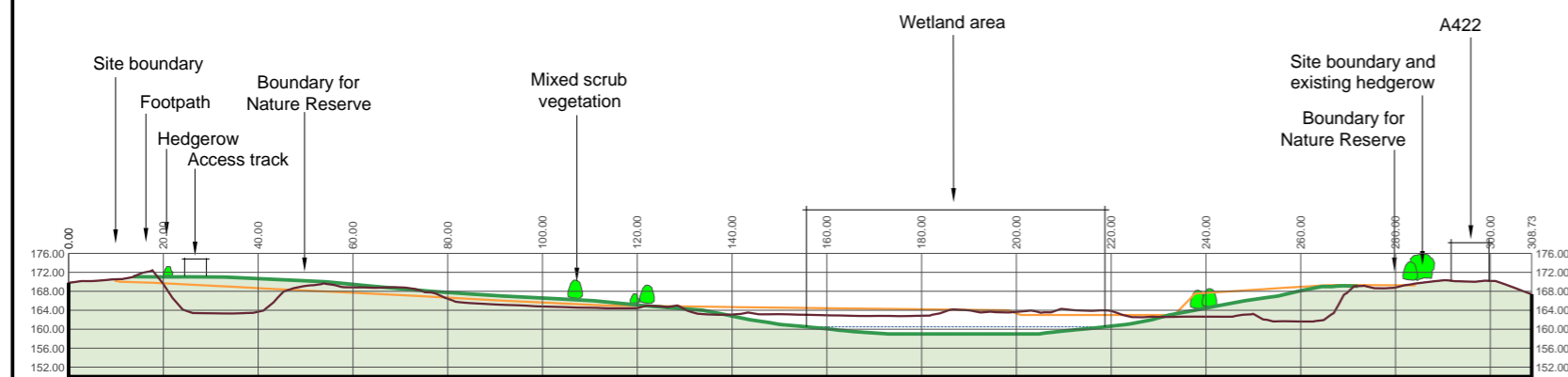
Drawing ref: AL1198-D3v2 (Jan 2021), 'Topographical Site Survey'

Drawing ref: AL1198-D5, 'Alkerton Quarry Site Location'

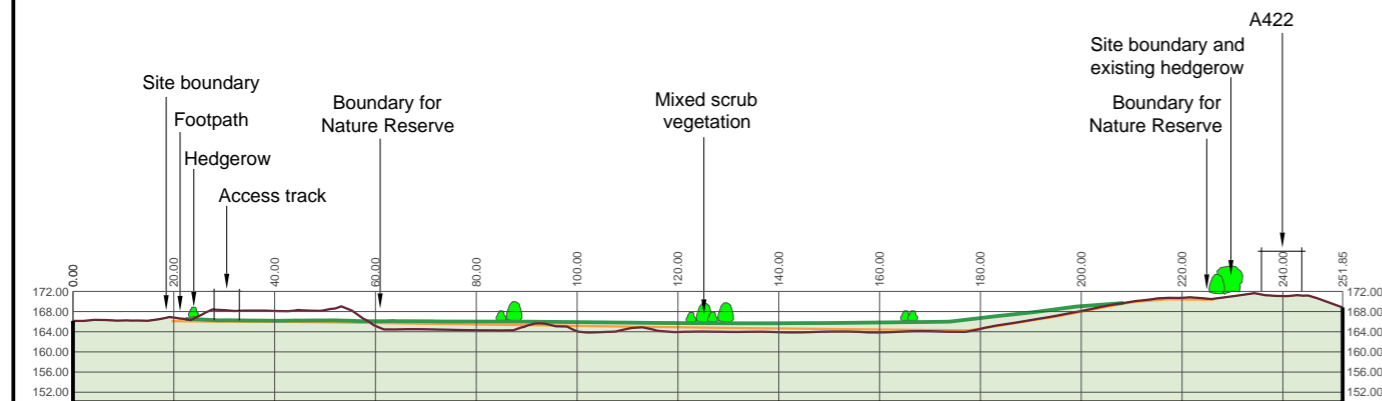
Drawing ref: All1198-D10v5 (May 2021) Revised Restoration Scheme for Nature Reserve and Holiday Eco Lodges'.



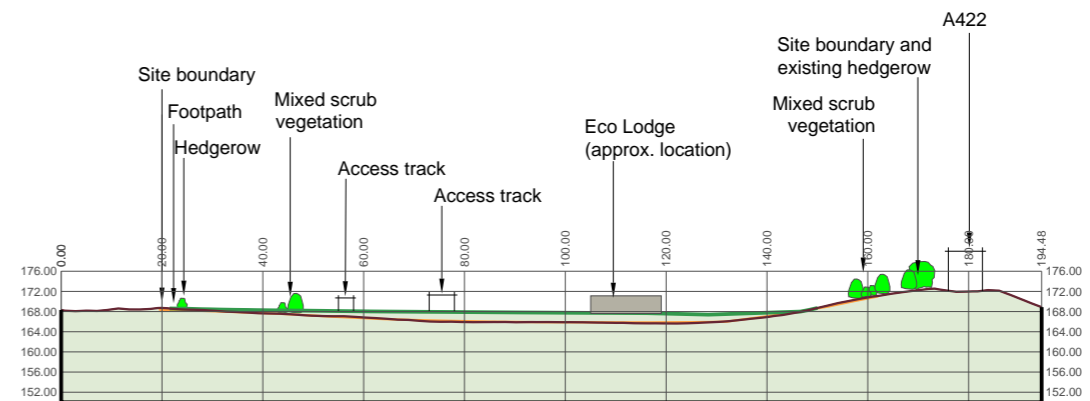
Section 1



Section 2

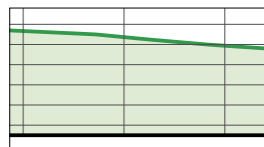


Section 3



Section 4

Key



Outline and shading to demonstrate proposed final restoration landform

— Topographic profile of existing landform

— Topographic profile of consented landform

See Figure P5 for alignment of cross sections

Client:

AT Contracting Ltd.

Project:

Restoration of Alkerton Quarry

Title:

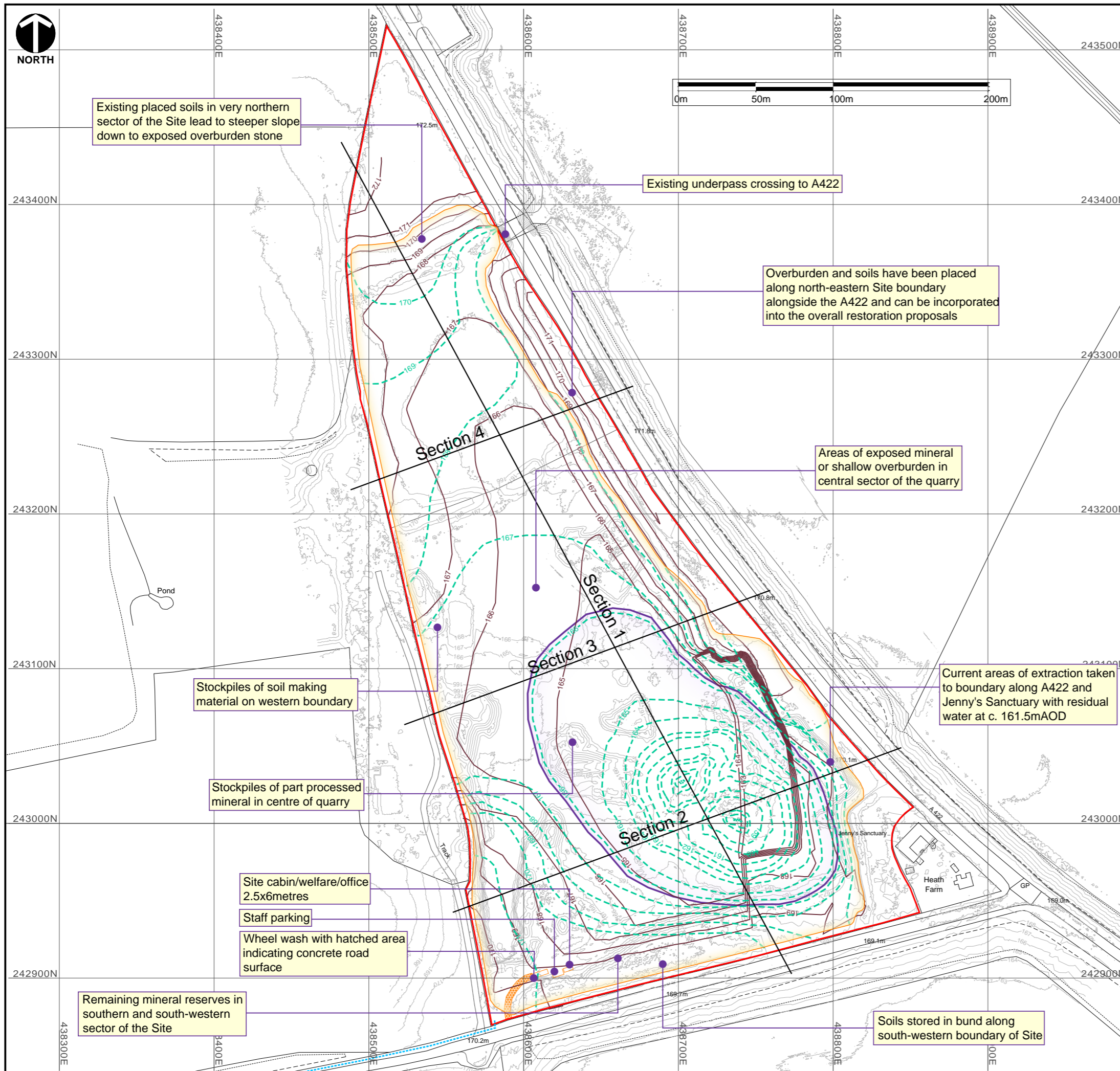
Illustrative Cross Sections of Site and Revised Restoration Scheme

CAD Ref:	Version:	Drawn by:	Scale @ A3:	Origin Date:
AL1198-D11v2	2	RB	Sections 1:1500	August 2021


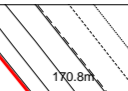
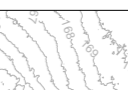
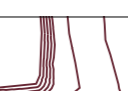
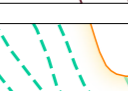
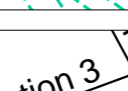


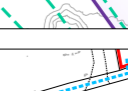


Drawing:
Figure P6

Registered Practice
Landscape Institute



Key

-  Site boundary
-  Ordnance Survey Mastermap data
-  Topographic survey contours taken from drone survey by Geo-4D (September 2020) Ref: P1441-DC-E123-R0
-  Restoration contours set out on drawing Peter Bennie plan ref: benalk/update 160118/rest5 (Jan 2018)
-  Proposed contours (green) as illustrated on Figure P5 (cad ref: AL1198-D10v7) (Orange line indicates edge of the proposed landform area)
-  Alignment of illustrated cross sections see Figure P6 (cad ref: AL1198-D11v2)
-  Proposed location for temporary site cabin, parking and wheel wash during infilling process
-  Boundary delineating placement of native soils (i.e. no placement of imported inert soils)
-  Proposed connection route of foul drainage for eco lodges. (During infilling, temporary facilities via portable toilet systems will be provided)

'Rev A' December 2021, noted placement of natural soils boundary around pond/SUDS drainage location and connection route of foul drain to main sewer.


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Project:
Restoration of Alkerton Quarry

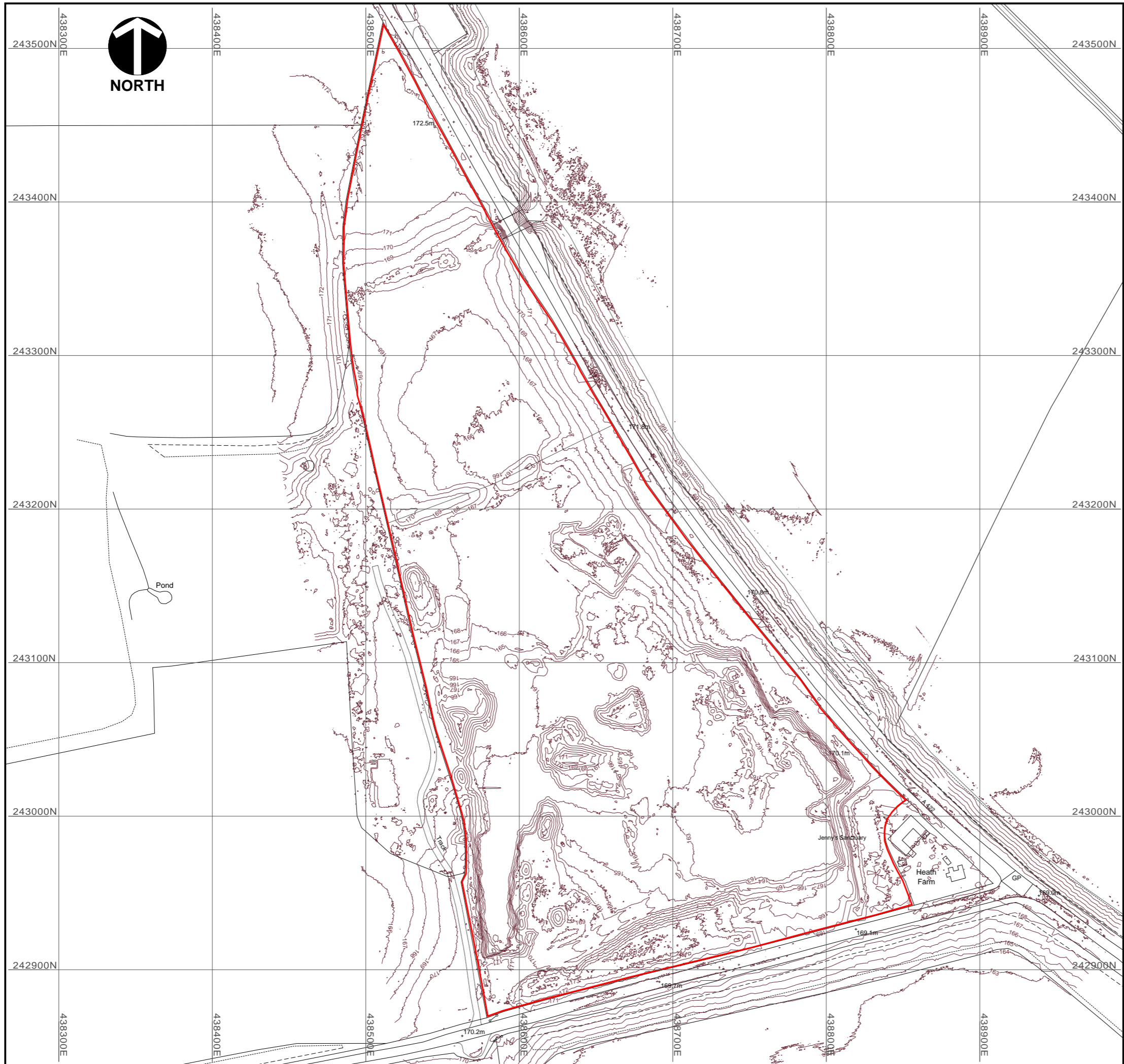
Title:
Comparison of Landforms, Site Conditions and Site Operation

CAD Ref:	Version:	Drawn by:	Scale @ A3:	Origin Date:
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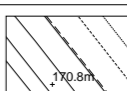
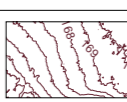


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Drawing:
Figure P4
(Rev A)



Key

-  Site boundary (planning application boundary)
-  Ordnance Survey Mastermap data
-  Topographic survey contours taken from drone survey by Geo-4D (September 2020) Ref: P1441-DC-E123-R0

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Client:
AT Contracting Ltd.

Project:
Restoration of Alkerton Quarry

Title:
Topographic Site Survey

CAD Ref:	Version:	Drawn by:	Scale @ A3:	Origin Date:
AL1198-D3v2	2	RB	Plan 1:2500	Jan 2021

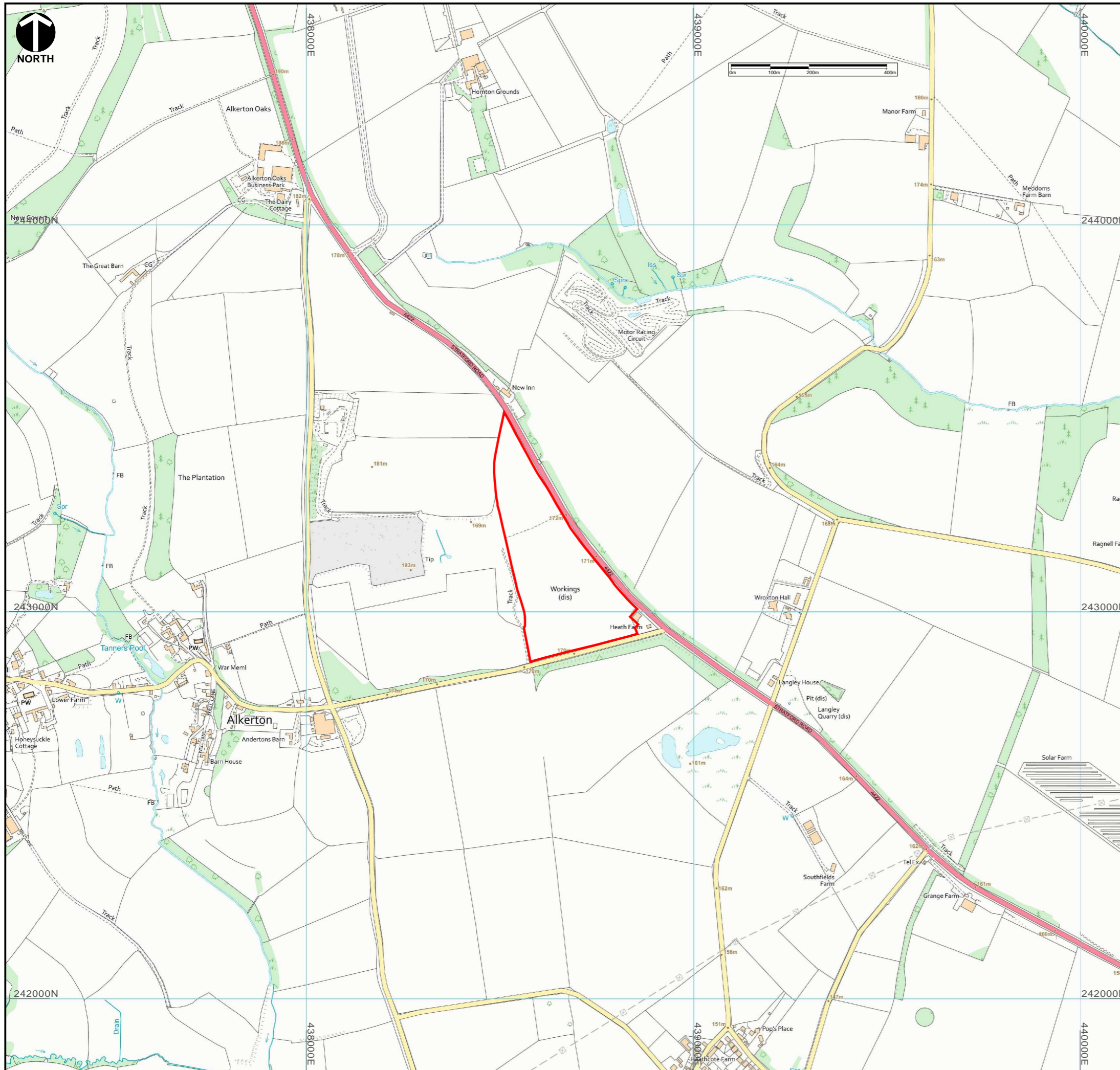


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Drawing:
Figure P3



Landscape Institute



Key

— Site boundary


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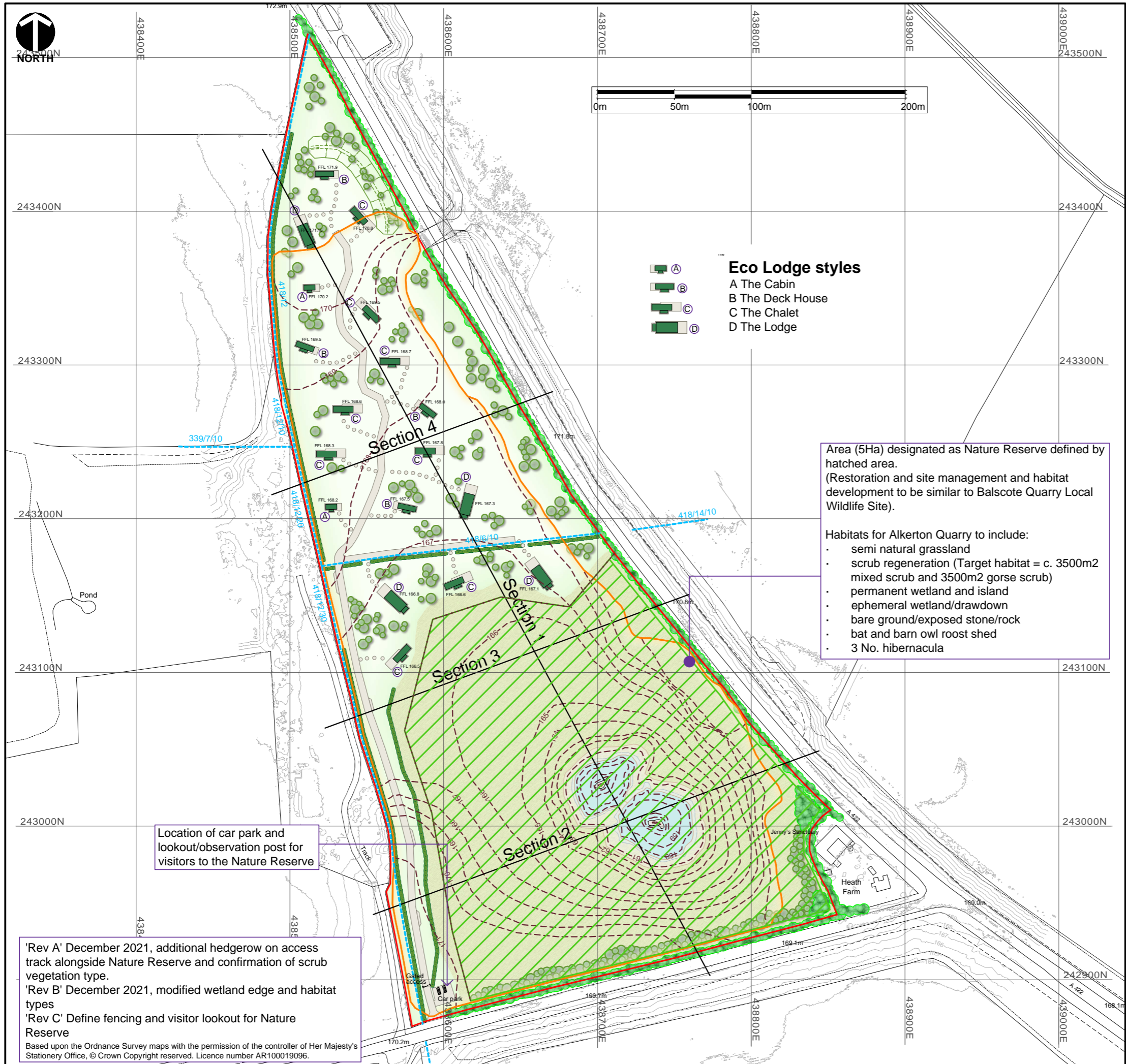
Project:
Alkerton Quarry

Title:
Site Location Plan

CAD Ref: AL1198-D5v1	Version: 1	Drawn by: RB	Scale @ A3: Plan 1:10,000	Origin Date: Jan. 2021
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 Drawing:
AL1198-D5



- Eco Lodge styles**
- A The Cabin
 - B The Deck House
 - C The Chalet
 - D The Lodge

Area (5Ha) designated as Nature Reserve defined by hatched area.
 (Restoration and site management and habitat development to be similar to Balscote Quarry Local Wildlife Site).

Habitats for Alkerton Quarry to include:

- semi natural grassland
- scrub regeneration (Target habitat = c. 3500m2 mixed scrub and 3500m2 gorse scrub)
- permanent wetland and island
- ephemeral wetland/drawdown
- bare ground/exposed stone/rock
- bat and barn owl roost shed
- 3 No. hibernacula

Location of car park and lookout/observation post for visitors to the Nature Reserve

'Rev A' December 2021, additional hedgerow on access track alongside Nature Reserve and confirmation of scrub vegetation type.
 'Rev B' December 2021, modified wetland edge and habitat types
 'Rev C' Define fencing and visitor lookout for Nature Reserve
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Key

- Site boundary
- Ordnance Survey Mastermap data and background survey information beyond site boundary
- Boundary defining the extent of infill to achieve the restoration landform
- Proposed restoration landform contours
- Proposed 3 metre noise attenuation bund with scrub and lowland grass cover
- Proposed native species hedgerow
- Proposed native species woodland or mixed scrub vegetation with limited canopy height and established with lowland grass areas
- Retained existing hedgerows and broadleaved plantation woodland
- Footpaths retained on definitive route (routes beyond site are shown for reference)
- Illustrative eco lodge units with track access and with floor level indicated
- Hatched diagonal graphic (green line) indicating area of proposed Nature Reserve. Northern and western side of Reserve to have 1.2m post and netting fence (brown line with dots).
- Wetland area with permanent water, draw down zone and island features

For Cross Sections see Figure P6

Client:
AT Contracting Ltd.

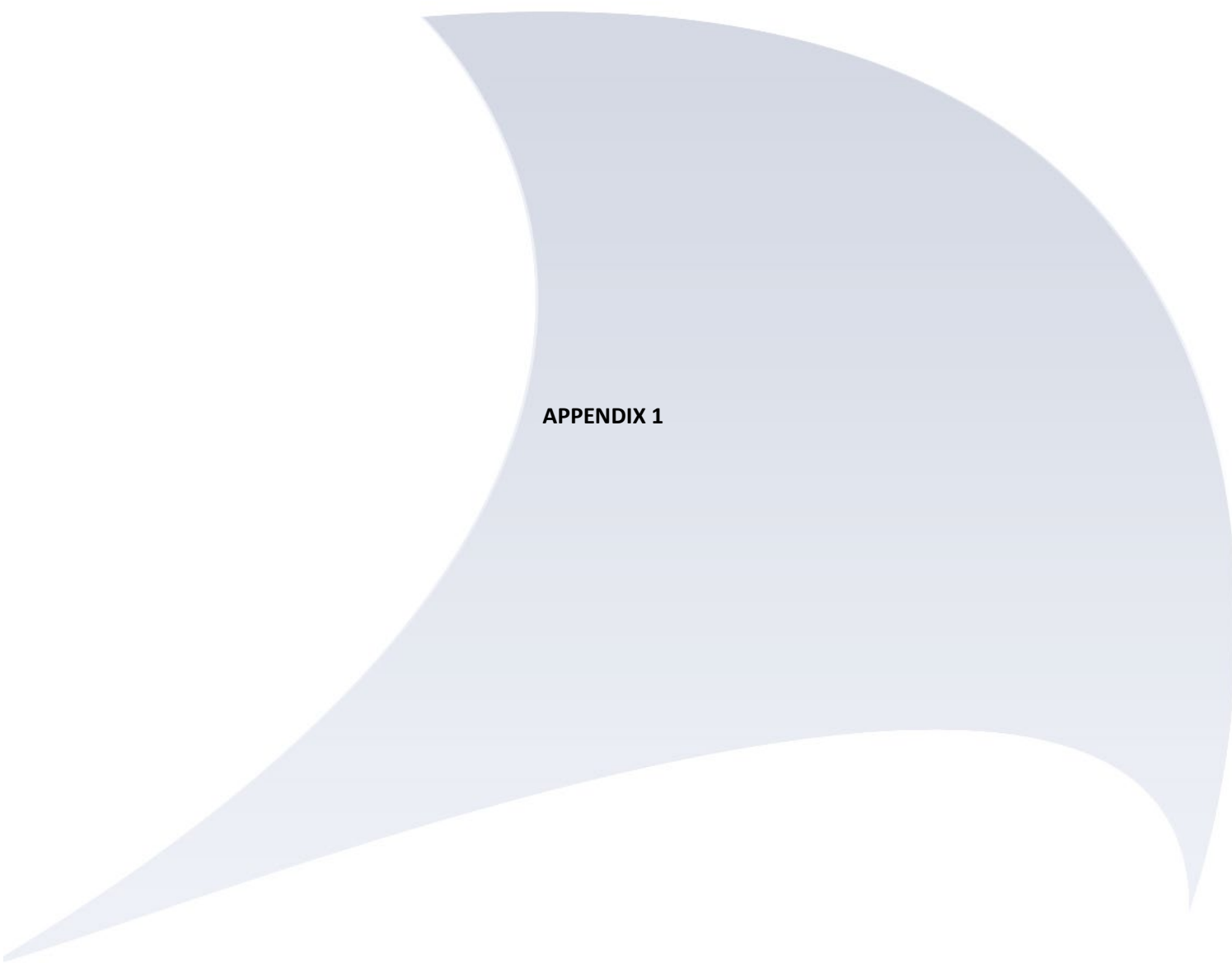
Project:
Restoration of Alkerton Quarry

Title:
Revised Restoration Scheme for Nature Reserve and Holiday Eco Lodges

CAD Ref:	Version:	Drawn by:	Scale @ A3:	Origin Date:
AL1198-D10v8	8	RB	Plan 1:2500	May. 2021

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Drawing:
Figure P5
(Rev C)



APPENDIX 1



OXFORDSHIRE COUNTY COUNCIL

Environment and Place
County Hall
New Road
Oxford
OX1 1ND

Rick Bright,
Bright & Associates

Sent by email

Bill Cotton
Corporate Director for Environment
and Place

Date: 16th July 2021
My ref: PRE.0088/21

Dear Rick,

Site details: Alkerton Quarry, Banbury, Oxfordshire

Description of proposed development: Pre-application advice on modified restoration scheme with nature conservation and eco-tourism afteruse.

