

Application No: 10/00360/CM	Ward: Kirtlington	Date Valid: 08/03/2010
Applicant:	Enzygo Ltd, c/o Oxfordshire County Council, (FAO James Irvine), Speedwell House, Speedwell Street, Oxford	
Site Address:	Shipton-On-Cherwell Quarry, Shipton-On-Cherwell	

Proposal:

To continue the development of the Shipton-on-Cherwell Quarry site without complying with conditions 26 and 36 of 06/02046/CM.

1. Site Description and Proposal

- 1.1 This consultation, by the Minerals and Waste Planning Authority, relates to the former cement works and adjacent quarry at Shipton-on-Cherwell. The site has an area of 71.3 hectares. In 2006 a comprehensive scheme for the redevelopment of the site was approved (06/02046/CM). The schedule of works are:
- i. The undertaking of mineral extraction.
 - ii. The importation of inert fill and reprofiling of the quarry floor/sides.
 - iii. Proposals for after use:-
 - a) Restored land/pond with visitor trail and car park.
 - b) Rail storage depot.
 - c) Rail served aggregates depot with associated concrete batching plant and asphalt/tarmac coating plant.
 - d) Open storage area (16 hectares) suitable for car storage
 - e) Building of 3,716m² (40,000 sq. ft.) to serve (d) above.
 - f) Two B8 storage buildings (one 4,650m² (50,000 sq. ft.) and one 2,790 m² (30,000 sq. ft.).
- 1.2 Permission is now being sought to continue the development without complying with conditions 26 and 36 of the aforementioned approved scheme.
- 1.3 Condition 26 requires the submission of a scheme to deal with the risks associated with contamination at the site as well the completion of appropriate remedial works at the site prior to the commencement of the development. Condition 36 relates to former landfill of high alkaline content in the northern corner of the site and requires this material to be removed off site or the submission of a remediation strategy to deal with this historic contamination prior to the commencement of the development. The applicant is of the opinion that these conditions are too onerous and that a phased submission of details and mitigation works will offer the necessary environmental protection whilst not causing an unnecessarily delay to the implementation of the permission.

2. Application Publicity

- 2.1 None required as the Council is acting as consultee.

3. Consultations

- 3.1 Environmental Protection Officer - Following revision to the proposed mitigation scheme, no objections are raised.

4. Relevant Planning Policies

- 4.1 PPS23: Planning and Pollution Control
- 4.2 ENV12 of the adopted Cherwell Local Plan

5. Appraisal

- 5.1 The Council's Environmental Protection Officer raised concerns in respect of the applicant's original submission. He was concerned that the proposed schedule of works would not adequately characterise the risk from ground gas in the first phase of the development, prior to commencement of this phase. Following discussions, a revision to the proposed schedule of works and contamination assessment was agreed.
- 5.2 As the Environmental Protection Officer has withdrawn his objection, the HDC&MD is now satisfied that the proposal is acceptable and that it complies with Government advice contained within PPS23: Planning and Pollution Control and ENV12 of the adopted Cherwell Local Plan.

6. Recommendation

That Oxfordshire County Council be advised that Cherwell District Council raises no objection to the revised *Proposed Schedule of Staged Activities and Schemes Pursuant to Conditions 26 & 36* dated 14 April 2010.

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