

**From:** Herriman, Anna - Communities **On Behalf Of** Minerals & Waste Plan - E&E

**Sent:** 30 July 2021 17:52

**To:** CDC Development Management;

**Subject:** RE: Planning notification for application reference: 21/02318/F

Dear Nathanael,

The proposed development is a change to the layout of an existing permitted housing development. The changes would result in the housing having a larger footprint, and the footprint extending towards the Duns Tew Mineral Safeguarding Area. The changes would mean that there is the possibility of buffer zone around the housing extending further into the Mineral Safeguarding Area. Published BGS mapping shows the area adjoining the application site to be within an area that is generally underlain by deposits of sand of the Middle Jurassic Horsehay Sand Formation. These deposits occur within a relatively limited area in this part of northern Oxfordshire and are currently quarried at Duns Tew.

The Oxfordshire Minerals and Waste Local Plan: Part 1 – Core Strategy, adopted September 2017 (Core Strategy) identifies ‘The Duns Tew area’ as a mineral safeguarding area for soft sand (as shown on the Policies Map), to which policy M8 of the Core Strategy on safeguarding mineral resources applies. These sand deposits are of long-term strategic importance for aggregate mineral supply in Oxfordshire. The site is in the Strategic Resource Area for soft sand in the Duns Tew Area.

The application should be considered against policy M8 of the Core Strategy, which forms part of the development plan.

Policy M8 states:

Mineral resources in the Mineral Safeguarding Areas shown on the Policies Map are safeguarded for possible future use. Development that would prevent or otherwise hinder the possible future working of the mineral will not be permitted unless it can be shown that:

- The site has been allocated for development in an adopted local plan or neighbourhood plan; or
- The need for the development outweighs the economic and sustainability considerations relating to the mineral resource; or
- The mineral will be extracted prior to the development taking place.

The land is not allocated in an adopted local plan, but it does have an extant planning permission, no evidence is provided to support the need for the development outweighing the sustainability considerations relating to the mineral resource, and there are no plans for the mineral to be removed prior to the development taking place.

The proposed development is contrary to policy M8 of the OMWCS, but because the proposal is within an area with an extant planning permission for housing, and because the proposed changes to the layout would have a limited effect on the ability to dig the mineral, we do not wish to object to the application in this case.

Kind Regards,

Anna