Thank you for your request for pre-application advice dated 11th June 2021.

The comments below are offered without prejudice to the determination of a future planning application for this development. Such an application would be assessed on its merits against the development plan and other material considerations at the time of submission.

Proposals

A new restoration plan is proposed to replace the currently approved restoration plan for Alkerton Quarry.

Under the current restoration plan, approved in 2019, the site was due to be restored at the lower level to agricultural use and rough grassland by 2020. It is proposed to modify the approved restoration scheme to allow the importation of inert soil material to achieve an acceptable landform. It is proposed to import 150 000 tonnes of inert material over three years, to create a low-level restoration with improved drainage.

Following the completion of waste importation and deposit, there would be a nature conservation afteruse with eco-tourism. A 5-hectare nature reserve would be created in the southern part of the site, including areas of grassland, scrub, wetland and bare

ground. It would also include a bat and barn owl roost shed. Existing hedgerows would be strengthened, and a new hedgerow created. It is proposed to locate 18 holiday chalets on the northern part of the site. These would be spread out on a grassland with woodland areas.

In the course of the waste deposit, the small quantity of ironstone remaining at the site would be removed under an existing ROMP consent (Ref 97/00430/CM).

The information provided states that the modified restoration scheme would include the removal of the remnant quarry face and the return of a public footpath to its definitive route. There would be a gated access to the holiday chalets and nature reserve from the existing site access onto Rattlecombe Road.

The Site

The application area is approximately 1.2 km (0.8 miles) south of the Cotswolds Area of Outstanding Natural Beauty (AONB), which is contiguous with the county boundary with Warwickshire and the western edge of the A422/ Stratford Road at that point. Balscote Quarry, a Local Wildlife Site, lies approximately 260 metres south of the application area, but there are no designated wildlife sites adjacent. There is an adjacent old landfill to the western edge of the site, which may need to be taken into consideration as regards to final landform/ landscape.

The site area is bisected by a footpath (418/6/10), which crosses the northern half of the unrestored area, approximately 20 to 50 metres south of and parallel to the previously restored triangle of former mineral working within the red-line area. This footpath merges with the public right of way which runs along the western boundary of the site. Footpath (418/12/30) runs south from footpath (418/6/10), while footpath (418/12/10) runs north. A further right of way, footpath (339/7/10) runs west from the western boundary of the application site accessed via footpath (418/12/10). The d'Arcy Dalton Way, a long-distance footpath, is approximately 500 metres north of the application site, running along bridleway (255/5/10) at that point.

The application site lies entirely within Flood Zone 1, which is the lowest of flood risk areas. The closest residential properties are approximately 10m to the south-east of the application site, with the villages of Alkerton and Shennington approximately 800m and approximately 1.3km (1 mile) west of the application site respectively.

The quarry has largely been worked out. The northern tip of the workings was partially restored 14 years ago. The land that has had restoration carried out consists of mainly rough grassland and gorse and covers an area of approximately 2.9 ha. The remainder of the quarry, approximately 7.9 ha remains unrestored, despite an approved restoration plan.

The approved restoration scheme is to a low-level agricultural after use, with rough grassland with perimeter scrub and native hedgerows. The revised restoration, which was approved 21 November 2019, was due to be carried out 2019/ 2020. This has not been done and the open extraction area, remains unrestored.

It is understood that the site was last worked mid-2020, when the mineral beneath the haul road was removed, making implementation of the approved restoration scheme impossible.

Planning History of the site (applications determined by Oxfordshire County Council):

Application 97/00430/CM (MW.003/99b) was submitted January 1997. The application was part of a Review of Old Mineral Permission (ROMP) to consider the conditions attached to the extant permissions for the quarries at Balscote-Hornton-Wroxton and Alkerton. These were for all areas under the same applicant's control with Alkerton Quarry identified as south of Area 5. This permission was issued in January 1999. This specified that mineral extraction is to cease by 21 December 2042, restoration to be completed by 21 December 2043 and aftercare to be completed by 21 December 2048. This application has now been superseded.

Application 01/01478/CM (MW.023/01) was submitted in July 2001. This application was for non-compliance with condition 98, to allow an area greater than 0.5 ha for operational land (excluding roadways, offices and wheel wash) and variation of working plan approved under condition 105 of planning permission referenced 1899/9/3, 1899/9/9, 1899/40009/11 and 1899/40009/12 at Alkerton Quarry, Banbury. This permission was issued in January 2002 and has now been superseded.

Application 12/01365/CM (MW.0113/12) was submitted in July 2012. This was to vary conditions 35, 40, 41, 98 and 99 of 12/00056/12 (MW. 0011/12), relating to the restoration and direction of working (condition 98) and to allow for effective drainage. The permission was issued in November 2012 and has now been superseded.

Application 13/01257/CM (MW.0108/13) was submitted in August 2013. This application was to allow for the implementation of an updated restoration scheme, by varying condition 109 of 12/01365/CM (MW.0113/12). This application was refused in October 2013, as it was considered that it was not a variation of the original condition as it was an application to import waste, which is not part of the original application. There was also insufficient information to demonstrate there would be no harm from the development to the environment or local amenity.

Application 19/00407/CM (MW.0020/19) was submitted in February 2019. This application was a Section 73 application to vary condition 99 of planning permission ref 12/01365/CM (MW.0113/12); to relocate the ephemeral pond. This permission was issued in November 2019 and is the current planning permission.

Pre-application advice was issued on 8th February 2021 for an earlier version of the proposals for a revised restoration scheme, under reference PRE.0010/21.

Advice

A full planning application would be required for the proposed development.

It is understood that operations on site have made it impossible to comply with the existing approved restoration plan. In this case, a new application for an amended restoration plan is required and this should be submitted as soon as possible to regularise the planning status of the site. The proposals that are subject to this pre-application advice request would require a full application. It is possible that an alternative scheme without the importation of inert waste could be applied for via a Section 73 application.

The main local concerns are highways impacts and drainage.

The current proposals would involve import of a lesser amount of waste and therefore fewer HGV movements, compared to an earlier version of the amended restoration scheme on which we provided a Scoping Opinion on in April 2021. However, it would still represent an increase in HGV movements compared to the currently permitted scheme, which uses on-site restoration materials only. Oxfordshire County Council would not support any additional lorry movements through Drayton and Wroxton, which is not a designated lorry route.

Mineral Policies

OMWCS policy M5 states that permission for working of ironstone for aggregate use will not be permitted except in exchange for an agreed revocation (or other appropriate mechanism to ensure the non-working) without compensation of an equivalent existing permission in Oxfordshire containing potentially workable resources of ironstone and where there would be an overall environmental benefit.

It is proposed to extract small quantities of ironstone as part of the development; however this would be within the area covered by an old mineral permission (ROMP) and therefore the ironstone extraction element already has permission.

OMWCS policy M10 states that mineral workings shall be restored to a high standard and in a timely and phased manner to an after-use that is appropriate to the location and delivers a net gain in biodiversity. It contains a checklist of factors which should be taken into account in designing the restoration and afteruse.

The importation of inert waste would delay the final restoration of the site. However, the delay would only be three years and so it is considered that if the proposals are otherwise acceptable, this is unlikely to conflict with the requirement in policy M10 for quarries to be restored in a timely manner.

The overall restoration date for the wider ROMP area, which includes Alkerton Quarry, does not require final restoration until 31 December 2042. However, sites should comply with policy M10 by being restored in a timely manner, following mineral extraction. As Alkerton has essentially been worked out of available mineral, the site should now be restored. If the approved restoration plan is not possible to implement, then a further revised restoration scheme needs to be submitted as soon as possible.

Waste Policies

The proposal to restore the site using imported inert waste would be considered against OMWCS waste policies.

OMWCS policy W6 states that priority will be given to the use of inert waste that cannot be recycled as infill material to achieve the satisfactory restoration and after use of active or unrestored quarries. Permission will not otherwise be granted for development that involves the permanent deposit or disposal of inert waste on land unless there would be overall environmental benefit. Policy W6 offers some support for the proposal to use inert waste to restore the quarry, as long as the inert waste deposited could not be recycled.

However, although the quarry is currently unrestored, it is subject to restoration conditions and has an approved restoration scheme which does not require the importation of inert waste. The disposal of waste has the potential to cause environmental impacts including on highways and residential amenity. Therefore, we would assess any application carefully to determine whether the proposed importation of waste was necessary to achieve an acceptable restoration at the site. The application should seek to demonstrate why the proposed amendments to the restoration scheme would be necessary and beneficial. It should also demonstrate that potential adverse impacts could be effectively mitigated. The proposals will not comply with OMWCS policy W6 if it is considered that the quarry can be satisfactorily restored without the disposal of inert waste and it is relevant that the currently approved restoration plan did not involve inert waste and was found to be acceptable when it was approved.

Other OMWCS policies

Oxfordshire Minerals and Waste Local Plan Part 1 (Core Strategy) (OMWCS) also contains a set of core policies, relevant to minerals and waste development. These include policy C5 which expects proposals for minerals and waste development to demonstrate that they will not have an unacceptable adverse impact on the local environment, amenity, and economy including through visual intrusion and light pollution amongst other things.

OMWCS policy C7 which states that waste developments should conserve biodiversity and where possible, provide a net gain. If development would result in significant harm, development will not be permitted if ecological harm cannot be avoided, adequately mitigated or, as a last resort, compensated.

OMWCS policy C8 states that proposals for mineral and waste development shall demonstrate they respect and where possible enhance local landscape character.

OMWCS policy C10 states that minerals and waste development will be expected to make provision for safe and suitable access to the advisory lorry routes shown on the Oxfordshire Lorry Route Maps. The submitted information states that 'some, but not all' of the imported material would travel through Banbury and the villages of Drayton and Wroxton. This would be contrary to policies requiring suitable HGV access, including OMWCS policy C10 and also CLP 1996 policy TR10 which states 'Development that would generate frequent HGV movements through residential areas or on unsuitable urban or rural roads will not be permitted. The Council will resist proposals for the

establishment of HGV operating centres where they would create traffic problems or adversely affect the amenity of residential areas or villages.’ Therefore, the routes for HGVs importing any additional restoration to the site must be carefully re-considered prior to submitting an application.

Nature Reserve

A 5-hectare nature reserve is proposed as part of the restoration. We would require a commitment to the management of this reserve for a 20-year period following the end of the statutory 5-year aftercare period. This would be secured by a Section 106 legal agreement setting out the developer’s obligations to fund the implementation of the approved management plan. Details will be needed about the proposed level of public access to the reserve, access for guests at the holiday accommodation and any provision for car parking. Careful consideration should be given to the balance between management for biodiversity and public access.

Due to the short timescales for the restoration of the site, as much information as possible should be provided with the planning application, rather than being left to be dealt with under conditions.

Eco-tourism accommodation

Applications for tourist accommodation would usually be determined by Cherwell District Council, as local planning authority. However, as this is proposed as part of the restoration of a quarry, Oxfordshire County Council would determine the application. Full details of the proposed restoration and afteruse should be provided, including elevations, materials and floorplans for the proposed cabins. You may wish to seek informal pre-application advice from Cherwell District Council as they will be a consultee on any application submitted and will have experience in applying policies to this type of development in rural areas.

CLP 2031 policy SLE3 supports proposals for new tourist facilities in sustainable locations, where they accord with other policies in the plan. Therefore, the application should seek to address the extent to which the proposed location is sustainable for a permanent tourism use.

Other relevant policies that the proposals would need to be assessed against include CLP 2031 ESD10 (biodiversity), ESD13 (landscape) and ESD17 (Green Infrastructure).

ESD10 states that in considering development proposals, a net gain in biodiversity will be sought by protecting, managing, enhancing and extending existing resources, and by creating new resources. ESD13 states that opportunities would be sought to secure the enhancement and character of the local landscape and development will be expected to respect and enhance local landscape character. ESD17 states that the District’s green infrastructure network will be maintained and enhanced through measures including protecting and enhancing existing sites and features forming part of the green infrastructure network and proposals should maximise the opportunity to maintain and extend green infrastructure links.

CLP 2031 policy SLE 3 states that all development proposals will be encouraged to reflect high quality design and high environmental standards, demonstrating sustainable construction methods. Examples are provided. The built development proposed for the site should demonstrate high quality design and sustainable construction methods, in order to comply with this policy.

CLP 1996 T7 (saved policy) states that proposals for the conversion of a suitable building beyond the limits of a settlement to self-catering holiday accommodation will be favourably considered providing that specified criteria are met. However, this policy relates to the conversion of existing buildings, rather than the construction of new buildings for self-catering accommodation. There does not appear to be a policy directly addressing the new construction of tourist accommodation in rural areas.

The rights of way team have pointed out that the location would allow for guests at the holiday accommodation to access a number of local attractions by foot and bicycle. Therefore, any proposals forthcoming for this development should be designed to encourage guests to use sustainable methods of transport as much as possible during their stay.

The holiday chalets would generate ongoing vehicle movements to the site, although following the construction period these would generally be cars rather than HGVs. It is considered that the generated vehicle movements, would have a negligible impact on the local highway network, given the close proximity to the A422. The site is in a location that is not sustainably accessible, but this is largely inevitable for a holiday destination of this nature.

AONB

The site is not located within an Area of Outstanding Natural Beauty (AONB) but might be visible from the Cotswolds AONB, which is only a short distance away. Therefore, any application which is submitted for this development must consider potential impacts on the AONB.

Development Plan Policies

Cherwell Local Plan 2031 Part 1

SLE 3 – Supporting Tourism Growth
ESD 3 – Sustainable Construction
ESD 7 – Sustainable Drainage Systems
ESD 8 – Water Resources
ESD10 – Biodiversity and the Natural Environment
ESD 13 – Local Landscape Protection
ESD15 – Character of the Built and Historic Environment
ESD 17 – Green Infrastructure

Cherwell Local Plan 1996 (Saved Policies)

C7 – Landscape Conservation
C8 – Sporadic Development in the Open Countryside
C9 – Scale of Development Compatible with a Rural Location
C28 – Layout, Design and Appearance of New Development
ENV1 – Development likely to cause detrimental levels of pollution

Oxfordshire Minerals and Waste Local Plan (OMWCS)

The following policies would be relevant to the determination of the application:

M5– Aggregate Minerals
M10 – Restoration of mineral workings
W6 – Landfill
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

Other Material Considerations

National Planning Policy Framework (NPPF):

Particularly sections on meeting the challenge of climate change, sustainable transport, achieving well designed places, conserving and enhancing the natural environment and minerals.

National Planning Practice Guidance (NPPG):

Particularly the paragraphs on minerals, determining a planning application and natural environment.

National Planning Policy for Waste (NPPW)

Particularly paragraph 7 which states that in determining applications, waste planning authorities should ensure that landraising or landfill sites are restored to beneficial after uses at the earliest opportunity and to high environmental standards through the application of appropriate conditions where necessary.

Cotswolds AONB Management Plan

Although the site is located outside the AONB, Management Plan policies on Landscape (CE1), Local Distinctiveness (CE3), Tranquillity (CE4) and Dark Skies (CE5) might potentially also be of relevance depending on the design and its envisaged impacts.

Comments from Oxfordshire County Council teams

Transport Development Control

The previous proposal involved the importation of 450,000 m³ (in the region of 750,000 tonnes) of spoil from HS2 works. This latest proposal is for the import of 50,000 tonnes (~90,000 m³) of material per year for three years, which represents a significant reduction. However, the currently approved restoration scheme, as per MW.0113/12 and MW.0020/19, can be achieved by using soil already on the site. This is confirmed in the Supporting Statement to MW.0020/19, para. 4.1.1, which says “The new scheme does not require the importation of any restoration materials.” This means that any associated HGV movements will be additional to the local highway network as they are not required to fulfil the current agreed scheme.

The Request for Screening and Scoping Opinion document says that “some, but not all” of the imported material will travel through Banbury and the villages of Drayton and Wroxton. OCC would not support any additional lorry movements on this route, which is not a designated lorry route, and they would be considered contrary to Policy TR10 of the Cherwell Local Plan, which states: “Development that would generate frequent HGV movements through residential areas or on unsuitable urban or rural roads will not be permitted. The Council will resist proposals for the establishment of HGV operating centres where they would create traffic problems or adversely affect the amenity of residential areas or villages”.

Long term, the proposal is to establish a nature reserve and a development of 18 holiday chalets. It is considered that the generated vehicle movements, predominantly cars, will have a negligible impact on the local highway network, given the close proximity to the A422. The site is in a location that is not sustainably accessible, but this is largely inevitable for a holiday destination of this nature.

For more comprehensive Highways Advice, the Transport Development Control team offer a separate charged service: <https://www.oxfordshire.gov.uk/residents/roads-and-transport/transport-policies-and-plans/transport-new-developments/pre-application-highway-advice>

Drainage and flooding

A detailed Surface Water Management Strategy, in line with Oxfordshire Local Standards, will be required with the proposals to deal with water quality as well as flood risk, during restoration and in perpetuity.

The Non-statutory technical Standards for sustainable drainage systems were produced to provide initial principles to ensure developments provide SuDS in line with the NPPF and NPPG. Oxfordshire County Council have published the “Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire” to assist developers in the design of all surface water drainage systems, and to support Local Planning Authorities in considering drainage proposals for new development in Oxfordshire. The guide sets out the standards that we apply in assessing all surface

water drainage proposals to ensure they are in line with National legislation and guidance, as well as local requirements.

The SuDS philosophy and concepts within the Oxfordshire guidance are based upon and derived from the CIRIA SuDS Manual (C753), and we expect all development to come forward in line with these principles.

In line with the above guidance, surface water management must be considered from the beginning of the development planning process and throughout – influencing site layout and design. The proposed drainage solution should not be limited by the proposed site layout and design.

Wherever possible, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of the site. Therefore, we will expect existing drainage features on the site to be retained and they should be utilised and enhanced wherever possible.

Space must be made for shallow conveyance features throughout the site and by also retaining existing drainage features and flood flow routes, this will ensure that the existing drainage regime is maintained, and flood risk can be managed appropriately.

Ecology

Overall, I am satisfied in principle with the proposals to amend the restoration, which will seek to ensure greater benefits for biodiversity than the approved scheme. The application proposals must demonstrate how the nature conservation value of the site is achieved and maintained, while being balanced with the requirements of the small-scale holiday chalets. Details must be presented to explain how harm from recreational impacts will be avoided.

An application must be supported by up to date ecological assessments to identify protected, notable and priority species, designated sites, important habitats and any other notable biodiversity features which may be directly or indirectly impacted. Habitat and species surveys should be undertaken in accordance with prevailing best practice guidance and carried out by suitably qualified personnel. The Chapter will include a desk study, with data obtained from the Thames Valley Environmental Records Centre (TVERC).

The EIA should answer the following questions:

- What species or habitats are involved;
- What is the population level (or area) likely to be affected by the proposal;
- What are the direct and indirect impacts of the proposal on Species or Habitats of Principal Importance;
- Is the impact necessary or acceptable, in consideration of the 'avoid, mitigate, compensate' hierarchy;
- What can be done to mitigate the impact; and
- Will a licence be required from Natural England?

The Ecology Chapter will state whether the proposed works have the potential to impact on a European Protected Species and result in an offence under The Conservation of Habitats and Species Regulations 2017 (as amended). If an offence is likely, the applicant will need a licence from Natural England and OCC must consider whether a licence is likely to be obtained before granting planning permission.

It must be noted that protected species surveys are typically valid for 12 months (less for badgers). Any deviation from best practice guidance will need to be approved by the Ecology Officer prior to submission.

Biodiversity Net Gain

The scheme shall demonstrate that a measurable net gain in biodiversity will be achieved, in accordance with local and national planning policy. The restoration scheme will be designed to ensure high quality ecological habitat is provided and managed for long-term biodiversity benefits.

This shall be calculated using a biodiversity accounting metric; at the time of writing, the recommended calculator is the Defra 2.0 metric. It should be noted that this version of the metric is under review, therefore the application must be supported by the most up to date version at the time of submission. Use of another calculator will not be approved. The metric calculations will be informed by up to date baseline survey information and realistic expectations of what can be achieved in terms of habitat replacement, time to target condition and long-term management.

Impacts within the scheme area should in the first instance be minimised wherever possible and where it is not possible to achieve gains on-site and there is a consequential net loss, off-site compensation will be required. Details on how the net gain will be achieved will be provided at the application stage to provide confidence in what is achievable.

While no set percentage for biodiversity net gain is currently provided within local or national policy, the upcoming Environment Bill is expected to request a minimum of 10% biodiversity net gain above the baseline. The proposed scheme should therefore achieve a minimum 10% net gain in biodiversity, providing a meaningful contribution to local nature recovery. Should further policy or legislation come into force prior to submission of an application which expects a higher percentage net gain (for example a minimum 20%), this higher value must be provided. It is expected that the management will be guaranteed for a minimum of 25 years above the 5-year aftercare period.

Landscape

The site is not located within an Area of Outstanding Natural Beauty (AONB) but might be visible from the Cotswolds AONB, which is only a short distance away.

The Oxfordshire Landscape and Wildlife Study (OWLS) shows the site to be located in the Landscape Type 'Farmland Plateau' and the Local Character Area 'Hornton to North Newington (NU/22)'. Landscape guidelines for this landscape type seek amongst other things the environmentally-sensitive maintenance and management of hedgerows, the strengthening of field patterns by planting up gappy hedges and the establishment of tree

belts around quarries and other large structures to reduce their visual impact using locally characteristic native tree and shrub species. It also seeks the restoration and after-use of quarries in a way that strengthens and enhances the local landscape character.

The development seeks to import inert soil material, which in turn will require a revision of the site's approved contours and restoration scheme. The provision of a greater area of nature conservation is welcomed but I am not sure how compatible the proposed uses of a nature reserve and holiday chalets in this location are, since nature conservation areas tend to be sensitive to disturbance.

The afteruse of chalets will introduce built form and activity into a rural area rather than restoring it to agriculture and nature conservation as it was previously agreed. This has the potential to adversely affect local landscape character and views, the impact of which will have to be assessed.

A Landscape and Visual Impact Assessment (LVIA) will be required to assess the impacts of the proposals on landscape character and views. This should be in line with the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3) and assess both landscape and visual effects including any potential impacts on the Cotswolds AONB or its setting.

Visualisations should follow the Landscape Institute guidance TGN 06/19. As a minimum Type 1 visualisations (i.e. annotated viewpoint photograph) should be provided but a higher type of visualisation might be required for selected viewpoints should particular visual concerns arise.

It is recommended that the methodology, study area and viewpoints are agreed with relevant local authority landscape officer prior to the LVIA being completed.

The assessment should not only consider the landscape and visual effects of extraction, infilling and restoration of the site itself but also take account of the potential impact of HGV movement and car traffic on landscape character and landscape quality (e.g. tranquillity), especially should the Cotswolds AONB be affected.

The introduction of holiday chalets has the potential to introduce activity and lighting into what's currently a dark area. The LVIA will therefore also need to consider the impact of lighting on the landscape character, views and dark skies. The Cotswolds AONB have produced a Position Statement on 'Dark Skies & Artificial Light', which together with the Guidance Note 1 for the Reduction of Obtrusive Light (January 2020) by The Institution of Lighting Professionals (ILP) (<https://theilp.org.uk/resources/>) should be taken into account should lighting be proposed.

Similarly, potential impacts on the tranquillity caused by the development will need to be assessed. Although the site is located outside the AONB, Management Plan policies on Landscape, Local Distinctiveness, Tranquillity and Dark Skies might still be relevant depending on the impact of the scheme.

In line with best practice guidance, the assessment should be used to inform the proposal with regard to the most appropriate landform, layout and landscape treatment. In addition, local landscape character assessments and ecological requirements should be used to

inform the restoration of the site. In this context consideration should also be given to how the proposal could best compliment the restoration on the adjacent landfill with a view to maximise landscape, ecological and green infrastructure benefits.

In addition, consideration will need to be given to the impact of the proposals on the affected Public Rights of Way (PRoW) and the Council's Public Rights of Way Officer should be consulted on the proposal.

Whilst I see no issue with the restoration to nature conservation, the appropriateness of the introduction of chalets will depend on further detail, its impact on landscape character and views, and the restoration of the site for the benefit of landscape, biodiversity and green infrastructure.

Information required should an application be made:

- Detailed description of the proposal
- Supporting Statement
- Tree survey to BS5837:2012 (Trees in relation to construction) if trees are affected.
- Plans and cross-sections as necessary to understand the scheme and its potential impact
- A Landscape and Visual Impact Assessment (LVIA) in accordance with the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA) carried out by a suitably experienced landscape professional. Visualisations should follow the Landscape Institute guidance TGN 06/19.
- Lighting information (if proposed)
- A Landscape Masterplan. This should include:
 - o notes explaining the rationale behind the scheme with reference to other important characteristics such as views, need for screening etc,
 - o trees/ mature vegetation to be retained,
 - o trees/mature vegetation to be removed,
 - o type of new planting,
 - o changes in level;
 - o means of enclosure;
 - o vehicle and pedestrian access and circulating areas;
 - o hard surfacing materials;
 - o structures and minor artefacts (e.g. signs, lighting etc.)

- A Planting Plan:

In addition to showing the key components of the landscape masterplan this should include soft landscape specifications such as plant species/seed mixes, plant sizes, planting densities, ground preparation and information on ongoing management/maintenance.

Planting should be mixed native, in keeping with the landscape character, support wildlife and offer resistance to pest and diseases as well as climate change.

