

EYNESHAM PARISH COUNCIL



**Parish Clerk: Mrs Sue Lee
19 Bradshaw Close, Steeple Aston, BICESTER, OX25 4SA
Tel: 01869 347652
eynsham_pc@btinternet.com**

6 December 2007

Dear Emily

Land at Eynsham, Cassington Lane, Eynsham – sand and gravel extraction.

Eynsham Parish Council objects to the application by Hanson Aggregates to extract 1.86mt of sand and gravel at Cassington Lane, Eynsham for the following reasons –

- The plans are contrary to the present Minerals and Waste Local Plan, which will be in force until 2010. Cassington//Yarnton is included in this plan for mineral development but Eynsham is omitted.
- This plan proposes opening up the whole area north of Eynsham Mill to south of the Thames and the Eynsham by pass to the Evenlode for extraction.
- The area is Green Belt and the Town & Country Plan Act (Green Belt direction) 2005 Annex advises that if a local planning authority has any inappropriate development of green belt land that they don't intend to refuse they must first consult with the Secretary of State. In particular the Parish Council is concerned that plans do not exist to ensure that the site is well restored as required in PPG2 para 3.11 nor do they maintain its openness PPG2 para 3.12.
- It feels that there are two possible potential conflicts of interest for OCC as this application will help their 7-year land bank presently only half full and they also own the adjacent land and if planning permission is granted this land's value will increase.
- The area is classified as having a High Landscape Value, which applies under the current local plan and which should preclude this application.
- This plan is not an extension of the current quarry as it is too far away – over 2km.
- The hydrology of the area could be affected. The figures being used for the hydrology of the area seem to be dated and do not take into account the effect of the by-pass and the fact that Eynsham Mead ditch is now unable to carry the increased levels of floodwater.
- The land is agricultural and does not have the correct classification for this type of development
- The cumulative effect is given as a valid reason for refusal if there are lots of diggings in one area - more than 45% of the lower Windrush/Evenlode valley is being dug or is owned by gravel companies – if this new development proceeds there will be even more demands on the area.

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www.eynsham.org.uk**

- Proper buffer zones are not planned as agreed. These were buffer zones 350m from the village – however, Mead View by Cassington Road roundabout is part of Eynsham village and the buffer zone is not 350m from this.
- Local sustainability – as the gravel will be used in the South of the County a large amount of travel will be involved rather than the materials being use locally. In addition this transportation will take place on roads unsuitable to the volume of weight of traffic and already under pressure from excess traffic flow - Swinford Bridge.
- The use of these resources is not finite; they will be used until they run out – alternative materials should be being looked into to meet requirements rather than using up natural resources.
- The plans are incomplete without details of comprehensive end use. The term restoration used in the plans is misleading – the area is of high landscape value and the proposal seems to be to replace this with a different landscape. The application seems to suggest that this will be beneficial to the area and a positive enhancement; however the Parish Council feel that it is important to safeguard the character of our existing landscape rather than altering it to create a reed land habitat not in keeping with the locality.
- The plans are only detrimental to the village of Eynsham. There is nothing to show any benefit to the village by way of improvement in infrastructure or financial benefit for community projects. The introduction of a royalty scheme with money paid to the community in relation to the materials removed would be suggested.

Other concerns include –

- The possible detrimental effect on Siemens due to noise, dust and vibrations.
- The detrimental effect of the ecology of the area – damage to old trees due to dewatering
- The threat of bird strikes to MoD planes in the area – reed banks encourage an increase in the bird population.
- Concern re service pipes in field that are not shown on the plans – water, sewerage etc.

The Parish Council are also aware of the documentation being produced by The Eynsham Society with regard to this application, which they generally support.

Thank you for considering our points and if you require any further information please do not hesitate to contact me.

Yours sincerely

Sue Lee
Parish Clerk – Eynsham Parish Council