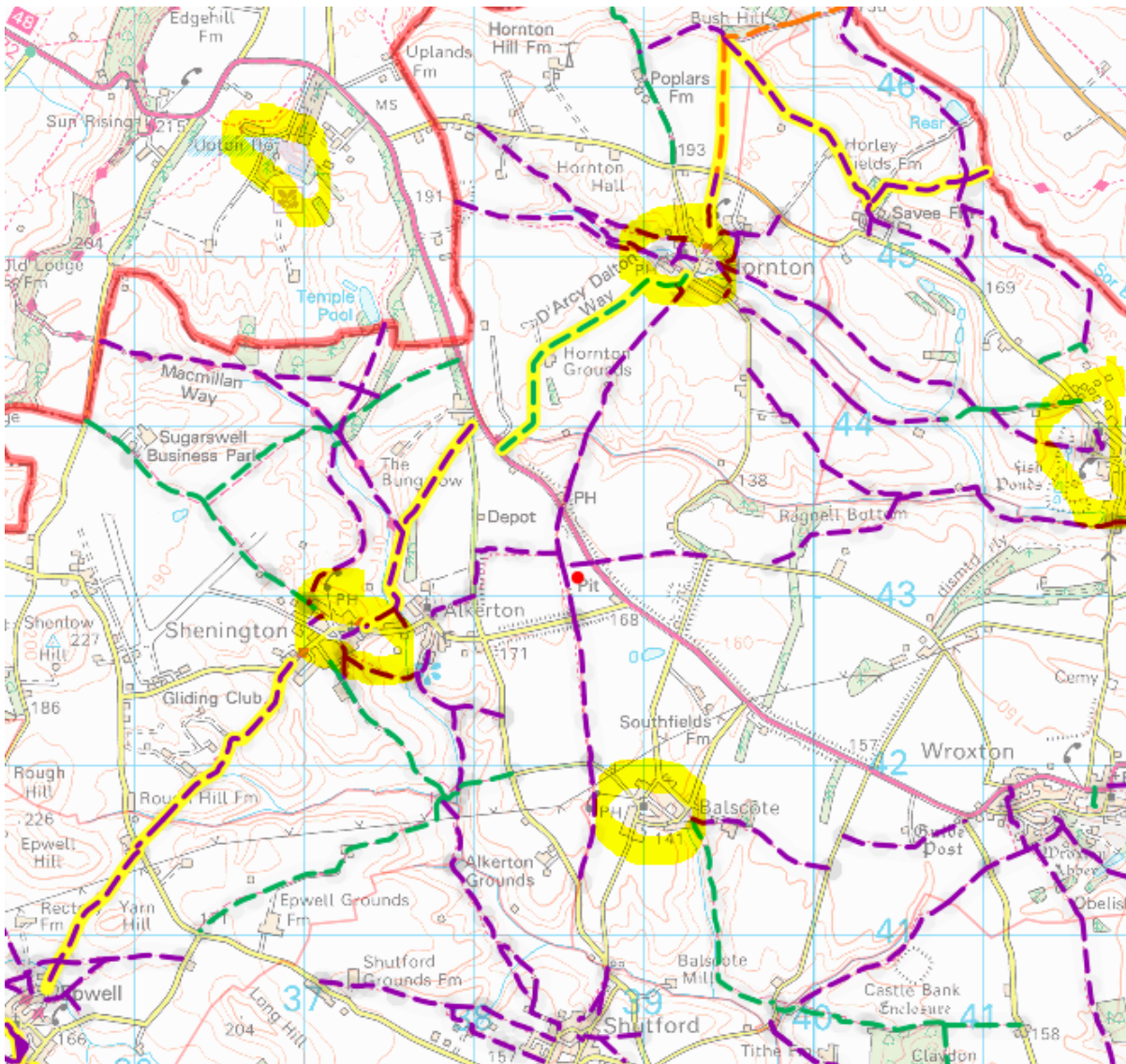
For further information about the requirements for assessing impact on landscape, please contact Haidrun Breith Haidrun.Breith@Oxfordshire.gov.uk

Rights of Way

The proposed restoration to small-scale tourism and the reinstatement of public rights of way on their definitive line has a few points that probably need more consideration.

It seems like the reinstated footpaths will be enclosed by hedges to separate them from the proposed glamping area. This is understandable but it will be important to retain views, safety, easy maintenance and feeling of openness. Often if paths are fenced to too narrow an initial width this can cause problems with hedges overgrowing across the path, poor access for hedge maintenance, and more often the path turning boggy as users are focused on a narrow wearing trip necessitating surfacing and other measures. These can be avoided by providing an open sided path or leaving a wider width so that hedges do not encroach, tractors can access the path to flail the hedge from the inside, and users are not concentrated in a narrow strip. At this stage I'd suggest a 6m+ path corridor would help achieve this. I'd also want details of proposed locations of waste/sewage facilities to take account of the public footpaths.

For potential users of the glamping site, access to and along the footpaths for holiday makers needs to be factored in as the onsite paths and the surrounding area gives a great opportunity to access goods, services and the wider countryside during their stay without having to use cars. This could be very attractive for people wanting to stay on an eco site. I have attached an image below which shows local countryside attractions including the National Trust's Upton House, pubs, rights of way and promoted routes and villages that are within 3km of the site which makes them eminently walkable and cyclable from the site – and a real reason to come and stay there.



We could work with the developer and neighbouring landowners using a reasonable s106 contribution, to enhance access along public rights of way and quiet roads for the benefit of site users and the public. In due course I can have more discussions about this and supply estimates.

Annex 1 contains standard measures for applications affecting public rights of way.

To discuss the proposals for Public Rights of Way further, please contact Paul Harris paul.harris@oxfordshire.gov.uk

External consultees

I have not consulted external consultees, as many have their own chargeable pre-application advice service. Therefore, you may also wish to seek advice from Cherwell District Council and the Environment Agency before finalising your proposals.

Environmental Impact Assessment (EIA)

A Scoping Opinion has been provided separately.

Planning Application Process

Once a planning application has been made and validated, we work to a 13-week target for determination (16 weeks for EIA development). The likelihood of this being met depends on the complexity of the application, how comprehensive the information submitted is and the level of objection.

Committee dates for 2021 are set out below:

6th September 2021
18th October 2021
29th November 2021

This meeting is usually held at 2pm at County Hall in Oxford.

Consultees

A range of statutory and non-statutory consultees would be formally consulted for a 21-day period by OCC as Planning Authority following the submission of the application. These will include the District Council, any neighbours that could be affected, local Parish Councils, the local County Councillor, internal consultees and expert bodies. Section 6 of the Oxfordshire Statement of Community Involvement 2020 contains more information. This document can be found on the Oxfordshire County Council website: [Statement of Community Involvement \(oxfordshire.gov.uk\)](https://www.oxfordshire.gov.uk/consultation-and-community-involvement)

Public engagement

Applicants are encouraged to liaise with stakeholders prior to the submission of an application to ensure that there is good communication and allow the potential for proposals to be amended in light of any legitimate concerns. It would be helpful if the application could include details of how the scheme has developed or been modified in response to public engagement.

I recommend that you undertake liaison with the local community, so that they are aware that the application is going to be submitted prior to being formally consulted. Pre-submission engagement could also help inform the final proposals by taking on board feedback from the local community.

Shenington with Alkerton Parish Council responded to the consultation on the Scoping Opinion for the previous proposed amended restoration and stated that they are concerned about the traffic that would be generated by these proposals. They stated that their understanding of the original proposal for the quarry was that it would be simply landscaped and allowed to return to grassland rather than have a new business opportunity established there. They feel that it would demonstrate considerable goodwill if

there were some consideration of improvement to the local community, given the significant disruption proposed for the infill phase. It is therefore recommended that the applicant is pro-active in engaging the Parish Council, to understand what mitigation measures they feel would be necessary or appropriate in relation to the proposals. I have not received any comments from the Parish Council on the Scoping Opinion for the current proposals.

Validation

Although not recently updated and so not currently a legal requirement for the validation of applications, the Oxfordshire County Council's validation checklist provides details of the information which needs to be submitted along with a planning application. The list can be found on our website:

<https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/planningpolicy/ValidationChecklist.pdf>

Documents to be provided with the application would be as required for the previous submission, but care should be taken to ensure that all plans and documents are fully updated to reflect the changes to the proposed scheme.

The following will be required:

- Application Form
- Notice(s)
- Location Plan
- Red line boundary Plan
- Planning Statement – including details of method of working, timescale and phasing
- Phasing Plans
- Restoration Plan
- Proposals for aftercare and long-term management
- Air Quality Assessment (including Dust Assessment)
- Ecological Assessment
- Biodiversity Metric (current version is DEFRA 2.0)
- Flood Risk Assessment
- Landscape and Visual Appraisal (LVIA) (in accordance with GLVIA3)
- Landscape Plan – showing existing vegetation to be lost and retained, and new planting
- Landscape Management Plan – outlining the long-term management of restored site
- Lighting Scheme for any external lighting proposed
- Assessment of impacts of any lighting proposed
- Noise Impact Assessment
- Sustainability Statement
- Cumulative impact assessment
- Transport Assessment
- Tree Survey to BS5837:2012 standard
- Surface Water Drainage Plan
- Full details of proposed built development on restored site – elevations, floorplans and site plan for holiday chalets and any associated buildings and structures.

The Local List of Validation Requirements provides further detail on these requirements. In this case, as there is an EIA, some of these requirements would be covered by the Environmental Statement.

The final application should be submitted via the Planning Portal – www.planningportal.gov.uk . Details of the fees for submitting planning applications can also be found on the Planning Portal, which also has a fee calculator function: https://www.planningportal.co.uk/info/200126/applications/59/how_to_apply/7

If you have any questions regarding this advice, please contact me.

Yours sincerely

M Hudson

Mary Hudson
Principal Planning Officer

mary.hudson@oxfordshire.gov.uk
07393 001 257

Disclaimer

Any advice given in relation to the planning history of the site, planning constraints or statutory designations does not constitute a formal response of the Council under the provisions of the Land Charges Act 1975.

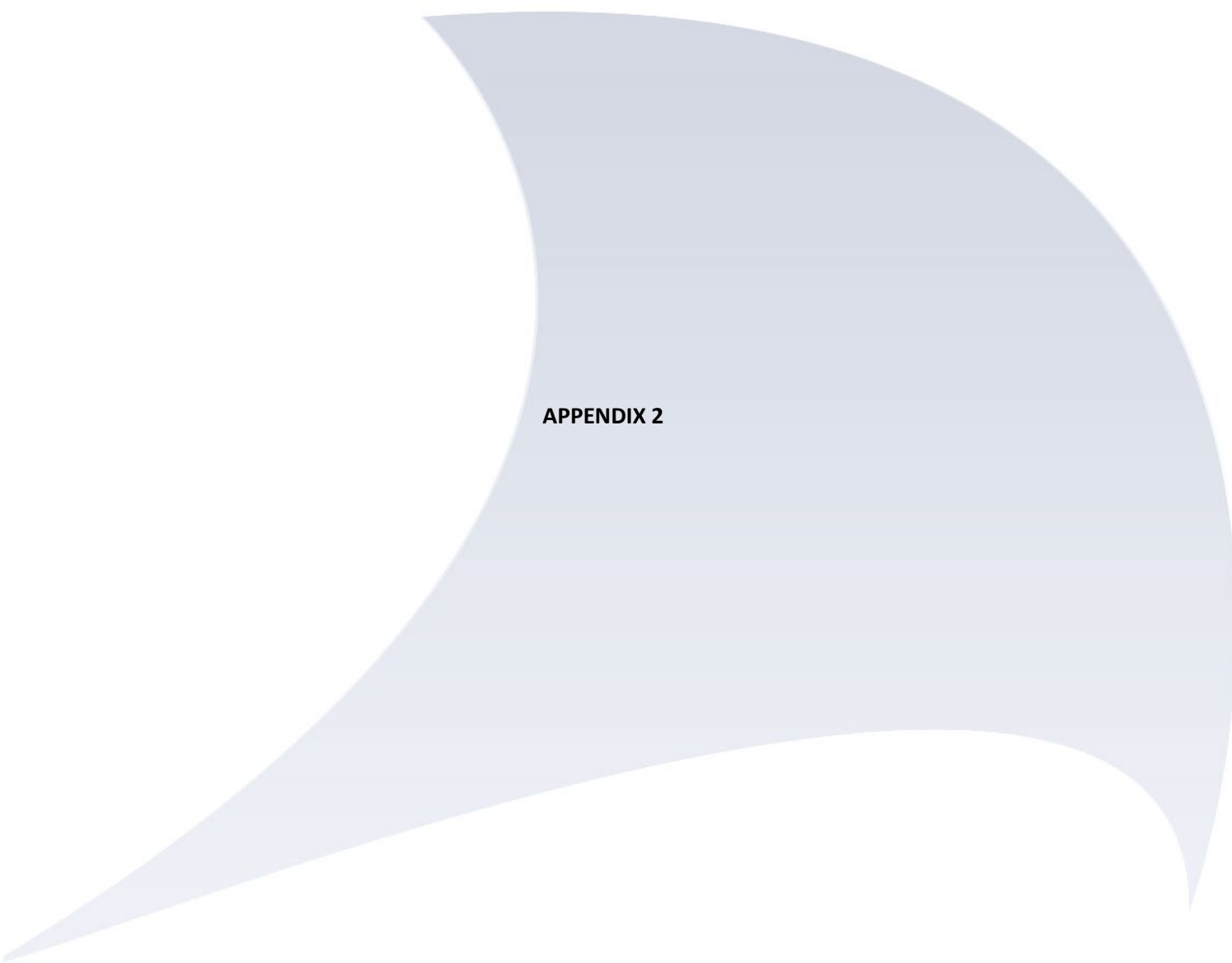
Any pre-application advice given by Council Officers does not constitute a formal response or decision of the Council with regards to future planning consents.

Any views or opinions expressed are given in good faith, and to the best of ability, without prejudice to the formal consideration of any planning application, which will be subject to public consultation and ultimately decided by the Council. The Council cannot guarantee that new issues will not be raised following submission of a planning application and consultation upon it.

You should be aware that Officers cannot give guarantees about the final formal decision that will be made on your planning or related applications.

Annex 1 - Standard measures for applications affecting public rights of way

1. **Correct route of public rights of way:** Note that it is the responsibility of the developer to ensure that their application takes account of the legally recorded route and width of any public rights of way as recorded in the definitive map and statement. This may differ from the line walked on the ground. The Definitive Map and Statement is available online at www.oxfordshire.gov.uk/definitivemap.
2. **Temporary obstructions.** No materials, plant, temporary structures or excavations of any kind should be deposited / undertaken on or adjacent to the Public Right of Way that obstructs the public right of way whilst development takes place.
3. **Route alterations.** The development should be designed and implemented to fit in with the existing public rights of way network. No changes to the public right of way's legally recorded direction or width must be made without first securing appropriate temporary or permanent diversion through separate legal process. Alterations to surface, signing or structures shall not be made without prior written permission by Oxfordshire County Council. Note that there are legal mechanisms to change PRoW when it is essential to enable a development to take place. But these mechanisms have their own process and timescales and should be initiated as early as possible – usually through the local planning authority.
4. **Vehicle access (construction):** No construction / demolition vehicle access may be taken along or across a public right of way without prior written permission and appropriate safety/mitigation measures approved by Oxfordshire County Council.
5. **Vehicle access (Occupation):** No vehicle access may be taken along or across a public right of way to residential or commercial sites without prior written permission and appropriate safety and surfacing measures approved by Oxfordshire County Council.
6. **Gates / right of way:** Any gates provided in association with the development shall be set back from the public right of way or shall not open outwards from the site across the public right of way.
7. **Improvements to routes:** Public rights of way through the site should be integrated with the development and improved to meet the pressures caused by the development whilst retaining their character where appropriate. This may include upgrades to some footpaths to enable cycling or horse riding and better access for commuters or people with lower agility. Proposed improvements should be discussed and agreed with Oxfordshire County Council.



APPENDIX 2

AT CONTRACTING LTD.

Alkerton Quarry, Alkerton, Oxfordshire

REQUEST FOR SCREENING AND SCOPING OPINION
UNDER THE TOWN AND COUNTRY PLANNING
(ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017

Regarding a New Planning Application for the
Modification of the Approved Restoration Scheme
Through Importation of Inert Soil Material for Nature
Conservation Afteruses and Holiday Chalets

June 2021

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Drawing AL1198-D5: Site Location Plan

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1. INTRODUCTION

1.1. PREFACE

- 1.1.1. In January 2021, Bright & Associates (B&A) (the Agent) submitted a Pre Application Advice Request Form and a Request for a Screening Opinion (January 2021)¹ under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 on behalf of AT Contracting (the Applicant) relating to Alkerton Quarry, Alkerton, Oxfordshire. **(the Site)**
- 1.1.2. B&A subsequently submitted a Request for a Scoping Opinion (March 2021).²
- 1.1.3. The above relate to the proposed modification of the Approved Restoration Scheme through importation of inert soil material from the HS2 scheme.
- 1.1.4. In turn, Oxfordshire County Council (OCC) issued an EIA Screening Opinion (February 2021)³ and a Pre Application Advice Letter (Reference PRE.0010/21) (February 2021).⁴ Most recently, OCC published an EIA Scoping Opinion (April 2021) (Reference: MW.0029/21)⁵ concerning the aforementioned proposals.
- 1.1.5. In the interim period, the Applicant has confirmed that the above will not proceed. Instead, it is proposed to submit a new planning application for the modification of the Approved Restoration Scheme through the limited importation of inert soil material for nature conservation afteruses and holiday chalets. **(the Proposed Development)**
- 1.1.6. It should be noted that the removal of a small quantity of iron stone remaining at the Site will take place under the existing Review of Old Mineral Permission (ROMP) consent (OCC Reference No. 97/00430/CM) (dated 28 January 1999).

¹ Screening Opinion Request, Regarding a New Planning Application for the Modification of the Approved Restoration Scheme Through Importation of Inert Soil Material, Alkerton Quarry, Alkerton, Oxfordshire, Prepared by Bright & Associates for AT Contracting Ltd., January 2021

² Request For Scoping Opinion Under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Regarding a New Planning Application for the Modification of the Approved Restoration Scheme Through Importation of Inert Soil Material, Prepared by Bright & Associates for AT Contracting Ltd., March 2021

³ EIA Screening Opinion (Reference MW0009), Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Is An Environmental Impact Assessment (EIA) Necessary?, Oxfordshire County Council, 10 February 2021

⁴ Pre Application Advice Letter (Reference PRE.0010/21), Oxfordshire County Council, 8 February 2021

⁵ Scoping Opinion (Reference: MW.0029/21), Proposed modification of the Approved Restoration Scheme Through Importation of Inert Soil Material At Alkerton Quarry, Alkerton, Oxfordshire, Oxfordshire County Council, 16 April 2021



1.1.7. In summary, the Proposed Development involves the following key aspects:

- ◆ The Site will be restored over **three years based on infill of inert soil material of 50,000 tonnes per year**. This is a significant reduction compared to the previous submissions and is a volume of material required to achieve an effective landform;
- ◆ Drawing AL1198-D10: Concept Restoration Scheme for Nature Reserve and Holiday Chalets identifies the **extent of infill to achieve the restoration landform** (denoted by the grey shading and orange coloured line). All existing soils remaining on site will be integrated for final restoration of the Site;
- ◆ The Site will be restored to a **low level landform** as shown on Drawing AL1198-D10. This would be appropriate in terms of landscape character. The variation in final restoration contour levels when compared to the Approved Restoration Scheme will assist current drainage issues in the partially restored, northern part of the Site;
- ◆ **Enhanced biodiversity and nature conservation afteruse for the Site** in comparison to the Approved Restoration Scheme. The Revised Restoration Scheme (Drawing AL1198-D10) involves a much larger area being committed to biodiversity and nature conservation purposes and allocated as a Nature Reserve (c.5Ha) in the southern part of the Site. This will contribute to county biodiversity targets, concur with the appropriate guidelines set out in published Landscape Character Assessments and complement the Balscote Quarry Local Wildlife Site (Site Ref. 34U01). As the design process evolves for the Site, there is the potential for input by county conservation groups, such as Buckinghamshire Bird Club (British Trust for Ornithology) and Berks, Bucks and Oxon Wildlife Trust (BBOWT) regarding nature conservation aims and objectives; and
- ◆ **Small scale cabin/shepherd hut style holiday facilities** located in the northern part of the Site with the possibility of linking such amenities to nature conservation uses and to offer a form of eco-tourism.

1.1.8. The Site is identified on Drawing AL1198-D5: Site Location Plan.

1.1.9. The Site (c.10.8Ha) is located adjacent to the A422 (Stratford Road). The approximate Site centre is E438613/N243211.

1.1.10. The full Site address is Alkerton Quarry, Alkerton with Shenington, Banbury, Oxon, OX15 6HY.

1.2. THE 2017 EIA REGULATIONS

1.2.1. This Request For Scoping Opinion has been prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Part 4, Regulation 15 (2) with respect to information to be supplied to the relevant planning authority, namely the provision of a plan sufficient to identify the land, description of development and potential effects resulting from the Proposed Development.



- 1.2.2. The report has been prepared by B&A on behalf of the Applicant. It is being submitted as part of on-going pre-application advice (Reference PRE.0010/21).
- 1.2.3. As part of the Proposed Development, the intention is to incorporate a limited number of holiday chalets into the Revised Restoration Scheme.
- 1.2.4. According to Schedule 2 Regulation 2(1) Descriptions of Development and Applicable Thresholds and Criteria for the Purposes of the Definition of "Schedule 2 Development", such development would fall within Category 12 Tourism and leisure.
- 1.2.5. The description of development (Column 1) and Applicable thresholds and criteria (Column 2) defines the following:
- ◆ (c) Holiday villages and hotel complexes outside urban areas and associated developments: *'The area of the development exceeds 0.5 hectare'*; and
 - ◆ (e) Permanent camp sites and caravan sites: *'The area of the development exceeds 1 hectare'*.
- 1.2.6. Paragraph 57 of Planning Practice Guidance (Environmental Impact Assessment) refers to the Annex: Indicative screening thresholds.⁶ This provides thresholds and criteria for the identification of Schedule 2 development requiring Environmental Impact Assessment and indicative values for determining significant effects. (Reference ID: 4-057-2070720, Revision date: 20 07 2017) Column 3 of which cites *'Major new tourism and leisure developments which require a site of more than 10 hectares. Holiday villages or hotel complexes with more than 300 bed spaces, or for permanent camp sites or caravan sites with more than 200 pitches'*. Column 4 draws attention to *'Visual impacts, impacts on ecosystems and traffic generation'* as key issues to consider.
- 1.2.7. The Proposed Development is considerably smaller in density and nature of development. The proposed holiday chalets will be arranged with low density of spacing. In total, 18no. are shown on Drawing AL1198-D10 for illustrative purposes. Each chalet will consist of a small scale cabin/shepherd hut style design. Whilst the proposed holiday chalets are set out within a broad area of c.5Ha. The majority of the Site being allocated for nature conservation purposes including a Nature Reserve, also 5Ha in area.
- 1.2.8. Nevertheless it is recognised the development will be likely to fall within the Schedule 2 category. Based on the above information, it is assumed that an Environmental Impact Assessment (EIA) would be required.

⁶ Planning Practice Guidance (Environmental Impact Assessment), <https://www.gov.uk/guidance/environmental-impact-assessment>, sourced June 2021



1.3. CONTENTS OF THE REPORT

1.3.1. This report consists of the following Sections:

- ◆ **Section 1 Introduction** outlines the background to the Proposed Development;
- ◆ **Section 2 Current Baseline Situation** sets out the Site's recent planning history. A brief description of the Site and its setting is provided;
- ◆ **Section 3 The Proposed Development** describes the proposals in detail and summarises the potential benefits for the Site following restoration;
- ◆ **Section 4 Environmental Issues** outlines the subjects which should be addressed in as part of the EIA, the contents of the Planning Supporting Statement and other documents which will be submitted; and
- ◆ **Section 5 Summary and Conclusions.**

1.3.2. The following Drawings are included and referenced in the text:

- ◆ Drawing AL1198-D5: Site Location Plan; and
- ◆ Drawing AL1198-D10: Concept Restoration Scheme for Nature Reserve and Holiday Chalets.

1.3.3. Footnotes in the report provide reference sources. Distance and direction are given from the nearest Site boundary.

1.4. DEFINITIONS USED IN THE REPORT

1.4.1. **The 2017 EIA Regulations** refers to The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

1.4.2. **The Site** is identified by the proposed planning application boundary (denoted by the red line) on Drawing AL1198-D5: Site Location Plan and refers to Alkerton Quarry.

1.4.3. **The Approved Restoration Scheme** is represented by approved plans and details permitted through OCC Reference No. MW.0020/19 (District Reference No. 19/00407/CM) (dated 21 November 2019) namely:

- ◆ Plan 160118/rest5: Proposed restoration 5 (Dated 20 January 2018). Prepared by Barton Plant Ltd. on behalf of Peter Bennie Ltd.;
- ◆ Plan KB-AQ/101c: Alkerton Quarry Revised Restoration Plan - March 2018 (Dated March 2018). Prepared by Katie Burfitt on behalf of Peter Bennie Ltd.; and
- ◆ Alkerton Quarry Restoration, Soil Placement and Aftercare Scheme, Revised March 2018 (R2 Jan 2019). Prepared by Katie Burfitt on behalf of Peter Bennie Ltd.

1.4.4. **The Proposed Development** concerns the modification of the Approved Restoration Scheme through the importation of inert soil material for nature conservation afteruses and holiday chalets.



1.4.5. **The Revised Restoration Scheme** is illustrated by Drawing AL1198-D10: Concept Restoration Scheme for Nature Reserve and Holiday Chalets. It shows the extent of infill to achieve the restoration landform, existing and proposed habitats including the area assigned for a Nature Reserve and the indicative layout of the holiday chalets.

1.4.6. The following reports and documents relate to the planning application for the modification of the Approved Restoration Scheme through importation of inert soil material, namely from the HS2 scheme:

- ◆ **The Request for a Screening Opinion (January 2021)** refers to the report submitted by B&A to OCC on behalf of the Applicant in January 2021;
- ◆ **The EIA Screening Opinion (February 2021)** refers to the EIA Screening Opinion (Reference MW0009) (dated 10 February 2021) issued by OCC;
- ◆ **The Pre Application Advice Letter (February 2021)** refers to the Pre Application Advice Letter (dated 8 February 2021) issued by OCC. (Reference PRE.0010/21);
- ◆ **The Request for a Scoping Opinion (March 2021)** refers to the report submitted by B&A to OCC on behalf of the Applicant in March 2021; and
- ◆ **The EIA Scoping Opinion (April 2021)** refers to the EIA Scoping Opinion (dated 16 April 2021) issued by OCC. (Reference: MW.0029/21)



2. CURRENT BASELINE SITUATION

2.1. INTRODUCTION

2.1.1. This Section sets out the Site's recent planning history. A description of the Site and its setting is provided.

2.2. RECENT SITE PLANNING HISTORY

2.2.1. The Site forms part of a wider area of permitted ironstone extraction regulated under OCC Reference No. 97/00430/CM, Review of Old Mineral Permissions (ROMP) (dated 28 January 1999).

2.2.2. Table 1 below summarises the most recent planning permissions relevant to the Site.

Table 1: Summary of Site Planning Permissions

OCC REFERENCE NUMBER (DISTRICT REFERENCE NUMBER)	PROPOSAL	DECISION (DATE)
MW.0020/19 (District Reference No. 19/00407/CM)	Section 73 application to vary condition 99 of planning permission ref 12/01365/CM (MW.0113/12); to relocate the ephemeral pond at Alkerton Quarry	Approved (21 November 2019)
MW.0108/13 (District Reference No. 13/01257/CM)	Section 73 application to vary condition 109 of planning application 12/01365/CM to allow the implementation of an updated restoration	Refused (25 October 2013)
MW.0113/12 (District Reference No. 12/01365/CM)	Application to vary conditions 35, 40, 41, 98 & 99 of planning permission Ref 12/00056/CM; to create restoration contours the allow for effective drainage.	Approved (20 November 2012)

2.3. THE SITE AND ITS SETTING

2.3.1. The Site occupies a broadly triangular parcel of land (c.10.8Ha) and borders the A422 (Stratford Road) and Rattlecombe Road to the south. Immediately adjacent to the west is the former Alkerton Landfill Site which features a restored mounded landform in places. There is an established mature hedgerow with hedgerow trees to the east and south of the Site.

2.3.2. Rattlecombe Road provides access in the south-western corner of the Site (see Drawing AL1198-D5).

2.3.3. The Approved Restoration Scheme provides agricultural land (c.6.1Ha), rough grassland with perimeter scrub (c.1.8Ha) and native hedgerows (c.654m linear length). Site restoration was due to be completed in 2019/20. The northern part of the Site was partially restored approximately 14 years ago and this area is in poor condition.



2.3.4. The photographs provided in the Soil Placement and Aftercare Scheme report (which forms part of the Approved Restoration Scheme) show areas of rough grassland and gorse (see page 8). Paragraph 3 notes that this area was due to be re-worked to improve restoration quality and drainage. Following which, it would be re-restored in accordance with agricultural areas elsewhere but using the lower quality soils.

2.3.5. Also of relevance are the following. Unless stated, designations have been identified using Magic online mapping (managed by Natural England) which provides geographic information about the natural environment.⁷:

- ◆ A definitive public footpath (reference 418/6/10) crosses east to west through the Site. A further route (reference 418/12/20 and 418/12/30) passes along the western edge of the Site⁸;
- ◆ The Site is located in Flood Zone 1 which applies to areas with a low probability of flooding⁹;
- ◆ Jenny's Sanctuary (a non denominational centre) and a residential property Heath Farm (also known as White Gables) with blacksmith business are located immediately south-east of the Site;
- ◆ The villages of Alkerton (c.800m) and Shenington (c.1.2km) are to the west of the Site;
- ◆ No Priority Habitats apply to the Site or adjacent areas. South of Rattlecombe Road is an area of woodland categorised under the Priority Habitat Inventory as Deciduous Woodland (England);
- ◆ The northern part of the Site is categorised as a NERC Section 41 designated habitat through the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need, September 2020);¹⁰
- ◆ Balscote Quarry Local Wildlife Site (Site Ref. 34U01) is south of the Site (c.220m)¹¹;
- ◆ There are no Scheduled Monuments and Listed Buildings within c.500m of the Site. The Cotswolds Area of Outstanding Natural Beauty (AONB) is c.1.2km north; and
- ◆ The Site has good access onto the main road network given its proximity to the A422.

⁷ Magic, <https://magic.defra.gov.uk/magicmap.aspx>, sourced May 2021

⁸ Countryside Access Map, <https://publicrightsofway.oxfordshire.gov.uk/standardmap.aspx>, sourced May 2021

⁹ Environment Agency, <https://flood-map-for-planning.service.gov.uk/>, sourced May 2021

¹⁰ Cherwell District Council, Cherwell Local Plan, <https://cherwell.maps.arcgis.com/>, sourced May 2021

¹¹ Thames Valley Environmental Records Centre, <https://www.tverc.org/cms/>, sourced May 2021



3. THE PROPOSED DEVELOPMENT

3.1. INTRODUCTION

3.1.1. This Section outlines the Proposed Development illustrated by Drawing AL1198-D10: Concept Restoration Scheme for Nature Reserve and Holiday Chalets.

3.1.2. The current baseline in terms of the Site in planning terms and for the purpose of the EIA consists of the following:

- ◆ The Approved Restoration Scheme, namely the approved plans and details permitted through OCC Reference No. MW.0020/19 (District Reference No. 19/00407/CM) (dated 21 November 2019); and
- ◆ The context of the Site as active quarry until c.mid-2020 with the removal of the haul road and mineral beneath extracted by the Site's previous owners.

3.1.3. The current condition of the Site means that Approved Restoration Scheme cannot be executed which is acknowledged in the Pre Application Advice Letter (February 2021).

3.2. SUMMARY OF THE PROPOSED DEVELOPMENT

Restoration Working Scheme

3.2.1. As stated, the removal of a small quantity of iron stone remaining at the Site will take place under the existing ROMP consent (OCC Reference No. 97/00430/CM).

3.2.2. The key aims of the restoration working scheme are to compensate for historic over extraction in the south-eastern sector of the Site and to facilitate a reasonable depth of soil making material to achieve effective restoration. Therefore, it will be necessary to import c.90,000m³ of inert waste soils which equates to c.150,000 tonnes.

3.2.3. Drawing AL1198-D10 identifies the extent of infill to achieve the restoration landform (denoted by the grey shading and orange coloured line). All existing soils remaining on site will be integrated for final restoration of the Site.

3.2.4. It is proposed that the Site will be restored over three years based on infill of inert soil material of 50,000 tonnes per year.

3.2.5. The material will be sourced from local building projects over 3 years and is a small proportion of the overall market availability. Based on a forecast of 50,000 tonnes per year, this would broadly equate to 1,020 tonnes per week. Assuming an average payload of 15 tonnes per HGV, it is expected that this would equate to 14 trucks in and 14 trucks out per day of the Site which would represent a very minor increase for the road network.



- 3.2.6. It is expected that some, but not all will come through Wroxton and from the Banbury area with the remainder being transported from the Stratford-upon-Avon area via the A422 from the north.
- 3.2.7. The Proposed Development will lead to approximately 4 direct employment opportunities during this period.
- 3.2.8. There would be no change to the currently permitted hours of working on site. Condition 15 of planning consent MW.0020/19 (District Reference No. 19/00407/CM) (dated 21 November 2019) states that *'No operations authorised or required by this permission shall be carried out and plant shall not be operated or lorries loaded or despatched, other than during the following hours: Between 0700 and 1800 hours, Mondays to Fridays; 0700 and 1300 hours on Saturdays. No such operations shall take place on Sundays or recognised public holidays or on Saturdays immediately following bank holiday Fridays'*.
- 3.2.9. The Proposed Development will be submitted as a stand alone planning application. Thus, an eventual permission would allow Site restoration to progress without being attached to current Conditions through the ROMP consent (OCC Reference No. 97/00430/CM) which affects the broader Wroxton sites.

Revised Restoration Scheme

- 3.2.10. The Site will be restored to a low level landform as shown on Drawing AL1198-D10: Concept Restoration Scheme for Nature Reserve and Holiday Chalets that would follow an eco-tourism strategy.
- 3.2.11. The restored landform will broadly range from c.161mAOD near the pond in the southern environs of the Site to c.172.5mAOD in the northern part of the Site. This will provide similar overall restored Site levels to the Approved Restoration Scheme. The proposed restoration contours have been designed to assist with current drainage issues in the partially restored, northern part of the Site and would also be appropriate in terms of landscape character.
- 3.2.12. The Revised Restoration Scheme will facilitate the removal of the remnant quarry face shown adjacent to the ephemeral pond on Plan KB-AQ/101c: Alkerton Quarry Revised Restoration Plan - March 2018 (Dated March 2018). This represents a safer option.
- 3.2.13. Public footpath (reference 418/6/10) would be returned to its definitive route as opposed to the amended location defined by the Approved Restoration Scheme.
- 3.2.14. Existing access to the Site is provided by Rattlecombe Road and there will be gated access to the holiday chalets and the parking area for Nature Reserve visits as identified on Drawing AL1198-D10.



Proposed Nature Reserve

3.2.15. As part of the Revised Restoration Scheme, the southern part of the Site is assigned primarily as a Nature Reserve (c.5Ha) and includes proposed habitats that will complement the nearby Balscote Nature Reserve.

3.2.16. Proposed habitats within this specific area (denoted by the green line diagonal hatch) include the following:

- ◆ Semi natural grassland;
- ◆ Scrub regeneration;
- ◆ Permanent wetland and island;
- ◆ Ephemeral wetland/drawdown; and
- ◆ Bare ground/exposed stone/rock.

3.2.17. The Nature Reserve will also include a bat and barn owl roost shed, selected parking spaces and viewing areas.

3.2.18. The proposed habitats elsewhere in the Site will include native species woodland or scrub vegetation with limited canopy height, principally in the northern and central part of the Site (c.5Ha). A proposed native species hedgerow will feature along the western Site boundary and in the centre of the Site (c.760m linear length). Existing hedgerows along the eastern and southern Site boundaries will be strengthened by this new planting.

3.2.19. As the design process evolves for the Site, there is the potential for input by county conservation groups, such as Buckinghamshire Bird Club (British Trust for Ornithology) and Berks, Bucks and Oxon Wildlife Trust (BBOWT) regarding nature conservation aims and objectives. Recently, the Agent entered dialogue with both county conservation.

Proposed Holiday Chalets

3.2.20. As part of the Revised Restoration Scheme, the proposed holiday chalets will be located in the northern part of the Site with a limited number in a 'quiet zone', fronting the Nature Reserve area (Drawing AL1198-D10).

3.2.21. It is envisaged that the holiday chalets will be of a small scale cabin/shepherd hut style design. There is the potential to link such amenities to nature conservation uses and offer a form of eco-tourism.

3.2.22. The holiday chalets have been arranged with low density spacing and Drawing AL1198-D10 illustrates 18no. in total. Access is provided by a surfaced track, with open grassland and woodland areas with intermediate spacing.

3.2.23. In conclusion, the Proposed Development would represent a sustainable option for the Site. The Revised Restoration Scheme would facilitate appropriate restored landform levels and provide an enhanced biodiversity afteruse in comparison to the Approved Restoration Scheme.



3.2.24. At a strategic level, the proposed habitats including new native broadleaved woodland, native hedgerows and wetland areas (e.g. ponds) would contribute to county biodiversity targets. Such habitats would concur with the appropriate guidelines set out in published Landscape Character Assessments at a county level, through the Oxfordshire Wildlife and Landscape Study (2004)¹² and at District Council level, through the Cherwell District Landscape Assessment (1995)¹³ and the Countryside Design Summary Supplementary Planning Guidance (1998).¹⁴ Also of note is the Community Nature Plan 2020–2022 (2020)¹⁵ recently issued by Cherwell District Council. The Revised Restoration Scheme will also contribute to the broad objectives of Conservation Target Areas (CTA) notably, the nearby Northern Valleys CTA.

¹² Oxfordshire Wildlife and Landscape Study, <http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/>, sourced May 2021

¹³ Cherwell District Landscape Assessment, Cherwell District Council, 1995

¹⁴ Countryside Design Summary Supplementary Planning Guidance, Cherwell District Council, 1998

¹⁵ Community Nature Plan 2020–2022, Cherwell District Council, 2020



4. APPROACH OF THE ENVIRONMENTAL IMPACT ASSESSMENT

4.1. INTRODUCTION

4.1.1. This Section identifies the environmental issues to be assessed as part of the EIA which will inform the Revised Restoration Scheme as it develops. It sets out the contents of the Environmental Statement (ES) including an initial list of relevant planning policies.

4.2. ENVIRONMENTAL ISSUES

4.2.1. The Site comprises an existing quarry which has been partially restored in places. It is proposed that a Cultural Heritage/Archaeological assessment is not required in this instance. As part of the Landscape and Visual Impact Assessment, landscape and cultural heritage designations which contribute to a sense of place and/or signify an amenity value for receptors will be reviewed within an adopted study area.

Arboricultural (Trees and Hedgerows)

4.2.2. It is accepted that a detailed Arboricultural Statement will be required of the Proposed Development.

4.2.3. Relevant national and local planning policies will be taken into account.

4.2.4. An assessment will be undertaken to evaluate existing vegetation on Site such as trees and hedgerows. The surveys will be carried out in accordance with the methodology set out in BS5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations. The report will identify whether vegetation will be required to be removed to facilitate the Proposed Development and necessary tree protection measures.

4.2.5. Future tree and hedgerow planting opportunities will be identified which can be incorporated into the design as it evolves.

Ecology

4.2.6. It is accepted that a detailed Ecological Assessment will be required of the Proposed Development. Relevant national and local planning policies will be taken into account.

4.2.7. The assessment will comprise an Extended Phase 1 habitat survey, outline species surveys and consider existing information.

4.2.8. It will assess any effects on statutory and nonstatutory wildlife sites due to the Proposed Development.



4.2.9. It will be carried out in accordance with current guidance and best practice set out by the Institute of Ecology and Environmental Management (IEEM).

4.2.10. The report will identify potential enhancement measures that can be incorporated into the Revised Restoration Scheme which will result in net biodiversity gain in line with current national planning policy.

4.2.11. Relevant sources include the Thames Valley Environmental Records Centre (TVERC).

4.2.12. The assessment will consider the following matters:

- ◆ The impact of the Proposed Development on Species or Habitats of Principal Importance;
- ◆ Whether the Proposed Development has the potential to impact on a European protected species and will result in an offence under the Habitats Regulations 2019;
- ◆ The incorporation of ephemeral ponds/wetland habitats in the Revised Restoration Scheme for the Site;
- ◆ Potential impacts on the Balscote Quarry Local Wildlife Site;
- ◆ Habitats which could be incorporated into the Revised Restoration Scheme to complement the Balscote Quarry Local Wildlife Site;
- ◆ An Ecological Management Plan (or similar) will be required for the long-term management of the Site's habitats for 20 years after the 5-year standard aftercare period for nature conservation;
- ◆ The Revised Restoration Scheme will consider the Northern Valleys Conservation Target Areas (CTA) and the broad objectives of the CTA. Although the Site is not within a Conservation Target Area (CTA), it does fall close to the Northern Valleys CTA. The OCC Ecology Officer drew attention to this matter in the Pre Application Advice Letter (February 2021) in relation to former proposals earlier in 2021;
- ◆ The current Biodiversity Metric 2.0 (Natural England) will be used to demonstrate a measurable net gain in biodiversity according to national and local planning policy. This is due to be upgraded to Biodiversity Metric 3.0 in Spring 2021 but has not been issued to date (as of June 2021); and
- ◆ Consideration of the time period for a management plan will be given and the effects evaluated prior to a firm commitment of time.

Hydrology

4.2.13. A detailed Hydrogeological Assessment will be required of the Proposed Development. Relevant national and local planning policies will be taken into account.

4.2.14. This will include an assessment of groundwater issues and consideration of flood risk and drainage issues.



4.2.15. It will entail:

- ◆ Review of information relating to the geology, licensed abstractions, private water supplies, history of site working, water supported sites of ecological interest, etc.;
- ◆ Identification of potential impacts of importing restoration fill material;
- ◆ Identification of how the Site setting relates to the Environment Agency landfill location policy; and
- ◆ Development of mitigation measures, where necessary.

4.2.16. Flood risk and site drainage work items will include:

- ◆ Collation of data from the Environment Agency and Lead Local Flood Authority;
- ◆ Assessment of flood risk to the Site and from the Site to the surrounding area;
- ◆ Assessment of mitigation measures to prevent any increase in flood risk;
- ◆ Consideration of the effects of climate change; and
- ◆ Assessment of surface water management/drainage provision after the completion of restoration. Sustainable Drainage Systems (SuDS) methods would be proposed where possible and comment made on the on-going maintenance of the SuDS system over time.

Landscape and Visual

4.2.17. A detailed Landscape and Visual Impact Assessment (LVIA) will be required of the Proposed Development. Relevant national and local planning policies will be taken into account.

4.2.18. Guidance for the undertaking of the LVIA will be sourced from Guidelines for Landscape and Visual Impact Assessment (Third Edition), published by the Landscape Institute and Institute of Environmental Management and Assessment (2013). Reference will also be made to An Approach to Landscape Character Assessment, Natural England (2014) and An Approach to Landscape Sensitivity Assessment – to Inform Spatial Planning and Land Management, Natural England (2019).

4.2.19. Visual figures will be prepared in line with the Visual Representation of Development Proposals, Technical Guidance Note 06/19 issued by the Landscape Institute in September 2019.

4.2.20. The LVIA will be robust and will examine and assess separately, potential effects on landscape character and the visual amenity. It will take into account the proximity of the Site to the Cotswolds AONB and its setting.



4.2.21. Reference will be made to current Landscape Character Assessments, taking into account applicable guidelines which could influence the Revised Restoration Masterplan as it evolves. This includes National Character Areas (Natural England) and a county level, the Oxfordshire Wildlife and Landscape Study (2004). At a district council level, the Cherwell District Landscape Assessment (1995) and the Countryside Design Summary Supplementary Planning Guidance (1998) are relevant.

4.2.22. Reference will be made to the strategic reports published by both OCC and Cherwell District Council. The latter includes the recent Community Nature Plan 2020–2022 (2020).

4.2.23. Mitigation measures incorporated into the Proposed Development will be considered.

Noise

4.2.24. A detailed Noise Assessment will be required of the Proposed Development. Relevant national and local planning policies will be taken into account. It will be undertaken in line with current guidance and best practice.

4.2.25. The Noise Assessment will address the following matters:

- ◆ Key sources of noise originating from the Proposed Development;
- ◆ Current monitoring regime and results;
- ◆ Describe the noise mitigation measures that are currently in place;
- ◆ Predict the noise levels arising from the Proposed Development and assess these against current standards and guidelines; and
- ◆ Propose additional mitigation measures if required.

Transport

4.2.26. A detailed Transport Assessment will be required of the Proposed Development. Relevant national and local planning policies will be taken into account.

4.2.27. The assessment will consider the likely traffic generation from the Proposed Development when compared to the extant uses of the Site for waste input. It will assess the environmental impact of traffic levels and whether there are any sensitive receptors along transport routes or areas of concern regarding highway safety.

4.2.28. It will also consider the traffic implications given the future uses of the Site once it is restored, namely, for nature conservation and tourism purposes (e.g. holiday chalets).

4.2.29. The Transport Assessment will address the following matters in detail:

- ◆ Review highway accident records for the most recent 5-year period available and highway boundary data from the local highway authority;



- ◆ Consider preliminary access layout design and plot junction visibility splays. Undertake automatic traffic count(s) if required (due to a shortfall in the level of available visibility splays in relation to required standards);
- ◆ Review car parking provision against local authority standards and scheme requirements;
- ◆ Undertake the swept path of the largest service vehicle anticipated to visit the Site, turning within the Site and at the Site access;
- ◆ Calculate the number of peak hour trips likely to be generated by the Proposed Development Identify the likely routing of HGV trips; and
- ◆ Comment on the impact of the number of vehicle trips generated relative to the existing operations at the Site.

Dust

4.2.30. A detailed Dust Assessment will be required of the Proposed Development. Relevant national and local planning policies will be taken into account.

4.2.31. The potential for dust to be created associated with the transport, storage and infilling of waste will be assessed. This will consider dust impacts at all stages of the development including site preparation works, landscaping and restoration.

4.3. THE CONTENT OF THE ENVIRONMENTAL STATEMENT

4.3.1. The EIA will be undertaken following the advice on matters to be included in the EIA Regulations 2017.

4.3.2. The Environmental Statement will be co-ordinated on behalf of the Applicant by B&A. The company has previous experience undertaking similar projects and a good knowledge of Alkerton Quarry.

4.3.3. Based on information received to date, it is envisaged that the Environmental Statement will contain:

- ◆ A detailed description of the characteristics of the Site and surrounding area;
- ◆ Summary of relevant Site planning permissions;
- ◆ A description of the Proposed Development with accompanying plans. The Revised Restoration Scheme will be illustrated and described. It will also outline soil placement and aftercare;
- ◆ Guidance for the Aftercare/Restoration Scheme and Landscape Scheme is provided in the Validation of County Development and County Matters Planning Applications – Local List (March 2018) issued by OCC. A description of any mitigation measures will be included;
- ◆ A comparison of the Approved Restoration Scheme and Revised Restoration Scheme;



- ◆ A description of the reasonable alternatives considered by the Applicant with an indication of why the Proposed Development was chosen (e.g. design, technology, location, size and scale where relevant); and
 - ◆ A summary of the technical reports used to identify the main environmental impacts of the Proposed Development. Full technical reports (and Appendices) will be provided separately. The individual technical reports will each consider how the climate might be affected by the Proposed Development or how climate change might impact upon the proposals. The cumulative impact of the proposals will also be considered where applicable.
- 4.3.4. The ES will include a Statement of Community Involvement, Sustainability Statement and Climate Change Appraisal as outlined in the Validation of County Development and County Matters Planning Applications – Local List (March 2018).
- 4.3.5. A non-technical summary describing the method and findings of the EIA in a clear and concise way will be included as a separate document.
- 4.3.6. A Design & Access Statement will be submitted regarding the proposed Nature Reserve and holiday chalets.
- 4.3.7. A Planning Supporting Statement will be submitted which will bring together planning policy matters addressed in the technical assessment reports. The document will refer to relevant national, county and local planning policies and guidance. An initial list is provided in Table 2 below.
- 4.3.8. There are no Oxfordshire Minerals and Waste Local Plan (1996) Saved Policies applicable to the Site or general location.
- 4.3.9. Many of the Saved Policies from the Adopted Cherwell Local Plan (1996) have since been replaced by policies contained in the Adopted Cherwell Local Plan 2011 - 2031 Part 1 (July 2015). The list provided in Table 2 has been guided by Appendix 7 List of Replaced and Retained Saved Policies provided in the latter.
- 4.3.10. It is understood that the Oxfordshire Minerals and Waste Local Plan: Part 2 – Site Allocations and the Oxfordshire Plan 2050¹⁶ are both currently being prepared. Cherwell District Council also commenced the Local Plan Review 2040 in 2020.
- 4.3.11. No Neighbourhood Plans or Parish Plans have been published to date relevant to the Site.

¹⁶ Oxfordshire Plan 2050, <https://oxfordshireplan.org/>, sourced June 2021



Table 2: Initial List Relevant Planning Policies

PLANNING POLICY DOCUMENT	POLICIES
County and Local Planning Policy	
The Oxfordshire Minerals and Waste Core Strategy, Part 1 Core Strategy (September 2017)	<i>Minerals Policies</i>
	Policy M10 Restoration of mineral workings
	<i>Waste Policies</i>
	Policy W6 Landfill and other permanent deposit of waste to land
	Common Core Policies
	Policy C1 Sustainable development
	Policy C2 Climate change
	Policy C3 Flooding
	Policy C4 Water environment
	Policy C5 Local environment, amenity and economy
	Policy C7 Biodiversity and geodiversity
	Policy C8 Landscape
	Policy C9 Historic environment and archaeology
	Policy C10 Transport
Policy C11 Rights of way	
Adopted Cherwell Local Plan 2011 - 2031 Part 1 (July 2015)	Policy PSD1 Presumption in favour of sustainable development
	Policy SLE3 Supporting Tourism Growth
	Policy BSC5 Area Renewal
	Policy BSC10 Open Space, Outdoor Sport and Recreation Provision
	Policy ESD1 Mitigating and adapting to climate change
	Policy ESD6 Sustainable flood risk management
	Policy ESD7 Sustainable Drainage Systems (SuDS)
	Policy ESD8 Water Resources
	Policy ESD10 Protection and Enhancement of Biodiversity and the Natural Environment
	Policy ESD11 Conservation Target Areas
	Policy ESD12 Cotswolds Area of Outstanding Natural Beauty (AONB)
	Policy ESD13 Local Landscape Protection and Enhancement
	Policy ESD17 Green Infrastructure
Adopted Cherwell Local Plan (1996) Saved Policies	Policy C8 Sporadic development in the open countryside
	Policy C14 Countryside Management Projects
	Policy C28 Layout, design and external appearance of new development
	Policy C32 Provision of facilities for disabled people
	Policy TR7 Development attracting traffic on minor roads
Policy TR10 Heavy Goods vehicles	
Other Material Considerations	
National Planning Policy Framework	Including Section 2 Achieving sustainable development, Section 6 Building a strong, competitive economy, Section 8 Promoting healthy and safe communities, Section 9 Promoting sustainable



PLANNING POLICY DOCUMENT	POLICIES
(NPPF) (February 2019)	transport, Section 11 Making effective use of land, Section 12 Achieving well-designed places, Section 14 Meeting the challenge of climate change, flooding and coastal change, Section 15 Conserving and enhancing the natural environment and Section 17 Facilitating the sustainable use of minerals.
National Planning Practice Guidance	Including guidance provided in the following: Minerals (October 2014), Travel Plans, Transport Assessments and Statements (March 2014), Waste (October 2015), Noise (July 2019), Natural Environment (July 2019) and Design: process and tools (October 2019).
National Planning Policy for Waste (NPPW) (October 2014)	Sets out detailed waste planning policies including with regards to identifying suitable sites and areas for waste development.

4.4. COMMUNITY ENGAGEMENT

- 4.4.1. During the preparation of the planning application, the Applicant is proposing to undertake a public consultation process (in accordance with COVID-19 restrictions). This will include a web based public consultation explaining the Proposed Development which will allow for comments to be made and collated, a Q&A with local parish councils including Wroxton & Balscote Parish Council, Shenington with Alkerton Parish Council and other councils that may be affected. Plans for the public consultation process will evolve dependent on COVID-19 restrictions at the time.



5. SUMMARY AND CONCLUSIONS

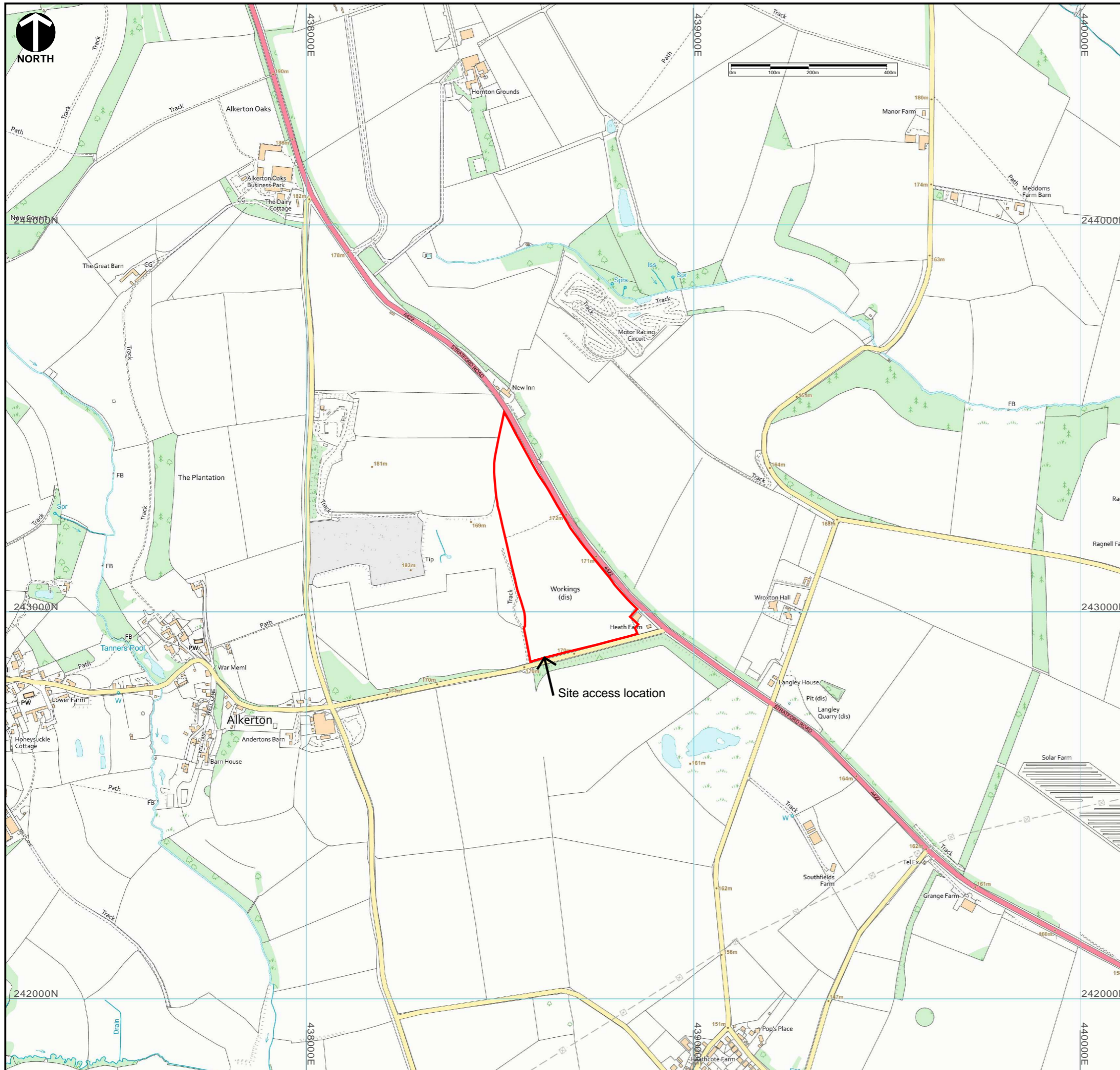
- 5.1.1. The Site occupies a broadly triangular parcel of land (c.10.8Ha) and borders the A422 (Stratford Road) and Rattlecombe Road to the south. The Site forms part of a wider area of permitted ironstone extraction.
- 5.1.2. The removal of a small quantity of iron stone remaining at the Site will take place under the existing Review of Old Mineral Permission (ROMP) consent (OCC Reference No. 97/00430/CM) (dated 28 January 1999).
- 5.1.3. The current condition of the Site means that Approved Restoration Scheme cannot be executed which is acknowledged in the Pre Application Advice Letter (2021).
- 5.1.4. In conclusion, the Proposed Development represents a deliverable restoration design. It will enable the Site to be restored over three years based on infill of inert soil material of 50,000 tonnes per year.
- 5.1.5. The Revised Restoration Scheme (Drawing AL1198-D10) offers enhanced biodiversity and nature conservation afteruse for the Site in comparison to the Approved Restoration Scheme. This includes a much larger area being committed to biodiversity and nature conservation purposes and allocated as a Nature Reserve (c.5Ha) (in the southern part of the Site). It is proposed to locate small scale cabin/shepherd hut style holiday facilities in the northern part of the Site with the possibility of linking such amenities to nature conservation uses and offer a form of eco-tourism.
- 5.1.6. Through the Revised Restoration Scheme, the nature conservation benefits will result in the following at a Site and broader strategic level:
- ◆ New native broadleaved woodland, native hedgerows and wetland areas (e.g. ponds) would contribute to county biodiversity targets;
 - ◆ Concur with the appropriate guidelines set out in published Landscape Character Assessments at a county level, through the Oxfordshire Wildlife and Landscape Study (2004) and District Council level, through the Cherwell District Landscape Assessment (1995) and the Countryside Design Summary Supplementary Planning Guidance (1998). Also of note is the Community Nature Plan 2020–2022 (2020) recently issued by Cherwell District Council; and
 - ◆ It will also contribute to the broad objectives of Conservation Target Areas (CTA) notably, the nearby Northern Valleys CTA.
- 5.1.7. Furthermore, the Revised Restoration Scheme will complement the nearby Balscote Quarry Local Wildlife Site (Site Ref. 34U01). As the design process evolves for the Site, there is the potential for input by county conservation groups, such as Buckinghamshire Bird Club (British Trust for Ornithology) and Berks, Bucks and Oxon Wildlife Trust (BBOWT) regarding nature conservation aims and objectives.



- 5.1.8. The proposed holiday chalets which form an integral part of the Revised Restoration Scheme would fall within Schedule 2 Development according to the 2017 EIA Regulations. An indicative number (18no.) and layout is shown on Drawing AL1198-D10.
- 5.1.9. The findings of the EIA will be used to refine the Proposed Development and will form the basis of the ES that will be submitted with the planning application.
- 5.1.10. The planning application will be submitted according to the requirements of OCC set out in the Validation of County Development and County Matters Planning Applications – Local List (March 2018). It is understood that this document is currently being reviewed.
- 5.1.11. Based on information received to date, it is proposed to assess the following matters: Arboricultural (Trees and Hedgerows), Ecology, Hydrology, Landscape and Visual, Noise and Transport.
- 5.1.12. A formal Scoping Opinion is requested from OCC on the scope of the EIA within the time period of 5 weeks as required by the 2017 EIA Regulations.

DRAWING LIST

DRAWING NO.	TITLE
Drawing AL1198-D5	Site Location Plan
Drawing AL1198-D10	Concept Restoration Scheme for Nature Reserve and Holiday Chalets



Key

— Site boundary

Based upon the Ordnance Survey maps with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright reserved. Licence number AR100019096.

Client:
AT Contracting Ltd.

Project:
Alkerton Quarry

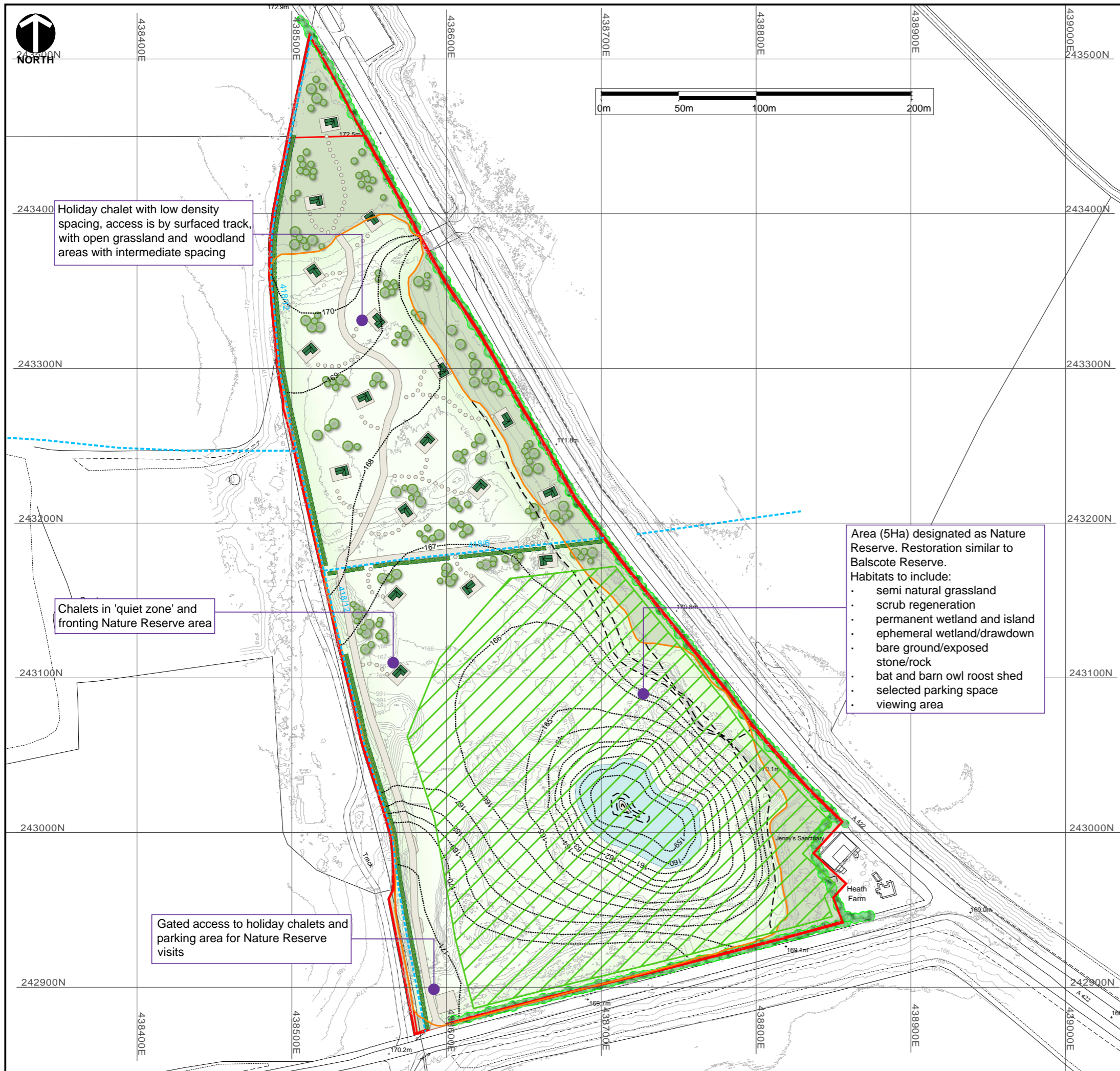
Title:
Site Location Plan

CAD Ref: AL1198-D5v2	Version: 2	Drawn by: RB	Scale @ A3: Plan 1:10,000	Origin Date: Jan. 2021
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 bright & associates
 landscape and environmental consultants
 Fair Tree House, Dovaston, Oswestry, Shropshire, SY10 8DP
 01691 652 773 www.bright-associates.co.uk
 Registered Practice

Drawing:
AL1198-D5

 Landscape Institute



Preliminary Issue

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Client:

AT Contracting Ltd.

Project:

Alkerton Quarry

Title:

Concept Restoration Scheme for Nature Reserve and Holiday Chalets

CAD Ref:

AL1198-D10v1

Version:

1

Drawn by:

RB

Scale @ A3:

Plan 1:2500

Origin Date:

May, 2021

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Drawing:

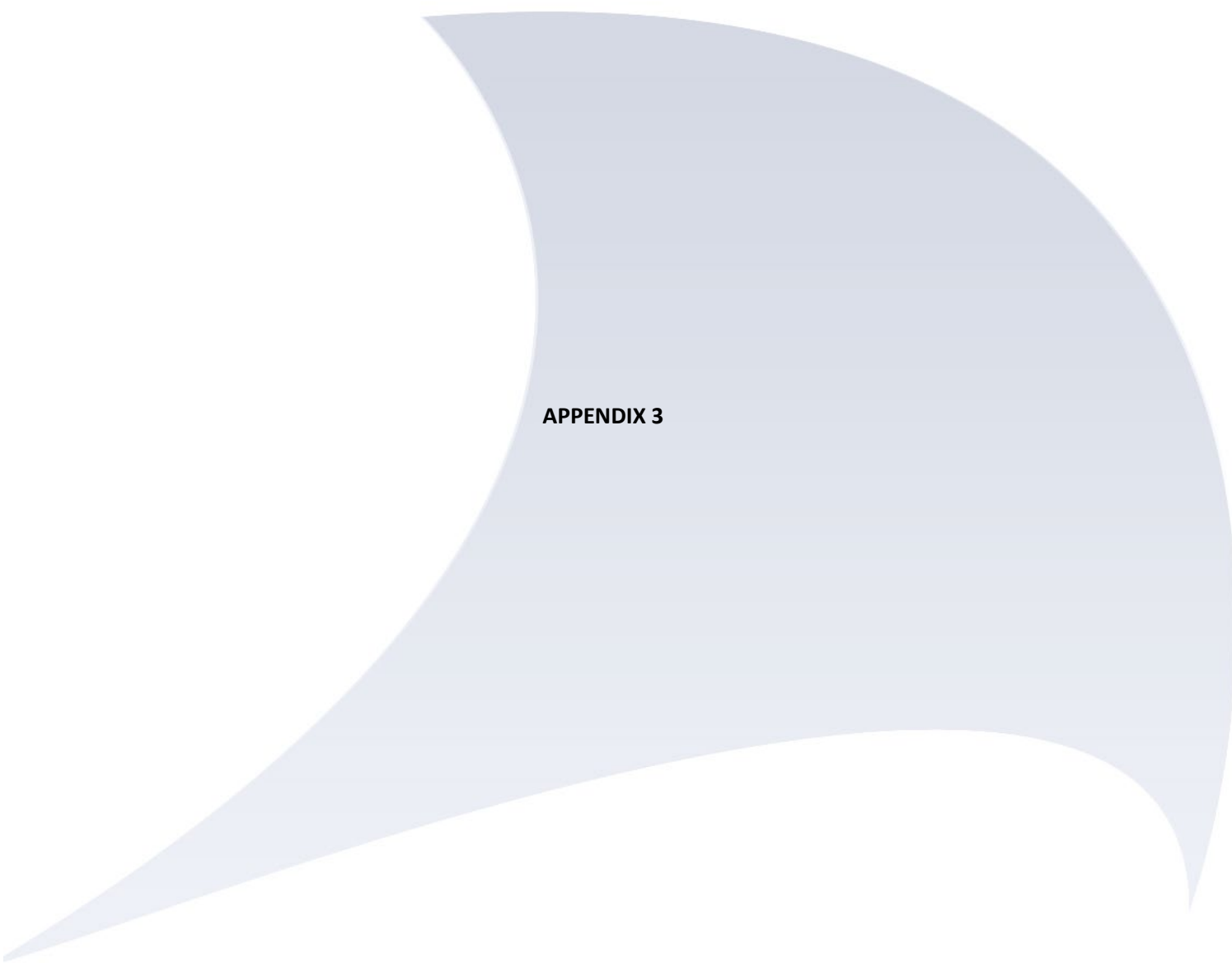
AL1198-D10

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APPENDIX 3

OXFORDSHIRE COUNTY COUNCIL

County Planning Authority

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

To: Peter Bennie Limited
The Piggeries
Cranford Road
Burton Latimer
Northampton
NN15 5TB

CONDITIONAL PLANNING PERMISSION

Section 73 application to vary condition 99 of planning permission ref 12/01365/CM (MW.0113/12); to relocate the ephemeral pond at Alkerton Quarry, Rattlecombe Road (Heading East To Stratford Road), Alkerton, Oxon, OX15 6HY

The OXFORDSHIRE COUNTY COUNCIL as County Planning Authority hereby GRANT PLANNING PERMISSION for this development SUBJECT TO the conditions set out in the attached Schedule 1.

The reasons for the imposition of the conditions are as set out in the attached Schedule 1.

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

Dated: 21 November 2019



Susan Halliwell
Director for Planning & Place

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

Notes

IMPORTANT

- This permission does not convey or imply any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.
- Application for approval under the Building Regulations must be made to the Council for the district in which the land is situated.

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.
- 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 serve 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 - Conditions

All the Site

1. No development shall be carried out other than in strict accordance with the approved plans and details approved under planning permission 05/01507/CM, GPP/PBL/WF/1/02, ALK/E, ALK.W, ALK.PDR/X, ALK.FP, ALK.PDR, SRL/1-15, ALK/MP/A, HORNT/N/A, HORNT/RA/A, HORNT/W/RevC, HORNT/E/B, HORNT/W/B, HORNT/E/X/A, HORNT/BW/A, HORNT/PDR/B, 054/P.01, 054/P/02, 054/P/04, 054/P/05, 054/P/06, and Edge and Pritchard Drawings 3, 4, 5.

Reason: For the avoidance of doubt and to maintain planning control over the site.

2. No working on the site shall take place except in areas outlined in green on approved plans HORNT/W/RevC and ALK/MP/A and in red on approved plan 054/P/06.

Reason: To limit working primarily to areas proposed for workings and to prevent reworking of areas now restored. (OMWCS C5)

3. Notwithstanding conditions 1, 2, 59 and 60, working can take place in areas on approved plans GPP/PBL/WF/1/02, ALK/W, 054/P/01, 054/P/02, 054/P/04, 054/P/05 which are shown for working. No working shall take place on areas cross hatched black on those plans except in accordance with condition 4.

Reason: To prevent working taking place close to villages or residential properties to the detriment of amenity of residents or the countryside. (OMWCS C5)

4. (a) No mineral working or activity associated with mineral working shall take place within 350 metres of any dwelling in any phases, as approved under condition 61, that affects Balscote or Wroxton, except in accordance with a scheme to be approved by the Mineral Planning Authority that proves that no adverse environmental effects with respect to noise and dust will be experienced by people living in these dwellings. The Mineral Planning Authority will expect the scheme to be supported by an environmental assessment using facts and figures collected both on site and in the villages over a suitable period of time.

(b) In any event no working shall take place within 200 metres of any dwelling in Balscote or Wroxton.

Reason: To prevent working taking place close to villages or residential properties to the detriment of the amenity of residents or the countryside and to ensure that the operators are aware of the need to establish that the residents will not suffer from environmental problems if quarrying within the 350 and 200 metres zone is to be allowed. (OMWCS C5)

5. Planting on land between points A to K on approved plan 054/P/06 and L to M on approved plan ALK/W shall be maintained in accordance with the approved plans 090/CO2/250901/M2 and letters dated 19 October 2001 and 12 December 2001.

Reason: To provide a natural screen for the site. (OMWCS C5)

6. No more than an average of 350,000 tonnes per annum of mineral shall be exported from the site in any given three-year period.

Reason: To protect the amenities of properties in Wroxton and Drayton. (OMWCS

C5)

Informative: The Mineral Planning Authority may agree to vary this condition to allow an increase in the annual average tonnage if as a result of an Environmental Impact Study assessing the effects of development traffic on villages along the A422 it is satisfied that such increase can be accommodated without adverse environmental effects.

7. No vehicle shall enter the public highway unless its wheels and chassis have been cleaned to prevent material being deposited on the highway.

Reason: In the interests of highway safety and to prevent mud and dust getting on the highway. (OMWCS C10)

8. No mineral shall be exported from any phase (as defined under condition 61) until a wheelwash has been installed in the area or phase in accordance with details approved by the Mineral Planning Authority.

Reason: In the interests of highway safety and to prevent mud and dust getting on the highway. (OMWCS C10)

9. No mud, mineral or debris shall be deposited on the public highway.

Reason: In the interests of highway safety. (OMWCS C10)

10. Temporary screening bunds shall not be other than 4 metres in height, 16 metres wide across the base and with sides of slope 1 metre high and 2 metres horizontal and at no time shall the bunds be more than 80 metres, measured from the apex of the bund, from the working face. The bunds shall be graded to give a smooth visual appearance and shall be kept weed-free and in dry weather shall be sprayed with water to reduce dust blow. Any bund that is in place for longer than six months shall be sown with grass seed in the Spring or Autumn.

Reason: To protect residents in and near the site from noise intrusion and to limit visual and dust intrusion. (OMWCS C5)

11. No loaded lorries shall leave the site unsheeted.

Reason: To prevent dust being brought onto the highway for the safety of users of the highway. (OMWCS C10)

12. No material shall be burnt on site.

Reason: To prevent air pollution. (OMWCS C5)

13. No blasting shall be carried out on site.

Reason: To prevent noise intrusion and vibrations to local residents. (OMWCS C5)

14. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order, no additional buildings, plant, machinery, or structure (whether a fixed or portable design) shall be erected or placed on site.

Reason: To allow the Mineral Planning Authority to maintain control over potentially

noisy or inappropriate development. (OMWCS C5)

15. No operations authorised or required by this permission shall be carried out and plant shall not be operated or lorries loaded or despatched, other than during the following hours:

Between 0700 and 1800 hours, Mondays to Fridays;
0700 and 1300 hours on Saturdays.

No such operations shall take place on Sundays or recognised public holidays or on Saturdays immediately following bank holiday Fridays.

Reason: In the interests of the amenities of the area. (OMWCS C5)

16. Notwithstanding condition 14 no operations for the formation and subsequent removal of material from the bunds and soil storage areas shall be carried out at the site except between

0800 and 1800 hours, Mondays to Fridays;
0800 and 1300 hours on Saturdays.

No such operations shall take place on Sundays or recognised public holidays or on Saturdays immediately following bank holiday Fridays.

Reason: In the interests of the amenities of the area. (OMWCS C5)

17. All vehicles, plant and machinery operated within the site shall be maintained in accordance with the manufacturer's specification at all times and shall be fitted with and use effective silencers.

Reason: To reduce noise levels in the vicinity of the working area to acceptable levels. (OMWCS C5)

18. No audible equipment warning of reversing vehicles shall be used on the mobile plant.

Reason: To reduce noise intrusion in the area. (OMWCS C5)

19. Soil stripping and respreading and construction and removal of bunds shall not take place for longer than six consecutive weeks in any year. Noise levels from these activities shall not exceed 65dB LAeq 1 hr freefield when measured 2.5 metres from any noise sensitive location in the vicinity of these areas. If these noise limits are exceeded the working will stop until measures have been agreed in writing with the Mineral Planning Authority to ensure that noise limits are not exceeded.

Reason: To reduce noise levels in the vicinity of the working areas to acceptable levels. (OMWCS C5)

20. No working shall take place in a part of the site until permitted levels of dust at set locations adjacent to working phases have been approved in writing by the Mineral Planning Authority. In the Event that these levels are exceeded, working shall stop in the relevant phase until appropriate measures for limiting dust pollution have been agreed in writing by the Mineral Planning Authority.

Reason: To ensure that dust pollution is not a problem for residents close to the

site. (OMWCS C5)

21. No floodlighting or speakers of a tannoy system shall be used on site, except in accordance with details approved in writing by the Mineral Planning Authority.

Reason: To avoid light or noise pollution to nearby residential properties. (OMWCS C5)

22. All fuel tanks shall be sited on a concrete base surrounded by bund walls capable of retaining at least 110% of the tank volume and any spillages from fill or draw pipes. Any water which accumulates in the bunded area shall be removed and disposed of in a manner appropriate to the quality of the water.

Reason: To prevent pollution of the groundwater. (OMWCS C4)

23. Soils and overburden to be stripped but not required for the construction of screening bunds shall be removed directly to the area of restoration for immediate respreading.

Reason: To aid good restoration. (OMWCS M10)

24. The development shall cease not later than 31 December 2042 and all the land worked shall be restored in accordance with conditions of this permission within one year of that date.

Reason: To comply with Section 91 of the Town and Country Planning Act 1970. (OMWCS M10)

25. In the event of cessation of winning and working of minerals for two years or more prior to the end date set in Condition 23, which constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990 or any subsequent Act which revokes or re-enacts that Act, a revised scheme of aftercare and restoration shall be submitted, for those areas worked but not restored, to the Mineral Planning Authority within six months of the Mineral Planning Authority notifying the operator of the cessation. Any scheme that is approved shall be implemented within one year of that scheme's written approval.

Reason: To ensure that restoration is carried out as early as possible following early cessation of working. (OMWCS M10)

26. All fixed plant and machinery shall be removed from any phase and that phase restored, in accordance with agricultural restoration schemes approved by the Mineral Planning Authority, within one year of working ceasing in that phase.

Reason: To ensure that restoration takes place as quickly as possible. (OMWCS M10)

27. No pumping of water shall take place from the site except in accordance with a scheme to be agreed in writing by the Mineral Planning Authority.

Reason: To ensure that any water pumping is carried out without detriment to amenities of local residents. (OMWCS C5)

28. No topsoil, subsoil, or overburden shall be exported from the site.

Reason: To ensure restoration to agriculture of the highest possible grade.

(OMWCS C6)

29. Topsoil, subsoil and overburden shall be separately stripped from one another, separately temporarily stored when necessary and separately respread.

Reason: To ensure restoration to agriculture of the highest possible grade.
(OMWCS C6)

30. No soil shall be stripped, handled or replaced except when the soil is in a dry and friable condition and the weather conditions are dry.

Reason: To ensure restoration to agriculture of the highest possible grade.
(OMWCS C6)

31. No access roads approved under Condition 61 shall be less than 5.5 metres wide and they shall be metalled for at least 20 metres from the public highway.

Reason: In the interests of highway safety. (OMWCS C10)

32. No working shall take place in any phase unless the metalled road from the access point to the A422 is at least 5.5 metres wide.

Reason: In the interests of highway safety. (OMWCS C10)

33. No vehicular accesses to the public highway, other than those approved under conditions of this permission, shall be formed or used.

Reason: In the interests of highway safety. (OMWCS C10)

34. No working shall take place within 10 metres of the public highway or other boundary of the site.

Reason: To ensure that the boundaries of the site are maintained. (OMWCS C5)

35. No restoration of the boundaries of the site shall take place that has slopes steeper than 1 metre vertical to 8 metres horizontal unless otherwise agreed in writing by the Mineral Planning Authority, except for the restoration of Alkerton Quarry, where the slopes shall be no steeper than 1 metre vertical to the 6 metres horizontal. Finished slopes shall be rolled so that no sharp changes of slope result. Plans shall be submitted for the approval of the Mineral Planning Authority showing cross-sections through the restored quarry edges to achieve the slope shape required by this condition.

Reason: To achieve restoration levels that match with the surrounding landscape.
(OMWCS C8)

36. No extraction or other operations shall take place within 1.5 times the spread of any tree at the boundary of the site.

Reason: To protect existing mature trees. (OMWCS C5)

37. No regrading or stockpiling of soils, minerals or mineral waste shall take place within 5 metres of any tree or hedgerow on the boundary of the site.

Reason: To ensure trees and hedgerows are protected. (OMWCS C5)

38. At least 14 days notice of commencement of a soil stripping programme shall be given to the Mineral Planning Authority and the operator shall afford access at all reasonable times to archaeologists nominated by the Mineral Planning Authority who shall be allowed to observe the excavations and record items of interest and finds.

Reason: To ensure the recording of any archaeological finds. (OMWCS C9)

39. No operations shall begin in any phase of the site or in areas outlined in green on approved plan ALK/MP/A until the working margins have been pegged out and the prior written approval of the Mineral Planning Authority has been received to the pegged out margins. The pegs shall be maintained in the approved positions for the duration of operations in each phase.

Reason: To ensure that workings do not encroach beyond the permitted boundaries. (OMWCS C5)

40. Restoration shall include removal of all haul roads, foundations, hardstandings, buildings, plant, structures and fences, excluding protective fencing for planted areas, except at Alkerton Quarry where part of the haul road shall be retained for access for agricultural use of the restored land.

Reason: To ensure the best possible agricultural restoration. (OMWCS C8)

41. Finished levels following restoration shall not be other than as shown on approved plans.

Reason: To ensure the best possible restored landscape. (OMWCS C8)

42. Where soils are stripped or respread using tractor and box scraper the soil shall be ripped following respreading.

Reason: To facilitate good agricultural restoration. (OMWCS C6)

43. The overburden shall be ripped prior to soil replacement and any objects over 200 mm in any dimension shall be removed from the site or buried at least 2 metres below final land levels.

Reason: To facilitate good agricultural restoration. (OMWCS C6)

44. Stones and other objects greater than 150 mm in any dimension shall be removed from subsoil following respreading.

Reason: To facilitate good agricultural restoration. (OMWCS C6)

45. No restored land shall have slopes shallower than 1 vertical to 100 horizontal.

Reason: To facilitate good agricultural restoration. (OMWCS C6)

46. Land shall not be restored to levels below surrounding land levels such that surface and subsurface drainage is impeded and no drainage outfall is available.

Reason: To facilitate good agricultural restoration. (OMWCS C6)

47. The depth of respread soil on land to be restored shall not be less than 1.2 metres.

Reason: To facilitate good agricultural restoration. (OMWCS C6)

48. When the soil is respread it shall not be in layers thicker than 250 mm. Each respread layer shall be ripped to a depth of at least 150 mm and shall be stone picked.

Reason: To facilitate good agricultural restoration. (OMWCS C6)

49. Stones and other objects greater than 100 mm in any dimension shall be removed from topsoil following respreading.

Reason: To facilitate good agricultural restoration. (OMWCS C6)

50. No development shall take place within 10 metres of any watercourse and that margin shall remain completely unobstructed.

Reason: To retain access to the watercourse to allow the Environment Agency to carry out its functions. (OMWCS C4)

51. There shall be no direct connection between the pits and any watercourse.

Reason: To prevent pollution of the water environment. (OMWCS C4)

52. Surface water drainage of any restored phases shall be in accordance with a scheme to be agreed by the Mineral Planning Authority before extraction begins in that phase.

Reason: To prevent the risk of flooding and of pollution of the water environment. (OMWCS C4)

53. No pumping from the excavations shall take place whilst the adjoining watercourses are running bank full.

Reason: To prevent the risk of flooding. (OMWCS C4)

54. No watercourse shall be incorporated into the workings.

Reason: To prevent pollution of the water environment. (OMWCS C4)

55. No working shall take place that will derogate from any domestic and licensed groundwater sources in the area.

Reason: To prevent adverse effects on groundwater sources. (OMWCS C4)

56. No working shall take place that will adversely affect flows or levels in any river, stream, ditch, spring, lake or pond in the vicinity.

Reason: To prevent adverse effects on surface water sources. (OMWCS C4)

57. Internal haul roads shall be kept free of mud at all times and shall be wetted in dry weather sufficient to prevent dust being formed by the passage of lorries.

Reason: To prevent dust pollution. (OMWCS C5)

58. All access roads and haul roads within the site shall be kept free of potholes.

Reason: To prevent noise intrusion. (OMWCS C5)

59. Notwithstanding condition 15, and except with the prior arrangement of the Mineral Planning Authority in writing, no operations authorised or required by this permission shall be carried out and plant shall not be operated or lorries loaded or dispatched from any land within 350 metres of any dwelling in any phase as defined by condition 61, other than during the following hours:

Between 0730 and 1800 hours Mondays to Fridays
0730 and 1300 hours on Saturdays.

Reason: In the interests of the amenities of the area. (OMWCS C5)

All the site except Hornton and Alkerton

60. No other working on the site shall take place until the area outlined in green on approved plan HORNT/W/RevC has been worked out except that minerals may be worked in the area outlined in green on approved plan no. ALK/MP/A.

Reason: To restrict the extent of working in order to limit environmental disturbance. (OMWCS C5)

61. No working shall take place outside the areas outlined in green on approved plans HORNT/W/RevC and ALK/MP/A except in accordance with the approved plan ref: GPP/PBL/WF/1/02. Working shall be limited to only one phase at any one time, although works for the preparation of extraction and restoration may take place in other phases in accordance with details approved in writing by the Mineral Planning Authority.

Reason: To restrict the extent of working in order to limit environmental disturbance. (OMWCS C5)

62. No mineral extraction shall take place on any land within the site outside the areas bounded by green lines on approved plans HORNT/W/RevC, ALK/MP/A and phase 1 until details of working, including phasing, method of soil stripping, mineral stockpiling and plant to be used, method of extraction and plant to be used, visual and dust control, access, restoration, landscaping and aftercare have been submitted to and approved by the Mineral Planning Authority in writing.

Reason: In order to properly control mineral working within the site. (OMWCS C5)

63. No development shall commence on any Phase of the site, except that outlined in green on approved plans HORNT/W/RevC, ALK/MP/A and at Phase 1, until a scheme of noise monitoring and control for that part has been submitted to and approved by the Mineral Planning Authority in writing. The scheme shall include:

- (i) measurement of ambient noise levels;
- (ii) noise monitoring locations;
- (iii) frequency of measurements;
- (iv) limits of noise at any specified location; and
- (v) cessation of working until noise reduction measures have been agreed in writing with the Mineral Planning Authority if noise levels have been exceeded.

No development shall take place except in accordance with an approved scheme.

Reason: To reduce noise levels in the vicinity of the working area to acceptable levels. (OMWCS C5)

64. The maximum area of the site, excluding land outlined in green on approved plan ALK/MP/A, which at any one time may be stripped of topsoil in advance of working, or under excavation or excavated but not restored, shall not exceed 12 hectares (excluding roadways, any conservation stone compound, office wheelwash and car parking area and other approved buildings).

Reason: To ensure that the maximum area is available for uses other than quarrying. (OMWCS C5)

65. Noise from the development shall not increase background noise levels by 5 dB LAeq 1 hour freefield, or more, when measured 2.5 metres from a noise sensitive area, except in those areas outlined in green on approved plans ALK/MP/A and HORNT/W/RevC and except in phases 1 and 2 as shown on plan GPP/PBL/WF/1/02.

Reason: To protect residents from noise intrusion. (OMWCS C5)

66. No extraction shall take place within any phase, as defined by condition 61, except in accordance with a scheme to be agreed by the Mineral Planning Authority in writing to ensure the stability of electricity pylons or poles or underground electricity cables.

Reason: To ensure the stability of electricity pylons, poles or cables. (OMWCS C5)

67. With the exception of Phase 1 no development shall take place in any phase of working except in accordance with a scheme of dust suppression approved by the Mineral Planning Authority in writing which shall include:-

- (i) dust monitoring locations;
- (ii) frequency of sampling;
- (iii) suppression of dust from any operations in the site;
- (iv) levels of dust that must not be exceeded when measured at the dust monitoring levels;
- (v) mitigating measures that will be implemented in the event that dust levels are exceeded.

Reason: To control the level of dust from the workings to acceptable levels. (OMWCS C5)

68. Prior to the commencement of extraction operations within any phase except the areas outlined in green on approved plans HORNT/W/RevC, ALK/MP/A and Phase 1 - a detailed landform restoration scheme to include proposals for planting with trees, hedgerows and the progressive return of the land to agriculture or forestry, shall be submitted to the Mineral Planning Authority. The scheme shall also include details of:

- (i) the nature of the intended after-use of the site;
- (ii) the sequence and programming of reclamation showing clearly their relationship to the working scheme;
- (iii) the respreading over the floor of the excavated area of mineral waste, overburden, subsoil and topsoil previously stripped from the site, in that order and the depths and placement of respreading materials;
- (iv) the ripping of any compacted layers of final cover to ensure adequate

drainage and aeration; such ripping should normally take place before placing of the topsoil;

- (v) the machinery to be used in soil resreading operations;
- (vi) the final levels of the reclaimed land and the gradient of the restored slopes around the margins of the extraction;
- (vii) drainage of the reclaimed land, including the formation of suitably graded contours to promote natural drainage where possible or, if not, artificial drainage;
- (viii) the reinstatement of the site and access road by clearing plant, buildings, machinery, deep cultivation in both directions to remove rocks and other obstructions, replacing of subsoil and then topsoil previously stripped from the sites; and
- (ix) the phased planting and seeding of the restored area.

Any scheme that is approved shall be implemented.

Reason: To ensure the most successful restoration possible. (OMWCS M10)

69. Within 12 months of the approval of the restoration scheme approved under condition 68, an aftercare scheme requiring that such steps as may be necessary to bring the land to the required standard for whatever restoration is approved, shall be submitted for the written approval of the Mineral Planning Authority. The aftercare steps for agricultural restoration shall include soil testing, the cropping pattern, cultivation practices, stonepicking, remedial treatments, fertilisation treatment, water supply for agricultural and woodland areas, the provision of an efficient field drainage system, seed mixes and shelter belts and hedges. Examination of the soil profile shall take place in the third year.

Reason: To ensure that the restored land is correctly husbanded. (OMWCS C5)

70. The aftercare of the land, restored under the provisions of condition 68, shall be carried out for a period of five years following the complete restoration of each phase, in accordance with the approved aftercare scheme or as may be subsequently amended with the approval in writing of the Mineral Planning Authority.

Reason: To ensure that the restored land is correctly husbanded. (OMWCS M10)

71. For land restored under the provisions of condition 68, for every year and before 31 August each year during the aftercare period, a report shall be submitted to the Mineral Planning Authority recording the operations carried out on the land during the previous 12 months and setting out the intended operations for the next 12 months.

Reason: To ensure that the restored land is correctly husbanded. (OMWCS M10)

72. For the land restored under the provisions of condition 68, every year during the aftercare period the developer shall arrange a site meeting to be held before 30 November to discuss the report prepared in accordance with condition 70 to which the following parties shall be invited:

- (a) the Mineral Planning Authority,
- (b) DEFRA,
- (c) the owner of the land within the site, and
- (d) all occupiers of land within the site.

Reason: To ensure that the restored land is correctly husbanded. (OMWCS M10)

73. No access shall be formed or used to any part of the site except that outlined in green on approved plans HORNTW/RevC, ALK/MP/A or Phase 1 until the Mineral Planning Authority has agreed the position, design and construction details of that access.

Reason: For the safety of users of the highway. (OMWCS C10)

74. No working shall take place in any other phase except Phase 1 until a plan showing landscaping has been submitted to and approved by the Mineral Planning Authority. That plan shall include protection of all trees and shrubs on the boundaries, tree and shrub planting in woodland groups and on margins and new hedgerows once restoration has taken place. The plan shall show the species, sizes, spacing, position of all new planting and details of their protection, and any planting that fails in the aftercare period shall be replanted. Any landscaping plan that is approved shall be implemented before working takes place in a subsequent phase.

Reason: To enhance the landscape value of the restored land. (OMWCS C10)

75. Before work commences in any phase, after Phase 1, a scheme showing the direction of working, the height and extent of mineral stockpiles, lagoon locations and dimensions, depths of excavation and haul roads in that phase shall be submitted to and approved by the Mineral Planning Authority in writing and any that is approved shall be implemented.

Reason: To ensure control of operations in the interests of the amenities of the area. (OMWCS C5)

Hornton and Alkerton only

76. In the area outlined in green on approved plan ALK/MP/A monitoring of dust shall be carried out in accordance with the approved dust monitoring protocol. This monitoring shall be undertaken continuously for a period of one month per quarter of a year, to include months when soil stripping or soil replacement is taking place.

Reason: To ensure that dust levels are monitored. (OMWCS C5)

77. In the areas outlined in green on approved plans HORNTW/RevC and ALK/MP/A the land shall be progressively restored to agriculture in accordance with the approved restoration schemes for those areas.

Reason: To achieve restoration levels that match with the surrounding landscape. (OMWCS C8)

78. The aftercare of the land outlined in green on approved plans HORNTW/RevC and ALK/MP/A shall be carried out in accordance with the respective approved aftercare schemes.

Reason: To ensure that the restored land is brought back to its full agricultural potential. (OMWCS C6)

79. All fixed plant and machinery shall be removed from the areas outlined in green on approved plans HORNT/MP/C and ALK/MP/A, with the exception of land outlined in red on approved plan ASC 06.096 B, once working has ceased in that area and the

land shall be restored in accordance with agricultural restoration schemes approved by the Mineral Planning Authority.

Reason: To ensure that restoration takes place as quickly as possible. (OMWCS M10)

Alkerton Only

80. Between the hours of 0700 and 1800 on Mondays to Fridays and 0700 and 1300 hours on Saturdays, the noise levels arising from the operations in the area edged green on approved plan ALK/MP/A shall not exceed 55 dB LAeq 1 hr freefield when measured 2.5 metres from any noise sensitive location at Heath Farm or any other residential property in the vicinity of this area. If these noise limits are exceeded the working will stop until measures have been agreed in writing with the Mineral Planning Authority to ensure that noise limits are not exceeded.

Reason: To reduce noise levels in the vicinity of the working area to acceptable levels. (OMWCS C5)

81. When workings come within 200 metres of Heath Farm, noise monitoring shall be carried out once every two months. The results shall be kept at the site office and shall be made available to the Mineral Planning Authority on request at all times that the quarry is in operation. If the noise levels exceed 55 dB LAeq 1 hr freefield when measured 2.5 metres from any noise sensitive location at Heath Farm, then working will stop until measures have been agreed in writing with the Mineral Planning Authority to ensure that noise levels are not exceeded.

Reason: To reduce noise levels in the vicinity of Heath Farm to tolerable levels. (OMWCS C5)

82. The maximum area of that part of the site outlined in green on approved plan ALK/MP/A which at any time may be stripped of topsoil in advance of working, or under excavation, or excavated but not restored, shall not exceed 4.0 ha (excluding roadways, office and wheelwash, that shall not exceed 1.5 ha in area).

Reason: To ensure that the maximum area is available for uses other than quarrying. (OMWCS C5)

83. On the area outlined in green on approved plan ALK/MP/A, soil stripping, excavation of minerals and restoration shall take place progressively from the western boundary and in accordance with the direction and phasing of working shown on approved plan ALK/W.

Reason: To ensure proper working and restoration of the site. (OMWCS C5)

84. Mineral waste arising from quarrying in the area outlined in green on approved plan ALK/MP/A shall be levelled and graded in accordance with the restoration contours shown on approved plan 160118/rest5, and the restoration and aftercare shall be in accordance with plan KB-AQ/101c and Alkerton Quarry Restoration, Soil Placement and Aftercare Scheme Revised March 2018 (R2 Jan 2019).

Reason: To achieve a satisfactory restoration. (OMWCS M10)

85. A screening bund, 3 metres in height, 13 metres wide across the base and 1 metre wide at the top with sides of slopes of 1 in 2 shall be constructed in the location as shown in green on approved plan ALK/W and marked as 'permanent bund' before

further working takes place in accordance with this permission. The bund shall be seeded with grass seed within six months of its construction and shall be kept weed-free. The screen bund shall be removed and used in restoration on completion of working in the area.

Reason: To screen Heath Farm from noise, dust and visual intrusions. (OMWCS C5)

86. The sole vehicular access for the working of the area outlined in green on approved plan ALK/MP/A shall be in the location marked 'ramp to temp facilities' on approved plan ALK/W.

Reason: To secure a safe access to the quarry. (OMWCS C10)

87. The layout and access of the area outlined in green on approved plan ALK/MP/A shall be maintained as per the approved plans.

Reason: To maintain a safe access to the quarry. (OMWCS C10)

88. Working of land outlined in green on approved plan ALK/MP/A shall only take place in accordance with the approved plan ALK/W.

Reason: To ensure that the working is carried out as proposed. (OMWCS C5)

89. Pegs showing the working margins in the areas outlined in green on approved plan ALK/MP/A shall be maintained in the positions shown on the approved plan (ref: SRL/1-15 (wm)) for the duration of operations in this phase.

Reason: To ensure that workings do not encroach beyond the permitted boundaries. (OMWCS C5)

Wroxton only

90. No vehicular access direct onto the Horley road, or other local roads, shall be obtained from areas, 3, 4 and 6 as shown on approved plans 054/P/02 and 054/P/03. No extraction shall take place in these areas until proposals for an internal haul road to the site access shown on approved plan 054/P/01 has been agreed by the Mineral Planning Authority in writing.

Reason: For the safety of users of local roads in the Wroxton area. (OMWCS C10)

Phase 1 only

91. All workings at Phase 1 shall be undertaken in accordance with the approved plans and documents: 'Discharge of Conditions Planning Permission 97/00430/CM Wroxton Fields Quarry' dated April 2002, including document titled 'Working Plan Restoration and Aftercare Schemes for Wroxton Fields Quarry' dated July 2002, document titled 'Wroxton Fields Quarry Dust Management Scheme' dated April 2002: Abingdon Consulting Engineers' drawing No. 01037/600, Edge and Pritchard drawings 081204/1 and 081204/2, Mark Pritchard Limited Drawing WFQ/PBL/2a, GPP/PBL/WF/08/02, Wroxton Restoration 2, Wroxton Restoration 2x (sheet1) and Wroxton Restoration 2x (sheet2).

Reason: In order to properly control mineral working within the site. (OMWCS C5)

92. Noise monitoring and control at Phase 1 shall be undertaken in accordance with the approved plans and details: Annex C of document titled 'Draft Noise Assessment Ironstone Extractions at Wroxton, Peter Bennie Ltd', dated July 2002.

Reason: To ensure noise levels in the vicinity of the working area are acceptable. (OMWCS C5)

93. At Phase 1 all working shall take place in accordance the approved dust management scheme, ref: 'Wroxton Fields Quarry Dust Management Scheme for Peter Bennie Ltd – R502-R01a/final' dated July 2002 and 'Wroxton Fields Quarry Baseline Dust Monitoring' for Peter Bennie Ltd – R502-R02/final, dated Oct 2002, specifically:

(i) dust monitoring locations are those that are shown on drawing 001 – Dust Monitoring Locations (which forms part of R502-R01/final);

(ii) frequency of sampling – dust sampling and analysis shall be undertaken on a monthly basis. The frequency of sampling shall be subject to review by the Mineral Planning Authority depending on the consistency and magnitude of the results obtained;

(iii) dust suppression measures from operations on site – dust suppression measures shall be undertaken in accordance with section 5, R502-R01a/final;

(iv) dust levels that must not be exceeded at the dust monitoring locations:
- the dust deposition rate per day must not exceed 2.5 times the average daily background dust deposition rate (the average dust deposition rate will be taken as that shown in table 4.1 of R502-R02/final); and
- effective area coverage shall not exceed 0.5% at the dust monitoring locations (see table 4.1 of R502-R02/final); and

(v) mitigation measures – if any operations are identified as causing or likely to cause visible emissions across the site boundary or if abnormal emissions are observed within the site, then those operations will be immediately suspended until either effective remedial action can be taken or the weather conditions giving rise to the emissions have moderated.

Reason: To ensure that dust pollution is not a problem for residents close to the site. (OMWCS C5)

94. In Phase 1 all restoration shall be undertaken in accordance with the approved landform restoration scheme ref: 'Discharge of Conditions Planning Permission 97/00430/CM Wroxton Fields Quarry', dated April 2002, including document titled 'Working Plan, Restoration and Aftercare Schemes for Wroxton Fields Quarry for Peter Bennie Ltd' dated July 2002, and Edge and Pritchard drawing No. 4, and letter dated 22.07.02.

Reason: To ensure the most successful restoration possible. (OMWCS M10)

95. Access to Phase 1 shall be formed and used in accordance with the approved plans, ref: Abingdon Consulting Engineers' drawing no. 01037/600.

Reason: For the safety of users of the highway. (OMWCS C10)

96. Landscaping at Phase 1 shall be completed in accordance with approved plans an details ref: 'Discharge of Conditions, Planning Permission 97/0043/CM Wroxton

Fields Quarry' dated April 2002, Edge and Pritchard drawing No. 4 and Mark Pritchard drawing No. WFQ/PBL/2a.

Reason: To ensure the land is appropriately landscaped. (OMWCS C8)

97. In Phase 1 development shall not be completed other than in accordance with the approved plans and details ref: 'Discharge of Conditions Planning Permission 97/00430/CM, Wroxton Fields Quarry', dated April 2002, Edge and Pritchard drawing No. 4 and Mark Pritchard drawing No. WFQ/PBL/2a.

Reason: To ensure control of operations in the interests of the amenities of the area. (OMWCS C5)

Phases 1 and 2 only

98. Noise levels from quarrying, at phases 1 and 2, shall not exceed:

47 dB LAeq 3.5m from any dwelling in the village of Wroxton;
45 dB LAeq 3.5m from any other dwelling;
averaged over a period of 5 minutes between 0700-0800; and averaged over a period of 1 hour for all other times when quarrying is permitted.

Reason: To protect residents from noise intrusion. (OMWCS C5)

Phase 2 only

99. Before any development commences in Phase 2, a scheme of noise monitoring shall be agreed by the Local Planning Authority, which will include provision for monitoring, in particular, between 0700 and 0800 weekdays, and on Saturday mornings.

Reason: To reduce noise intrusion in the area. (OMWCS C5)

Informative

Please note the attached document entitled 'Oxfordshire Lorry Routes' which has been designed by OCC Highways as an aid to operators and drivers in selecting the most appropriate route for HGV traffic (avoiding unnecessary movement on less suitable roads).

Schedule 2 - Relevant Development Plan Policies

Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy (OMWCS)
M10, C1, C5, C7, C8 and C11.

Cherwell Local Plan 2031, including saved policies of the Cherwell Local Plan 1996 (CLP)
PSD1, ESD 10, ESD 13, ENV1

Informative

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, and
- updating applicants and agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this case there was an opportunity to improve the links to the wider rights of way network which resulted in amendments to the plans prior to the decision being made.

Harry Caulfield

From: Rick Bright <rick@bright-associates.co.uk>
Sent: 04 August 2022 10:46
To: Andy Stocks
Cc: Ian Fenny
Subject: FW: Alkerton Quarry Waste Recovery Plan

Andy

I asked the planning officer to confirm the Consent, and she has helpfully emailed below. I hope this is sufficient for you to pursue the progress of the Waste Recovery Permit.

Obviously as soon as the S106 is signed I will ping over the final approval.

Regards

Rick Bright
Principal

Tel: 01691 682773
Mob: 07802 356675



From: Hudson, Mary - Oxfordshire County Council <Mary.Hudson@Oxfordshire.gov.uk>
Sent: 04 August 2022 10:43
To: Rick Bright <rick@bright-associates.co.uk>
Subject: RE: Alkerton Quarry Site Environmental Permit.

Hi Rick,

I can confirm that application MW.0124/21 (Alkerton Quarry) was considered by Planning and Regulation committee on 25th April 2022 and the resolution was as follows:

RESOLVED: subject to -

- (i) The final comments from the Environment Agency confirming they have no objection to the application;
- (ii) The applicant first entering into a Section 106 agreement and Routeing Agreement for the obligations set out in Annex 4 [of the report]; and
- (iii) Subject to conditions to be determined by the Assistant Director for Strategic Infrastructure and Planning, to include those set out in Annex 1 [of the report], to approve Planning Permission for Application MW.0124/21.

The Environment Agency have since removed their objection. Therefore, permission will be issued subject to the Section 106 agreement and Routeing Agreement first being completed.

Regards,

Mary

Mary Hudson
Principal Planning Officer
Oxfordshire County Council

Phone: 07393 001 257

My working days are Monday to Thursday

From: Rick Bright <rick@bright-associates.co.uk>
Sent: 03 August 2022 14:46
To: Hudson, Mary - Oxfordshire County Council <Mary.Hudson@Oxfordshire.gov.uk>
Subject: Alkerton Quarry Site Environmental Permit.

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Mary

Specialist consultants 'Caulmert' who are representing my Client with regard the Waste Recovery Plan and Permit with the Environment Agency have been in contact with the EA and the EA have confirmed that they are happy to pick it up where it was left earlier this year, held in abeyance of the approved planning consent.

Whilst they would prefer the final Planning Approval, we have explained that this is held until the S106 is signed off. The EA have agreed to progress the Permit on the basis of an email confirming the approval subject to the S106. Are you able to issue such an email to me please, for me to forward to the EA.?

Perhaps we can discuss this on tomorrows call?.

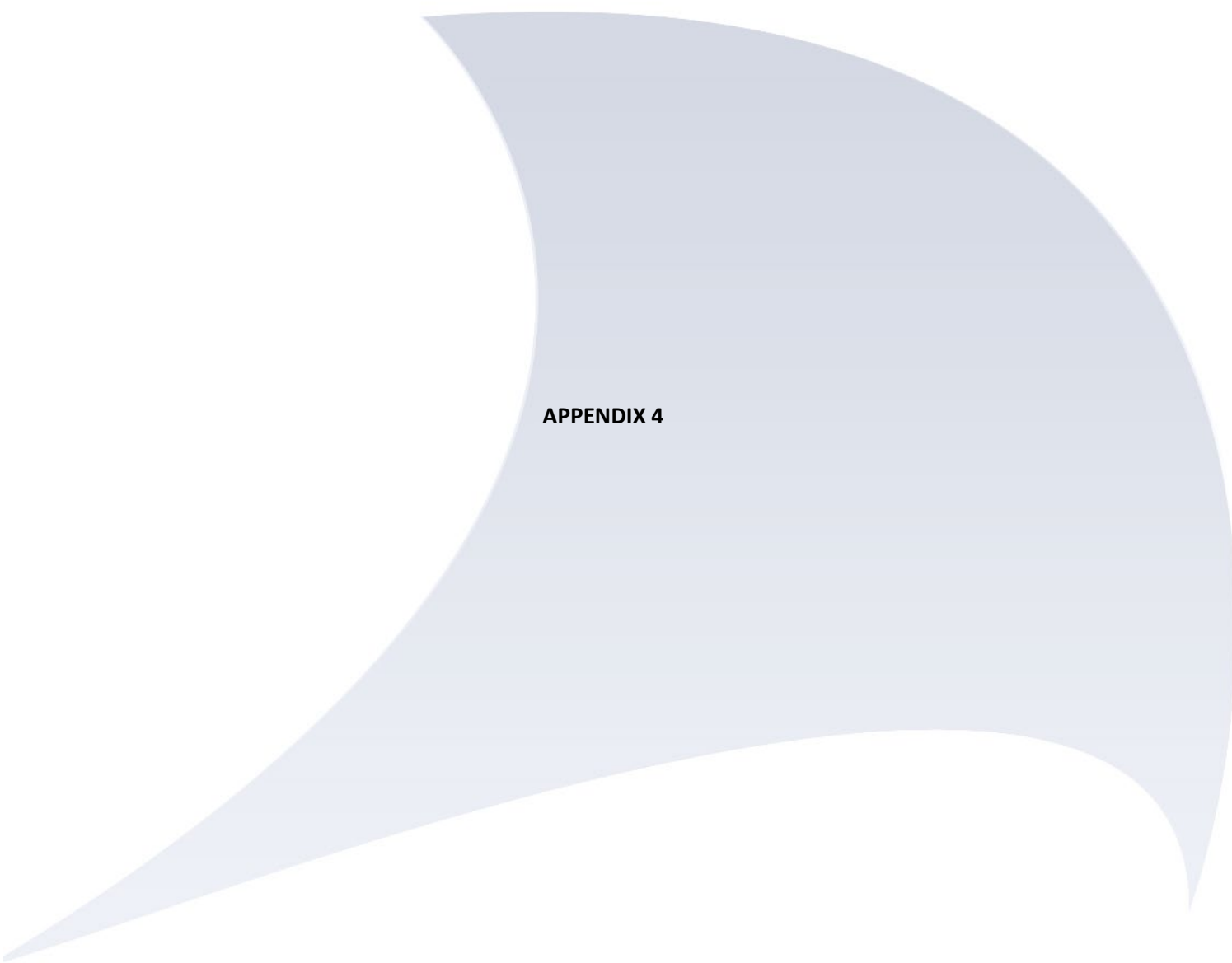
Regards

Rick Bright
Principal

Tel: 01691 682773
Mob: 07802 356675



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APPENDIX 4

Andy Stocks on behalf of
AT Contracting & Plant Hire Ltd
Colinton House, Leicester Road,
Bedworth, Warwickshire, CV12 8AB

Our reference: EPR/KB3200ML/A001

Date: 24/02/2021

Dear Mr Stocks

Pre application advice – Basic service

Site: Alkerton Quarry, Banbury, Oxon, OX15 6HY

Thank you for your pre application enquiry on 18 February 2021.

We are unable to proceed with an enhanced pre-application service as requested as there is no information for us to assess. We have therefore responded to the request with our basic service. The advice that we have given you here is free of charge and is based on the published guidance on GOV.UK. Please note that based on the estimated tonnages we can advise that a bespoke waste permit notice would be required.

Below are details about how to apply for this permit and how much it will cost.

Habitats

Habitats screening requirements: A screen for relevant habitats in your area has been conducted and the results attached to this letter.

Forms

You will need to submit the following forms. Please ensure you download the latest version of the forms, as your application will be returned if an old version of the forms is used:

<https://www.gov.uk/search?q=environmental+permit+application+forms>

You must read all accompanying guidance when completing the forms to ensure you do not miss anything out.

You must ensure you provide dates of birth for all appropriate people as per Appendix 1 in form Part A. Failure to do so will delay your application being put into our systems. Please note that these details will not be made available on the Public Register.

customer service line 03706 506 506

floodline 03459 88 11 88

incident hotline 0800 80 70 60

Page 1 of 6

LIT 55347 20/8/2020

Declaration

Please ensure the Declaration section is completed by each “relevant person”.

- For an application from an individual, a relevant person is the person to be named on the permit.
- For an application from more than one individual, each person who is applying for their name to be on the permit must complete the declaration – you will have to print a separate copy of the declaration page for each additional individual to complete.
- In the case of a company, a relevant person must be an active director/company secretary as listed on Companies House – <https://beta.companieshouse.gov.uk/>
- For a charity, a relevant person is a key post holder, i.e., chair, chief executive, director or trustee.

Additional information required

The following additional documents and supporting information will be required as part of your application:

Site Plan

Provide a plan clearly showing the site boundary, and plans clearly marking site layout, infrastructure and drainage arrangements. Where you intend to include ground or surface monitoring with your proposal, please include relevant plans showing the locations of site infrastructure.

Environmental Management System

You must also send a summary of your environmental management system (EMS). Guidance on this is available from Gov.uk:

<https://www.gov.uk/guidance/develop-a-management-system-environmental-permits>

I would highly recommend that you read our Core Guidance document which will tell you about the permitting process and provide information about your responsibility as a waste operator. Here is the link:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/211852/pb13897-ep-core-guidance-130220.pdf

Waste Recovery Plan (WRP)

A bespoke permit requires a submission of a waste recovery plan (WRP) with the permit application. We assess the WRP to determine whether the proposed operation is recovery or disposal. If we find the operation to be disposal, your operation cannot have a deposit for recovery permit. For information about waste recovery plans, how to submit

customer service line **03706 506 506**

incident hotline **0800 80 70 60**

floodline **03459 88 11 88**

Page 2 of 6

your WRP for assessment and the fee prior to your permit application submission, please see:

<https://www.gov.uk/guidance/waste-recovery-plans-and-permits>

It is strongly recommended that we assess your WRP before you apply for this standard rules set.

There is a separate charge of £1231 which must be paid in order for us to assess the WRP. This amount must be added to the overall permit charge if you chose not to get the WRP assessed prior to full application submission.

If you submit an unassessed WRP with your permit application and we deem the operation disposal, you will lose the full permit application fee. The WRP assessment will only provide a decision over whether the operation is recovery or disposal. If we decide the WRP proposal is recovery, it will not determine whether this permit can be issued – you still need to submit the full application (along with the approved WRP) and we will assess it in line with the standard rules set.

Hydrogeological Risk Assessment

As your proposed activity is within a sensitive groundwater setting (Secondary A aquifer) you must produce a hydrogeological risk assessment to accompany your application.

Further information on producing a suitable risk assessment can be found on GOV.UK here.

<https://www.gov.uk/government/publications/hydrogeological-risk-assessment-report-template>

Application Fees

The application fee will be: £11,679

This fee is comprised of:

Application Deposit for recovery (1.17.9): £9,207

Waste recovery plan assessment (1.19.1): £1,231

Emissions management plan (where required) (1.19.5): £1,241

Please note that your application will not be processed until we receive the full application fee payment.

customer service line **03706 506 506**

incident hotline **0800 80 70 60**

floodline **03459 88 11 88**

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LIT 55347 20/8/2020

Subsistence Charge

The subsistence charge is going to be: £5,166 (2.17.9)

Link: <https://www.gov.uk/government/publications/environmental-permitting-charging-scheme-2019>

Please note that a subsistence charge is an annual charge which is based on the type and scale of the [activity/permitted discharge]. Payment of this charge must not be included with payment of an application fee. Subsistence charges are invoiced to operators annually, after a permit is issued. The subsistence charge given above may change if we issue you a permit for an activity of a different type and/or scale to the proposed activity in this pre-application request.

What happens next?

This section has been revised specifically to make it clear that a pre-application is closed once this letter has been sent out. It is therefore vitally important that best endeavours have been made to ensure that your response letter to the customer fully explains / answers their questions, to minimise the risk of them needing to ask further questions.

If you submit an environmental permit application then please quote this pre-application reference number: application ref number

If the advice above details using the [online digital application form](#), your application can be submitted using this method. If not, please send your completed application documents via email to: psc@environment-agency.gov.uk

During the Covid-19 incident, the PSC office is closed and you should use the text below.

We are not currently processing paper applications as our offices are closed. Any applications submitted via post will be stored at the Permitting Support Centre until we are able to re-open the office. For further information, please check our latest operational update on the [Environment Agency website](#).

Once the PSC office re-opens we can use the post option below. Otherwise delete the post option below and leave only the sentence above.

Or by post to:

Environment Agency, Permitting Support Centre, Quadrant 2, 99 Parkway Avenue,
Sheffield, S9 4WF

customer service line **03706 506 506**

incident hotline **0800 80 70 60**

floodline **03459 88 11 88**

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LIT 55347 20/8/2020

Dealing with the impact of COVID-19

We are following Government advice to manage the risks of Coronavirus to our organisation, to protect the health, safety and wellbeing of our staff and sustain our critical operations.

We are doing all we can to maintain our service, however it may take us longer than usual to respond to you. It is important that you inform us of any applications that are critical to maintain national resilience, national infrastructure and critical environmental protection.

Our current queues are large and we are taking longer than usual to allocate work for duly made checks. Please see the table below for current average queue times.

Application type	Average time on queue
New standard rules	7-9 weeks
New Bespoke	10-12 weeks
Admin variation	2-4 weeks
Minor variation	6-8 weeks
Normal variation	9-11 weeks
Substantial variation	9-11 weeks
Transfer	6-8 weeks
Surrender	6-8 weeks

Disclaimer

The advice given is based on the information you have provided, and does not constitute a formal response or decision of the Environment Agency with regard to future permit applications. Any views or opinions expressed are without prejudice to the Environment Agency's formal consideration of any application. Please note that any application is subject to duly making and then full technical checks during determination, and additional information may be required based on your detailed submission and site specific requirements and the advice given is to address the specific pre-application request.

This advice covers waste only. Other permissions from the Environment Agency and/or other bodies may be required for associated or other activities.

This pre-application request is now closed.

Further enquiries resulting from this response must be logged as a new request using the online form:

customer service line **03706 506 506**

floodline **03459 88 11 88**

incident hotline **0800 80 70 60**

Page 5 of 6

<https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form>

Our basic pre-application service is free and is limited to the information detailed on section 2 of the [Environmental permitting charges guidance](#) on gov.uk.

If you need more extensive or technical pre-application advice, you can ask for our enhanced pre-application service. The enhanced pre-application advice is charged at £100 per hour plus VAT. You will need to complete and submit a new online pre-application request to request enhanced pre-application advice.

If you have any questions please find my contact details below.

Yours sincerely

If using actual addressee's name at the top of the letter, use "Yours sincerely"

Anthony Watts

Anthony.Watts@environment-agency.gov.uk

Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs

Date Produced: 24/02/2021

Reference number: EPR/KB3200ML/A001

NGR of search: SP 38637 43132

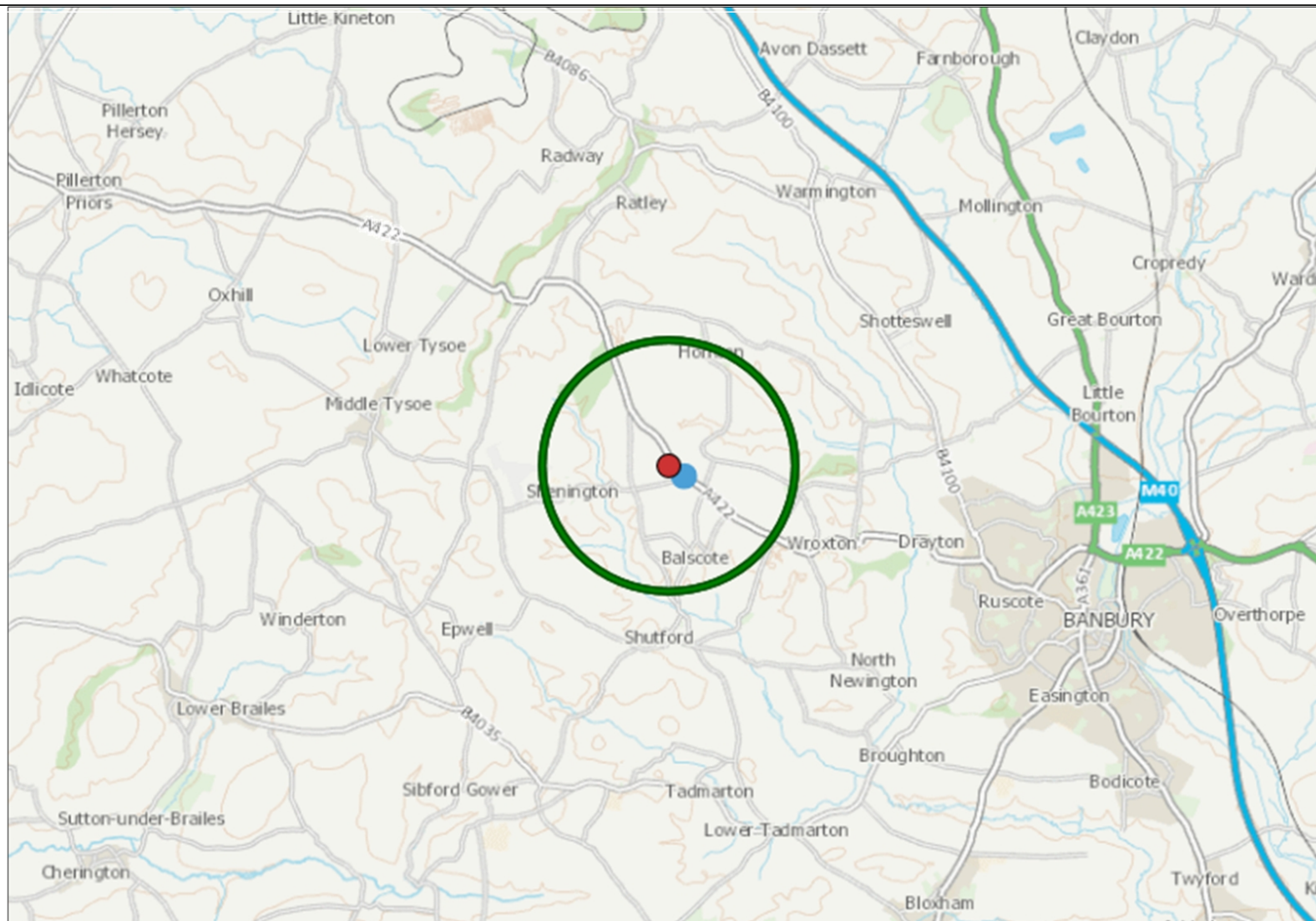
Notes:

Site centre distance (m): 50



Legend

 Search area



[Launch EasiMap](#)

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Easimap Screening Results

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Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs
Reference number: EPR/KB3200ML/A001
Notes:

Date produced: 24/02/2021
NGR of search: SP 38637 43132
Site centre distance (m): 50

Data	Details	Within	Search Direction	Action
Aquifer Designation (Bedrock)	Aquifer type: Secondary A	0m	Radial	
EPR Installation Team	EPR Team: Installations Thames	0m	Radial	
EPR Waste Team	EPR Team: Waste North	0m	Radial	
EPR Land and Water Team	EPR Team: Land and Water North	0m	Radial	
Counties	County Name: Oxfordshire County	0m	Radial	
Local Authorities	Name: Cherwell	0m	Radial	
EA Water Management Areas	Area name: West Thames	0m	Radial	
Historic Landfill Sites	no information	347m	Radial	Check for the presence of a historic landfill
	no information	202m	Radial	
Authorised Landfill Sites	no information	151m	Radial	Check for the presence of an authorised landfill
	no information	343m	Radial	
Ancient Woodland - England	None present	200m		
Ancient Woodland - Wales	None present	200m		
Aquifer Designation (Superficial)	None present	0m		
Local Nature Reserves - England	None present	200m		
Local Nature Reserves - Wales	None present	200m		
Local Wildlife Sites	None present	200m		
National Nature Reserves - England	None present	200m		
National Nature Reserves - Wales	None present	200m		
Protected Habitats - Upland Heathland	None present	50m		
Protected Habitats - Deciduous woodland	None present	50m		
Protected Habitats - Wet Woodland	None present	50m		
Protected Habitats - Coastal Saltmarsh	None present	50m		
Protected Habitats - Upland Hay Meadows	None present	50m		
Protected Habitats - Upland Calcareous grassland	None present	50m		

Easimap Screening Results

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Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs
Reference number: EPR/KB3200ML/A001
Notes:

Date produced: 24/02/2021
NGR of search: SP 38637 43132
Site centre distance (m): 50

Data	Details	Within	Search Direction	Action
Protected Habitats - Lowland meadows	None present	50m		
Protected Habitats - Lowland Heathland	None present	50m		
Protected Habitats - Lowland dry acid grassland	None present	50m		
Protected Habitats - Lowland Calcareous grassland	None present	50m		
Protected Habitats - Intertidal mudflats	None present	0m		
Protected Habitats - Aquifer fed water bodies	None present	50m		
Protected Habitats - Chalk rivers	None present	50m		
Protected Habitats - Saline lagoons	None present	50m		
Protected Habitats - Purple moor grass and Rush Pasture	None present	50m		
Protected Habitats - Maritime Cliff and Slope	None present	0m		
Protected Habitats - Fens	None present	50m		
Protected Habitats - Coastal vegetated shingle	None present	0m		
Protected Habitats - Coastal sand dunes	None present	0m		
Protected Habitats - Mudflats	None present	0m		
Protected Habitats - Culm/Rhos pasture	None present	50m		
Protected Habitats - Blanket Bog	None present	50m		
Protected Habitats - Lowland Raised bog	None present	50m		
Protected Habitats - Coastal and Floodplain Grazing Marsh	None present	50m		
Protected Habitats - Reedbeds	None present	50m		
Protected Species - Brown trout Salmo trutta	None present	500m		
Protected Species - Sea trout Salmo trutta migratory route	None present	500m		
Protected Species - Smelt Osmerus eperlanus	None present	500m		
Protected Species - Smelt Osmerus eperlanus migratory route	None present	500m		

Easimap Screening Results

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Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs
Reference number: EPR/KB3200ML/A001
Notes:

Date produced: 24/02/2021
NGR of search: SP 38637 43132
Site centre distance (m): 50

Data	Details	Within	Search Direction	Action
Protected Species - European eel <i>Anguilla anguilla</i>	None present	500m		
Protected Species - European eel <i>Anguilla anguilla</i> migratory route	None present	500m		
Protected Species - Vendace <i>Coregonus albula</i>	None present	500m		
Protected Species - Whitefish (Powan, Gwyniad, Schelly) <i>Coregonus lavaretus</i>	None present	500m		
Protected Species - Bullhead <i>Cottus gobio</i>	None present	500m		
Protected Species - Spined loach <i>Cobitis taenia</i>	None present	500m		
Protected Species - Atlantic salmon <i>Salmo salar</i>	None present	500m		
Protected Species - Atlantic salmon <i>Salmo salar</i> migratory route	None present	500m		
Protected Species - Unidentified shad <i>Alosa</i>	None present	500m		
Protected Species - Twaite shad <i>Alosa fallax</i>	None present	500m		
Protected Species - Twaite shad <i>Alosa fallax</i> migratory route	None present	500m		
Protected Species - Allis shad <i>Alosa alosa</i>	None present	500m		
Protected Species - Allis shad <i>Alosa alosa</i> migratory route	None present	500m		
Protected Species - Unidentified shad <i>Alosa</i> migratory route	None present	500m		
Protected Species - River lamprey <i>Lampetra fluviatilis</i>	None present	500m		
Protected species - Unidentified lamprey <i>Petromyzontidae</i>	None present	500m		
Protected Species - River lamprey <i>Lampetra fluviatilis</i> migratory route	None present	500m		
Protected Species - Brook lamprey <i>Lampetra planeri</i>	None present	500m		
Protected Species - Sea lamprey <i>Petromyzon marinus</i>	None present	500m		
Protected Species - Sea lamprey <i>Petromyzon marinus</i> migratory route	None present	500m		
Protected Species - Arctic charr <i>Salvelinus alpinus</i>	None present	500m		

Easimap Screening Results

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Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs
Reference number: EPR/KB3200ML/A001
Notes:

Date produced: 24/02/2021
NGR of search: SP 38637 43132
Site centre distance (m): 50

Data	Details	Within	Search Direction	Action
Protected Species - A diving beetle Agabus brunneus	None present	50m		
Protected Species - A diving beetle Bidessus unistriatus	None present	50m		
Protected Species - A river shingle beetle Bembidion testaceum	None present	50m		
Protected Species - A river shingle beetle Hydrochus nitidicollis	None present	50m		
Protected Species - A river shingle beetle Meotica anglica	None present	50m		
Protected Species - A river shingle beetle Thinobius newberyi	None present	50m		
Protected Species - Depressed river mussel Pseudanodonta complanata	None present	50m		
Protected Species - Fine-lined pea mussel Pisidium tenuilineatum	None present	50m		
Protected Species - Greater water parsnip Sium latifolium	None present	50m		
Protected Species - Hairy click beetle Synaptus filiformis	None present	50m		
Protected Species - Lagoon spire snail Heleobia stagnorum	None present	50m		
Protected Species - Shining rams horn snail Segmentina nitida	None present	50m		
Protected Species - Slender stonewort Nitella gracilis	None present	50m		
Protected Species - Stary stonewort Nitellopsis obtusa	None present	50m		
Protected Species - Southern silver stiletto fly Clorismia rustica	None present	50m		
Protected Species - Tassel stonewort Tolypella intricata	None present	50m		
Protected Species - Bembridge Beetle Paracymus aenus	None present	50m		
Protected Species - Fairy Shrimp Chirocephalus diaphanus	None present	0m		
Protected Species - Fen raft spider Dolomedes plantarius	None present	0m		
Protected Species - Glutinous snail Myxas glutinosa	None present	50m		
Protected Species - Lesser Silver Water	None present	50m		

Easimap Screening Results

[Click here to download Permit Screening distances](#)

Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs
Reference number: EPR/KB3200ML/A001
Notes:

Date produced: 24/02/2021
NGR of search: SP 38637 43132
Site centre distance (m): 50

Data	Details	Within	Search Direction	Action
Beetle Hydrochara caraboides Protected Species - Medicinal Leech Hirudo medicinalis	None present	50m		
Protected Species - Mire Pill Beetle Curimopsis nigra	None present	50m		
Protected Species - Multi-Fruited River-Moss Cryphaea lamyana	None present	50m		
Protected Species - Ribbon-Leaved Water Plantain Alisma gramineum	None present	50m		
Protected Species - River Jelly Lichen Collema dichotomum	None present	50m		
Protected Species - Spangled Diving Beetle Graphoderus zonatus	None present	0m		
Protected Species - Tadpole Shrimp Triops cancriformis	None present	50m		
Protected Species - Triangular club-rush Schoenoplectus triqueter	None present	50m		
Protected Species - Triangular club-rush hybrid Schoenoplectus kuekenthalianus	None present	50m		
Protected Species - Water Germander Teucrium scordium	None present	50m		
Protected Species - Water Vole Arvicola amphibius	None present	50m		
Protected Species - Sand Lizard Lacerta agilis	None present	50m		
Protected Species - Natterjack toad Bufo calamita	None present	50m		
Protected Species - Code 4	None present	50m		
Protected Species - Creeping Marshwort	None present	50m		
Protected Species - Code 2	None present	250m		
Protected Species - Marsh Fritillary Butterfly Euphydryas	None present	50m		
Protected Species - White-Clawed Crayfish	None present	50m		
Protected Species - Southern Damselfly	None present	50m		
Protected Species - Desmoulins Whorl Snail	None present	50m		
Protected Species - Narrow-mouthed Whorl Snail	None present	50m		

Easimap Screening Results

[Click here to download Permit Screening distances](#)

Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs
Reference number: EPR/KB3200ML/A001
Notes:

Date produced: 24/02/2021
NGR of search: SP 38637 43132
Site centre distance (m): 50

Data	Details	Within	Search Direction	Action
Protected Species - Geyers Whorl Snail	None present	50m		
Protected Species - Little Whirlpool Rams Horn Snail	None present	50m		
Protected Species - Floating-leaved Water Plantain	None present	50m		
Protected Species - Code 3	None present	50m		
Protected Species - Yellow Marsh Saxifrage	None present	50m		
Protected Species - Code 1	None present	500m		
Protected Species - Petalwort	None present	50m		
Protected Species - Shore dock	None present	50m		
Protected Species - Slender Green Feather-Moss	None present	50m		
Ramsar Sites - England	None present	1000m		
Ramsar Sites - Wales	None present	1000m		
Special Areas of Conservation - England	None present	1000m		
Special Areas of Conservation - Wales	None present	1000m		
Special Protection Areas - England	None present	1000m		
Special Protection Areas - Wales	None present	1000m		
Sites of Special Scientific Interest - England	None present	1000m		
Sites of Special Scientific Interest - Wales	None present	1000m		

RvD Advice Form

Name of permitting officer (RvD assessor)	Emma Bellamy
EPR and EAWML References	EPR/KB3200ML/A001 EAWML 407550
Name of the proposed operator	AT Contracting Limited
Name of the site	Alkerton Quarry
Document reference for the submitted waste recovery plan	<p>Waste Recovery Plan ref: 4919-CAU-XX-XX-RP-V-0300.A0.C1 November 2021</p> <p>Site boundary and area under the control of the applicant – drawing ref: AL1198-D13v1 Figure P2</p> <p>Comparison of landforms, site condition and site operation – drawing ref: AL1198-D12v3 Figure P4</p> <p>Illustrative cross sections of site and revised restoration scheme – drawing ref: AL1198-D11v2 Figure P6</p> <p>Topographic site survey – drawing reference AL1198-D3v2 Figure P3</p> <p>Site location plan – drawing reference AL1198-D5v1</p> <p>Revised restoration scheme for nature reserve and holiday eco lodges – drawing ref AL1198-D10v5 Figure P5</p> <p>Letter from the planning authority</p> <p>Document to support planning application to modify the restoration scheme</p> <p>Pre-application advice</p> <p>List of wastes</p>

Consideration of Recovery

Is the waste being used as a substitute for non-waste material?

Has the applicant confirmed that if they could not use waste, they would complete the proposed works in the same way with non-waste materials?

Our guidance includes some factors they can use to show they would carry out the scheme using non-waste:

- 1. Financial gain by using non-waste materials**
- 2. Funding to use non-waste (not-for-profit organisations)**
- 3. Obligations to do the works**

They must provide a clear justification, with evidence, to demonstrate that they would do this.

The applicant has confirmed that they would complete the proposed work using non-waste as there is a requirement to restore the quarry under the planning permission. Current planning permission, MW.0020/19 requires restoration to agricultural use, along with areas of rough grassland, scrub and natural regeneration. Previous work on site has resulted in the haul road being removed and the site being over-extracted. As such, the restoration scheme cannot be completed as approved in the current planning permission. This has been confirmed by the planning officer in a letter included with the Waste Recovery Plan. A revised restoration scheme is proposed which includes reinstating the haul road leading to a low level restoration landform with levels which are similar to those in the restoration scheme approved under the current planning permission. However, levels at the north of the site will be raised slightly with the aim of providing a more natural landform by merging higher elevations with the lower levels in the south of the site. The revised restoration scheme will include a nature conservation area and holiday chalets for eco-tourism. A planning application has been submitted but has not yet been approved. The current planning permission includes conditions requiring the site to be restored by 2043 and in accordance with approved plans. The updated planning permission must be granted before recovery advice could potentially be provided.

Is the material suitable for its intended use?

Has the applicant listed the waste types that they intend to use with an appropriate EWC code and description?

The waste types must be physically, chemically and biologically suitable for the works they are proposing (see Appendix 2).

The following wastes will be used to restore the site;

01 01 02 – wastes from mineral non-metalliferous excavation (waste interburden and overburden only)

10 04 08 – waste gravel and crushed rocks

01 04 09 – waste sand and clays

02 04 01 – soil from cleaning and washing beet

10 12 08 – waste ceramics, bricks, tiles and construction products (after thermal processing)

10 13 14 & 17 01 01 – concrete

17 01 02 – bricks

17 01 03 – tiles and ceramics

17 01 07 – mixtures of concrete, bricks, tiles and ceramics

17 05 04 & 20 02 02 – soil and stones (topsoil, peat, subsoil and stones only)

19 12 09 – minerals (wastes from treatment of waste from aggregates that are otherwise naturally occurring minerals)

19 12 12 – other wastes (including mixtures of materials) from mechanical treatment (crushed bricks, tiles, concrete and ceramics only)

Other wastes from mechanical treatment under waste code 19 12 12 is not listed in Appendix 2. Wastes to be accepted under this code are restricted to bricks, tiles, concrete and ceramics and are therefore similar to other wastes that are considered to be suitable for the proposed use. All proposed wastes are generally suitable for quarry restoration.

Please note that further assessment of the proposed waste types based on the sensitivity of the site location is carried out as part of the permit determination. 'Recovery vs. Disposal' assessment considers what waste types *may* be suitable, not what waste types *will* be deemed suitable following technical assessment.

What is the purpose of the works?

Has the applicant clearly described the function of their proposed scheme and shown that they are carrying it out to meet a genuine need?

They must explain the need or driver for this function and provide evidence to demonstrate that the function will be delivered by the proposed works, and the extent of the resultant benefits.

There is a requirement under the current planning permission to restore the quarry, although the planning permission needs to be amended due to the operator being unable to complete the work as outlined in the current planning permission. Following restoration, there will be approximately 18 holiday chalets for eco-tourism along with a nature reserve. The nature reserve will be in the southern area of the site and will include semi natural grassland, scrub regeneration, permanent wetland and island, ephemeral wetland/drawdown and areas of bare ground/exposed stone and rock. The northern area of the site will include the holiday chalets along with areas of grassland and woodland. Addition of conservation areas will improve biodiversity and contribute to county targets. A road will be constructed to provide access to the chalets.

Is the minimum amount of waste being used to deliver the function?

Has the applicant confirmed, and provided justification with evidence, that they only intend to use the minimum amount of waste necessary to carry out the intended function that would otherwise be provided by non-waste? Have they considered alternative proposals that could use a smaller amount of waste to achieve the same function?

They must include the quantity of waste they intend to use in volume (m³) and tonnage and detail how they have calculated that figure, plus provide plans and cross-sections showing original and planned final levels.

There is an obligation to restore the site under the current planning permission. Restoration of the site cannot be completed in accordance with the restoration scheme that has been approved as part of this planning permission. A planning application has been submitted to address this but permission has not yet been granted. The revised restoration landform ranges from 161mAOD in the southern area to 172.5mAOD in the northern area of the site. These levels are similar to those already approved in the current planning permission. There will be a slightly raised landform compared to the current approved restoration scheme in the northern area of the site. This will then merge into lower levels in the south of the site to create a more natural landform. Part of the site was previously partly restored but there have been issues with drainage in this area. The revised restoration scheme aims to provide a reasonable depth of material to rectify the drainage issues. Reference is made to a depth of deposit of 1.2m of soil to provide an adequate growing medium for the proposed habitats. Condition 47 of the current planning permission requires the depth of soil deposited on the site to be no less than 1.2m. To reduce the amount of waste imported onto the site, 40,000m³ of site derived materials will be used for restoration. In total, 130,000m³ of material will be needed to complete the restoration scheme, of which 90,000m³ will be waste. This will equate to approximately 150,000 tonnes, using a conversion factor of 1.66. Reference has been made to drawing AL-D1198-D11v2 to show the levels and depths required for the revised scheme. Calculations have been based on the amount of material required to fill the quarry to the revised restoration contours. A topographical survey was undertaken to calculate the amount of material required in September 2020 and used along with the final restoration levels to calculate the amount of material required.

Drawings AL1198-D12v3 and AL1198-D10v5 show final restoration contours and the location of cross sections taken across the site. Cross sections showing current and proposed levels across the site are shown in drawing AL1198-D11v2.

Will the proposal meet a quality standard?

Has the applicant demonstrated how the scheme will be designed and constructed to be fit for purpose?

They must describe the construction methods and/or standards that will be followed to ensure that the **proposed operation will be finished to an appropriate standard, so that the function will be delivered**

Waste acceptance procedures will be in place on site to ensure that wastes are suitable for use. Part of this will be to ensure that wastes are physically suitable for the proposed use and are capable of being compacted. Waste will be bladed out in layers and compacted to form a stable landform. The restoration will be completed in accordance with the planning permission. Condition 47 of the current planning permission requires a minimum depth of 1.2m of soil to ensure restoration for conservation use. Several conditions are included in the planning permission to ensure that restoration of the site is completed to a good quality. Work on the site must be completed in accordance with all of these conditions.

Additional comments

ADVICE: NOT YET SATISFIED TO AGREE RECOVERY

We do not agree with the assessment that this operation is a recovery activity. Not enough evidence has been provided to support the case that the proposed activity is a recovery operation and therefore we cannot confirm that this is a recovery operation.

Appendix 1

Supporting evidence

Waste Recovery Plan ref: 4919-CAU-XX-XX-RP-V-0300.A0.C1 November 2021

Site boundary and area under the control of the applicant – drawing ref: AL1198-D13v1
Figure P2

Comparison of landforms, site condition and site operation – drawing ref: AL1198-D12v3
Figure P4

Illustrative cross sections of site and revised restoration scheme – drawing ref: AL1198-
D11v2 Figure P6

Topographic site survey – drawing reference AL1198-D3v2 Figure P3

Site location plan – drawing reference AL1198-D5v1

Revised restoration scheme for nature reserve and holiday eco lodges – drawing ref
AL1198-D10v5 Figure P5

Letter from the planning authority

Document to support planning application to modify the restoration scheme

Pre-application advice

List of wastes

Appendix 2

Waste types to be deposited

Waste code	Description	Typical uses and criteria (see key)
01	WASTES RESULTING FROM EXPLORATION, MINING, QUARRYING, AND PHYSICAL AND CHEMICAL TREATMENT OF MINERALS	
01 01	wastes from mineral excavation	
01 01 02	wastes from non metalliferous excavation – waste overburden and interburden only	A, B, E, F
01 04	wastes from physical and chemical processing of non-metalliferous minerals	
01 04 08	waste gravel and crushed rocks other than those containing dangerous substances	A, B, E, F
01 04 09	waste sand and clays	A, B, E, F
02	WASTES FROM AGRICULTURE, HORTICULTURE, AQUACULTURE, FORESTRY, HUNTING AND FISHING, FOOD PREPARATION AND PROCESSING	
02 04	wastes from sugar processing	
02 04 01	soil from cleaning and washing beet	B, E, F
10	WASTES FROM THERMAL PROCESSES	
10 12	wastes from manufacture of ceramic goods, bricks, tiles and construction products	
10 12 08	waste ceramics, bricks, tiles and construction products (after thermal processing)	A, B, D
10 13	wastes from manufacture of cement, lime and plaster and articles and products made from them	
10 13 14	waste concrete	A
17	CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)	
17 01	concrete, bricks, tiles and ceramics	
17 01 01	concrete	A, B, D
17 01 02	bricks	A, B, D
17 01 03	tiles and ceramics	A, B, D
17 01 07	mixtures of concrete, bricks, tiles and ceramics	A, B, D
17 05	soil (including excavated soil from contaminated sites), stones and dredging spoil	

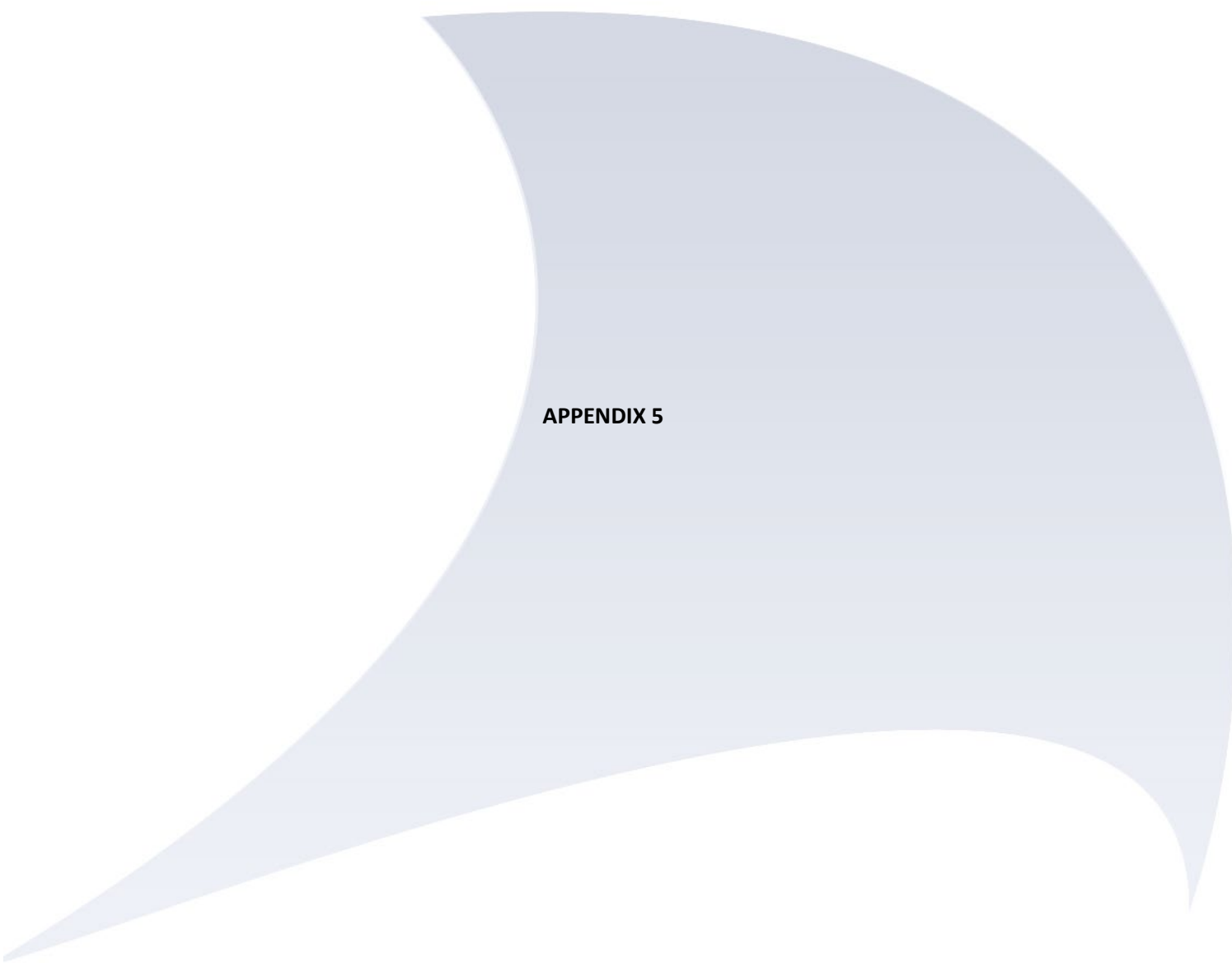
Waste code	Description	Typical uses and criteria (see key)
17 05 04	soil and stones – topsoil, peat, subsoil and stones only	A, B, E, F ³
19	WASTES FROM WASTE MANAGEMENT FACILITIES, OFF-SITE WASTE WATER TREATMENT PLANTS AND THE PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION AND WATER FOR INDUSTRIAL USE	
19 12	wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified	
19 12 09	minerals (for example sand, stones) from the treatment of waste aggregates that are otherwise naturally occurring minerals - excludes fines from treatment of any non-hazardous waste or gypsum from recovered plasterboard.	A, B ⁷
19 12 12	other wastes (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11 – crushed bricks, tiles, concrete and ceramics only.	
19 13	wastes from soil and groundwater remediation	
19 13 02	solid wastes from soil remediation other than those containing dangerous substances	B ³
20	MUNICIPAL WASTES (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES) INCLUDING SEPARATELY COLLECTED FRACTIONS	
20 02	garden and park wastes (including cemetery waste)	
20 02 02	soil and stones – topsoil, peat, subsoil and stones only	A, B, E, F

Key to table codes

- A. Structural fill for building, stabilising ramps, drainage, road construction.
- B. Construction of noise bunds, screening bunds, flood defence bunds, containment bunds, golf courses. Landscaping associated with construction work. Restoration of mineral workings. General fill material.
- C. Surface treatment of roads, tracks etc. Drainage.
- D. Road/track construction and repair, hard surfacing, car parks etc.
- E. Agricultural improvement schemes.
- F. Ecological improvements, wetland schemes, lakes

1. Only shellfish shells from which the soft tissue or flesh has been removed.
2. The PFA/FBA/IBA must meet the relevant civil engineering standards for use.
3. If non inert, or where there may be contamination, you must sample and analyse the waste. You may need to carry out an environmental risk assessment to determine if material is suitable for locations where groundwater and/or surface waters could be affected. The Environment Agency will consider this when determining your permit application.
4. Bituminous road planings must not be deposited more than 2 metres deep.

5. Track ballast must be free from significant oil contamination.
6. You must remove water from dredgings before you can use them.
7. Excluding residual 'fines' from mechanical treatment of mixed waste at transfer stations.
8. You must characterise your waste against Environment Agency guidance WM3 to confirm that it is not hazardous waste. The Environment Agency will consider any risks this waste poses when determining your permit application.
9. [TGN EPR 8.01 'How to comply with your landspreading permit'](#) provides guidance on the meaning of soil substitutes.



APPENDIX 5

Alkerton Quarry – Waste Recovery

WASTE ACCEPTANCE PROCEDURES	
Revision	0
Description of change	Initial Release
Author	Caulmert Ltd
Effective Date	November 2021

1.1 Purpose

1.1.1 The purpose of this procedure is to ensure that:

- Only permitted wastes are accepted into Alkerton Quarry for recovery,
- Adequate Duty of Care checks are carried out and records kept,
- Ensures that wastes accepted to site is not contaminated and will not cause pollution,
- Ensures that evidence is provided from producers to confirm the waste matches its description.

1.1.2 The Waste Acceptance Procedure has been written in accordance with the Environment Agency's Guidance (21st April 2021) 'waste acceptance procedures for deposit for recovery'¹.

Relevant Documentation

- Waste Information Form
- Waste Recovery Plan, document ref: 4919-CAU-XX-XX-RP-V-0300

1.2 Responsibility

- Site Manager
- Site Operatives
- Weighbridge Personnel
- Technical Competent Managers

1.3 Wastes for Restoration

1.3.1 The waste type that will be used in the recovery activity is detailed in Table 1 below:

Table 1: Waste Types

Waste code:	Description:
19	WASTES FROM WASTE MANAGEMENT FACILITIES, OFF-SITE WASTE WATER TREATMENT PLANTS AND PREPARATION OF WATER INTENDED FOR HUMAN CONSUMPTION/INDUSTRIAL USE
01 01	waste from mineral excavation
01 01 02	wastes from metalliferous excavation
01 04	waste from physical and chemical processing of non-metalliferous minerals

¹ [Waste acceptance procedures for deposit for recovery - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

01 04 08	waste gravel and crushed rocks other than those containing dangerous substances
01 04 09	waste sand and clays
02 04	wastes from sugar processing
02 04 01	soil from cleaning and washing beet
10 12	wastes from manufacture of ceramic goods, bricks, tiles and construction products
10 12 08	waste ceramics, bricks, tiles and construction products (after thermal processing)
10 13	Wastes from manufacture of cement, lime and plaster and articles and products made from them
10 13 14	Waste Concrete
17 01	concrete, bricks, tiles and ceramics
17 01 01	concrete
17 01 02	bricks
17 01 03	tiles and ceramics
17 01 07	mixtures of concrete, bricks, tiles and ceramics
17 05	soil (including excavated soil from contaminated sites), stones and dredging spoil
17 05 04	soil and stones other than those mentioned in 17 05 03
19 12	wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified
19 12 09	minerals (for example sand, stones) only
19 12 12	Other wastes (including mixture of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11
20 02	garden and park wastes (including cemetery wastes)
20 02 02	soil and stones

1.3.2 For each waste type, the following detailed will be provided:

- The full European Waste Catalogue (EWC) Code;
- Description of the waste including physical nature; and.
- Waste classification.

1.4 Pre-Acceptance

1.4.1 The majority of wastes accepted to Alkerton Quarry will be inert wastes sourced from local building development projects.

Basic Characterisation of waste (Level 1 waste assessment)

All wastes brought to site will undergo a basic characterisation as per the GOV.UK guidance 'Dispose of waste to landfill' which will include information relating to:

- The source and origin of waste;
- The Standard Industry Classification (SIC) code for the process that produced the waste (include a description and the characteristics of materials and products);
- Any description if the waste has undergone treatment;
- Any testing information provided where relevant;

- Description of the appearance of the waste (smell, colour and physical form);
- The EWC code;
- For hazardous and mirror entry hazardous waste, the hazardous property code;

Waste Enquiry

- 1.4.2 For every new waste stream enquiry proposed to be brought to site, needs to provide information to confirm that the proposed waste stream will be compliant with the permit. It will undergo an appropriate technical appraisal to ensure that it complies with specific waste acceptance criteria so that is suitable to be stored/processed on site.
- 1.4.3 Information required to achieve basic characterisation (defined in Section 1.4) is contained on the 'Waste Information Form' (Appendix 1) and will require the customer/waste carrier/producer to sign the form before loads can be accepted onto site.
- 1.4.4 The producer/carrier has a legal duty (issued under duty of care, Section 34(7) of the Environmental Protection Act 1990) to accurately describe the waste as per the 'basic characterisation of waste' (Section 1.4), they will be asked about the nature of the wastes intended for site and given/emailed a copy of the 'Waste Information Form' (Appendix 1). If during the waste enquiry it is confirmed that the wastes originate from a potentially contaminated hotspot within a site (or listed as per below), then an analysis is required for that hotspot as per the technical guidance WM3 Waste classification – Guidance on the classification and assessment of waste (updated September 2021)² to confirm if the waste is hazardous or non-hazardous. Only wastes confirmed as non-hazardous properties will be accepted to site. The 'Waste Information Form' only needs to be filled in for a new waste stream, not every waste load to site.
- 1.4.5 The Waste Information Form must be completed by the customer/waste producer/carrier, on completion of the form the waste producer/carrier will return the form and Site Management will make decision based on the information provided whether the waste can be accepted to site.
- 1.4.6 The purpose of the 'Waste Information Form' is to ensure sufficient information is provided to achieve basic characterisation from the customer.

Waste Testing

- 1.4.7 It is the responsibility of the waste producer to test and provide analysis if the waste to be brought to site has come from:
- 1) land that has or may have been contaminated by previous use;
 - 2) a waste treatment or transfer facility; and,
 - 3) any site where you suspect the waste may have been contaminated.

² [Waste classification technical guidance - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

- 1.4.8 Analysis will be required for mirror waste entries as per technical guidance WM3: Waste classification – Guidance on the classification and assessment of waste (Updated September 2021)² to confirm if the waste is hazardous or non-hazardous .
- 1.4.9 Waste producers do not need to test their waste (except for classification testing) if they are in the list of waste codes detailed in Environment Agency’s Guidance (21st April 2021) ‘waste acceptance procedures for deposit for recovery’ and:
- They come from a single source
 - Are well characterised and described
 - Carry no risk of contamination, for example from a site that has not previously been developed.

Compliance Testing

- 1.4.10 As per the Environment Agency’s Guidance (21st April 2021) ‘waste acceptance procedures for deposit for recovery’³, compliance testing will be carried out to ensure that the waste used in the recovery activity matches the description and the analysis results provided by the waste producer.
- 1.4.11 The waste will undergo quarterly compliance testing, where the waste producer has provided the Operator with waste analysis results, the waste will be tested using the same methods and techniques (if known). Where the waste has not been previously tested, accredited test methods from an appropriate UKAS accredited lab will be sought to show the level of contamination is below the waste acceptance criteria limits.

Waste Information Form

- 1.4.12 If on Section 2 of the ‘Waste Information Form’ that waste is sourced from a contaminated hotspot, then the waste will need to be supplied with laboratory results to confirm that it is not hazardous and suitable to be accepted to site. Any wastes containing asbestos or is odorous will not be accepted to site. Other information including any details regarding site investigations, borehole reports or chemical analysis which are available for that waste stream should be supplied.
- 1.4.13 Any wastes confirmed with hazardous properties or wastes that cannot be confirmed as non-hazardous will require an analysis of waste (as per technical guidance WM3) before any material is accepted on site. It is also imperative that the waste producer/carrier correctly fills in the ‘Details of Existing and/or Previous use of site’. Waste analysis must follow BS EN 14899:2005 Characterisation of waste – sampling of waste materials’.
- 1.4.14 The producer must provide the European Waste Catalogue Code (EWC) of the intended waste in the ‘Waste Information Form’. Wastes that do not appear in the sites environmental permit will not be accepted to site and the ‘Waste ACCEPTED/NOT ACCEPTED’ section of the form

³ [Waste acceptance procedures for deposit for recovery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/waste-acceptance-procedures-for-deposit-for-recovery)

will be completed and signed off by Site Management stating the reason why wastes were not accepted.

- 1.4.15 Wastes will not be accepted to site unless the weighbridge clerk has received confirmation that the waste has been reviewed by the Operator and approved for acceptance. Approved persons will check the customer has a current Waste Carriers licence, up to date information can be checked by Site Management and/or Environment Agency website.
- 1.4.16 Waste producers/carriers will identify the waste they are importing by using a Waste Transfer Note. The weighbridge operator will check against the list of approved EWC Codes and complete the Waste Transfer Note ensuring all fields are completed. A copy will be retained in the weighbridge and then sent for archiving.
- 1.4.17 After wastes have been characterised (See Section 1.4), all wastes undergo a visual inspection of that waste, if suitable, the waste will be accepted to site.

Mirror entries – Mirror- Hazardous Waste

- 1.4.18 The following waste codes (taken from Table 1) are listed as a Mirror non-hazardous from WM3 technical guidance:

01 04 08
17 01 01
17 01 02
17 01 03
17 01 07
17 05 04
19 12 12

- 1.4.19 To ensure that no hazardous wastes mirror entries are accepted to site, as part of the information required for the 'Waste Information Form', new waste streams are required to be identified against an EWC code and confirmed that it is not hazardous waste. Any wastes given an EWC code that is not on the site permit or is hazardous, will not be accepted to site.
- 1.4.20 The producer/carrier of the waste will be required to undertake testing on waste which are considered to arise from potentially contaminated hotspots and those. Any wastes considered potentially contaminated will not be accepted to site until analytical results have been provided from a UKAS accredited (or equivalent) laboratory by the customer. Laboratory results indicating that the materials are non-hazardous will be accepted to site.
- 1.4.21 As per the analytical methods described in the technical guidance WM3, 'the analytical laboratory (whether in-house or external provision) should, wherever possible, be accredited by the United Kingdom Accreditation Services (UKAS) (or equivalent) to BS EN ISO/IEC 17025 'general requirements for the competence of testing and calibration laboratories' for the scope of the work'.

1.4.22 If in doubt, test results/site investigation and report finding must be provided for the wastes to confirm its suitability to site. Wastes will not be accepted to Alkerton Quarry without the correct documentation.

1.5 Waste Acceptance Procedure

1.5.1 Loads arriving to site can only be accepted if the 'Waste Information Form' and a transfer note has been completed. A check will be made to ensure that the 'Waste Information Form' has been completed and approved. A visual inspection will also be made on the wastes.

1.5.2 On arrival, all incoming vehicles are required to report to the site office, details are checked against the relevant waste transfer notes and waste Information Form' to ensure that the load is acceptable at site. Waste is visually inspected (to ensure it complies with its Duty of Care documentation) weighed and details recorded including supplier, quantity and quality of waste being accepted. The following details will be provided to the Operator by the waste producer/courier as detailed in the Waste Transfer Note (WTN).

1. Date and time of delivery
2. Name and address of the waste producer
3. Description of waste types including quantity
4. How the waste is contained e.g. loose/ container type
5. Carriers name and address
6. Drivers name, signature and vehicle registration No.
7. Signature or initial of person(s) accepting/inspecting the waste
8. Additional handling details (e.g. notes made by the driver after inspecting the load)
9. SIC code of the premises which produced the wastes (if relevant)
10. Waste hierarchy declaration
11. Information on previous treatment of the waste e.g. manual or mechanical

1.5.3 Weighbridge personnel will also check that all vehicles are a registered waste carrier, any expired certificates will be advised to contact the Environment Agency.

1.5.4 If on the weighbridge, waste cannot be accurately categorised or described incorrectly on the waste transfer note, the haulier will be directed to a quarantine area where a suitably qualified person will inspect the waste and make a decision whether it will be accepted to site or not.

1.5.5 If accepted, the haulier is directed by the appointed person to deposit the waste into the appropriate area.

1.6 Waste Rejection

1.6.1 Any wastes that are identified at the weighbridge as potentially non-conforming, will either be refused access to the site or will be directed to the waste quarantine area for inspection. If confirmed as non-conforming waste, the Environment Agency, waste carrier, and/or producer, inertial company line managements will be consulted. That waste will remain on site until action has been agreed with by all relevant parties.

1.6.2 Wastes rejected at the weighbridge include (not limited to) the following:

- Incomplete or unsatisfactory documentation;
- Physical appearance not fitting description on transfer note;
- Burst sacks or inadequately contained load;
- Presence of free liquid in the waste;
- Waste not adequately pre-conditioned; and
- Adverse weather conditions at tipping face.

1.6.3 The site manager will be informed of any waste that is rejected at the weighbridge due to inaccurate documentation. He/she will then communicate with the sales team and the customer, advising that the load has been rejected and the reasons why. The details will be entered in the installation log book.

1.6.4 If the installation is unable to accept certain waste streams due to adverse weather conditions, the sales team and technical control will be notified immediately, and customers will be notified by telephone, facsimile or e-mail giving the period of closure, providing as much notice as possible. Copies of the message will be sent to the sales team and the regional manager. The regional manager will inform the sales team of what alternative installations are available to the customer.

1.6.5 In the event of a non-conforming waste, the following actions will be taken:

- The relevant Environment Agency officer(s) will be notified immediately;
- With the agreement of the Environment Agency, and if the carrier's vehicle is still present, the waste will wherever possible be reloaded back onto the carrier's vehicle;
- If the material is reloaded onto the carrier's vehicle, the office of the carrier will be notified by telephone, and the details including time of call and contact name will be recorded in the installation log;
- If the carrier has departed the installation, and if it is considered safe to do so, the waste will be loaded into a container and placed in the quarantine area pending the outcome of further investigations;
- If the waste is of unknown composition, it will be isolated at the operational area pending further investigations. This will be achieved by the placement of cones or other barriers around the waste. Operations will be moved to ensure no person comes within close proximity of the waste;
- Further investigations may include contact with the carrier and the producer to seek to determine the likely composition of the waste. It may also include taking samples in order to determine the chemical composition of the waste. These investigations will be undertaken by the site manager, or other suitably qualified person under the supervision of the site manager;
- Following further investigations, the acceptability of the waste may be confirmed, and with the agreement of the Environment Agency, the waste will be disposed of at the installation in accordance with the terms of the permit;
- If the waste is confirmed as not being permitted for disposal at the installation, the waste will be directed to an alternative facility. If necessary, the waste will be repackaged, and in the case of hazardous waste a Waste Consignment note (or equivalent) will be raised; and

- Wherever possible, rejected waste will be removed from the installation within 24 hours of the container becoming full, and within 5 days of receipt at the site. However, sampling and analysis of wastes, identification of suitable disposal facilities, and the requirements of the Special Waste Regulations may result in the waste being stored for a longer period prior to removal from the installation, in which case the Environment Agency will be notified accordingly.

1.6.6 A record will be maintained in the installation log of the circumstances of the non-conformance, which will include the following details:

- Date and time;
- Producer details;
- Carrier details;
- Duty of Care transfer note reference number;
- Description of waste;
- Volume of waste;
- European Waste Catalogue (EWC) code;
- Non conforming waste;
- Samples taken;
- Details of communication with Environment Agency (time, name of Agency officer);
- Actions agreed and taken.

1.7 Records

1.7.1 Details of all accepted waste including waste transfer notes will be kept at Site Office for 6 months.

1.7.2 Duty of Care transfer notes will be retained for 5 years, for the first 2 years they will be retained at the Site office, then retained at the main head office for another 3 years.

1.8 Legal compliance for waste transfer notes and consignment notes

1.8.1 The site manager must ensure that any carriers own waste transfer note template complies with the requirements of the Duty of Care for Waste (Section 34 of the Environmental Protection Act 1990).

1.8.2 It should also be ensured that the company is registered as a registered waste carrier.



OPES MRF 2013 Limited

W.I.F Waste information form Rev 1

WIF No

Waste Information: All sections must be completed

Waste Producer Details.

Company Name:	
Company Registration No:	
Company Contact Details Name: Tell: Email:	
Site Address Source of Waste:	
Permit Number:	

Waste Description	EWC CODE	Tonnes Per Month

Chemical Analysis Requirements:

Please provide a current WM3 Level 1 Compliance Sample and if material is being declared as Low rate tax a HMRC LOI test to ensure compliance regarding the disposal of HMRC low rate tax qualifying material including fines. All analysis must be a representative sample and be assessed at a UKAS laboratory.

The current EA guidance is 14 x samples per 1,000 tonnes or 22 x samples per 10,000 tonnes for landfill disposal.

Is a chemical analysis attached and assessed by a UKAS laboratory	Yes	No
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OPES MRF 2013 Limited

W.I.F

Waste information form Rev 1

Waste Characterisation

Inert	Yes	No
Non-Hazardous	Yes	No
Hazardous	Yes	No

Details of Waste: Storage, Facilities, production process & procedures.

Type of Facility	
Details of All incoming waste streams and ewc codes	
Description of the Qualifying waste production process	
Procedures for storing qualifying fines	
Detail the process's in place to ensure materials that should be excluded from the qualifying waste such as gypsum, plasterboard and asbestos have been removed	
Details of any blending/shredding process?	



OPES MRF 2013 Limited

W.I.F

Waste information form Rev 1

Customer/Waste Carrier Details

Waste carriers company name	
Waste carries licence No	
Dates of transfer	

I declare that the above information is true and correct to the best of my Knowledge and if any of the above information changes I will notify the landfill site operator accordingly. I understand that this information will be used to determine landfill tax and liability and false declarations will result in the waste being liable to the standard rate of tax.

We also declare that the incoming waste does NOT contain any Plasterboard, Gypsum or Sulphate based materials that are likely to create Hydrogen Sulphide.

Customer to Sign

Name:		Signature:	
Date:		Position:	

Opes Personnel to complete

Information Received	Yes	No	Details
Audit Complete			
WM3 Level 1 & HMRC LOI			
Material Approved for use/disposal			
Waste Analysis approved			
Waste carrier licence reviewed & satisfactory			
Waste broker licence reviewed & satisfactory			
Waste material pictures reviewed and satisfactory			



OPES MRF 2013 Limited

W.I.F
Waste information form Rev 1

Disposal Rate per tonne		Haul & Disposal Rate	
Load, Haul & Disposal Rate		Tax Rate per tonne	

Name:		Signature:	
Date:		Position:	



Appendix 6

Proposed waste types based on EA approved standard rules Recovery Waste Types

Table 2.5 Waste types				
Exclusions				
Wastes having any of the following characteristics shall not be accepted:				
<ul style="list-style-type: none"> • Consisting solely or mainly of dusts, powders or loose fibres • Wastes that are in a form which is either sludge or liquid 				
Permitted waste types				
Source	Sub-source	Waste code	Description	Additional restrictions
01 Waste resulting from exploration, mining, quarrying and physical and chemical treatment of minerals	01 01 wastes from mineral excavation	01 01 02	Wastes from mineral non-metalliferous excavation	Restricted to waste overburden and interburden only.
	01 04 wastes from physical and chemical processing of non-metalliferous minerals	01 04 08	Waste gravel and crushed rocks other than those mentioned in 01 04 06	
		01 04 09	Waste sand and clays	
02 Waste from agriculture, horticulture, aquaculture, forestry, hunting and fishing, food preparation and processing	02 04 wastes from sugar processing	02 04 01	Soil from cleaning and washing beet	
10 Wastes from thermal processes	10 12 wastes from manufacture of ceramic goods, bricks, tiles and construction products	10 12 08	Waste ceramics, bricks, tiles and construction products (after thermal processing)	
	10 13 waste from manufacture of cement, lime and plaster and articles and products made from them	10 13 14	Waste concrete	
17 Construction and demolition wastes	17 01 concrete, bricks, tiles and ceramics	17 01 01	Concrete	
		17 01 02	Bricks	
		17 01 03	Tiles and ceramics	
		17 01 07	Mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06	Metal from reinforced concrete must have been removed.

	17 05 soil stones and dredging spoil	17 05 04	Soil and stones other than those mentioned in 17 05 03	Restricted to topsoil, peat, subsoil and stones only.
19 Wastes from waste management facilities	19 12 wastes from the mechanical treatment of waste (for example sorting, crushing, compacting, pelletising) not otherwise specified	19 12 09	Minerals (for example sand, stones) only	Restricted to wastes from treatment of waste aggregates that are otherwise naturally occurring minerals. Does not include fines from treatment of any non-hazardous waste or gypsum from recovered plasterboard.
		19 12 12	Other wastes (including mixtures of materials) from mechanical treatment of wastes other than those mentioned in 19 12 11	Restricted to crushed bricks, tiles, concrete and ceramics only. Metal from reinforced concrete must be removed. Does not include fines from treatment of any non-hazardous waste or gypsum from recovered plasterboard.
20 Municipal wastes (household waste and similar commercial, industrial and institutional wastes) including separately collected fractions	20 02 garden and park wastes	20 02 02	Soil and stones	Restricted to topsoil, peat, subsoil and stones only.



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