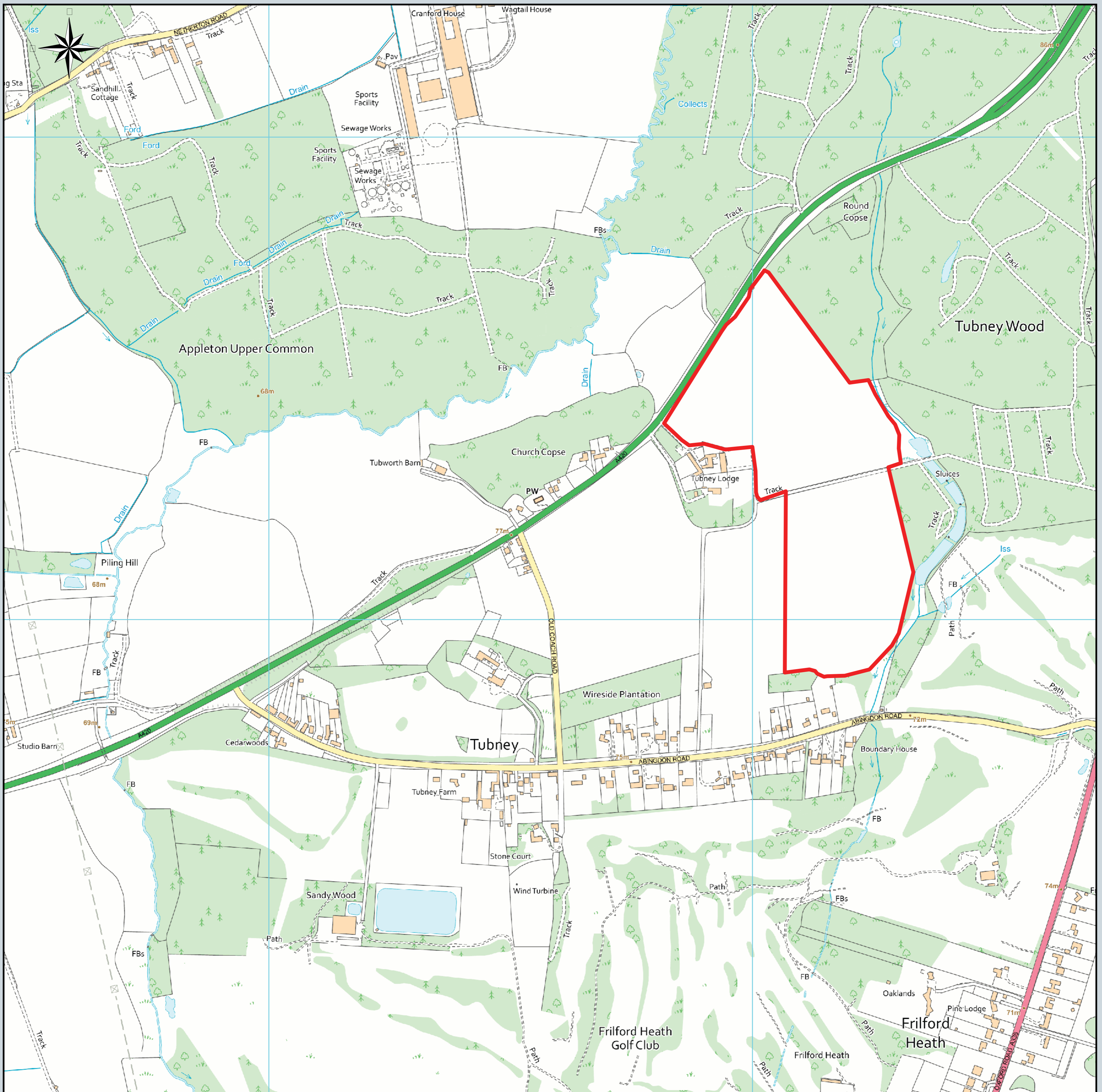


Welcome

Welcome to Hills Quarry Products' public exhibition about our proposal to extract soft sand and establish a concrete plant on land in Oxfordshire.



We welcome your feedback on our proposal and will consider all comments as we finalise our planning application for submission to Oxfordshire County Council.

Hills Quarry Products

Hills Quarry Products is part of The Hills Group, a family-owned business involved in the extraction of sand and gravel since the early 1900s and more recently in the production of quality assured ready-mixed concrete.

- We currently operate sand and gravel quarries in Dorset, Wiltshire, Oxfordshire, Hampshire and Gloucestershire.
- We are active members of the Mineral Products Association (MPA), the industry body at the forefront of introducing new and improved practices.
- We have restored quarries to agriculture, wildlife sites and for leisure uses.



Mammoth undertakings

Alongside our exemplary restoration record we have also invested heavily in archaeology and palaeontology with recent steppe mammoth finds at South Cerney making the headlines and featuring on a BBC documentary presented by David Attenborough.



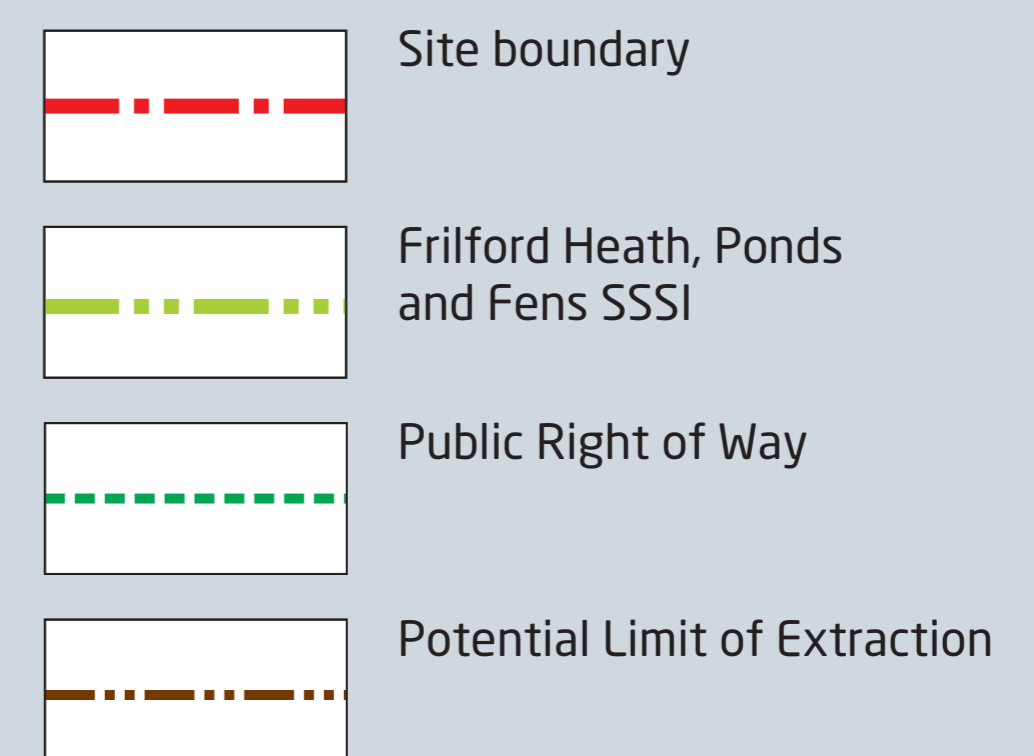
tubworthquarry.co.uk



Our proposal

The extraction of soft sand on land near Tubney

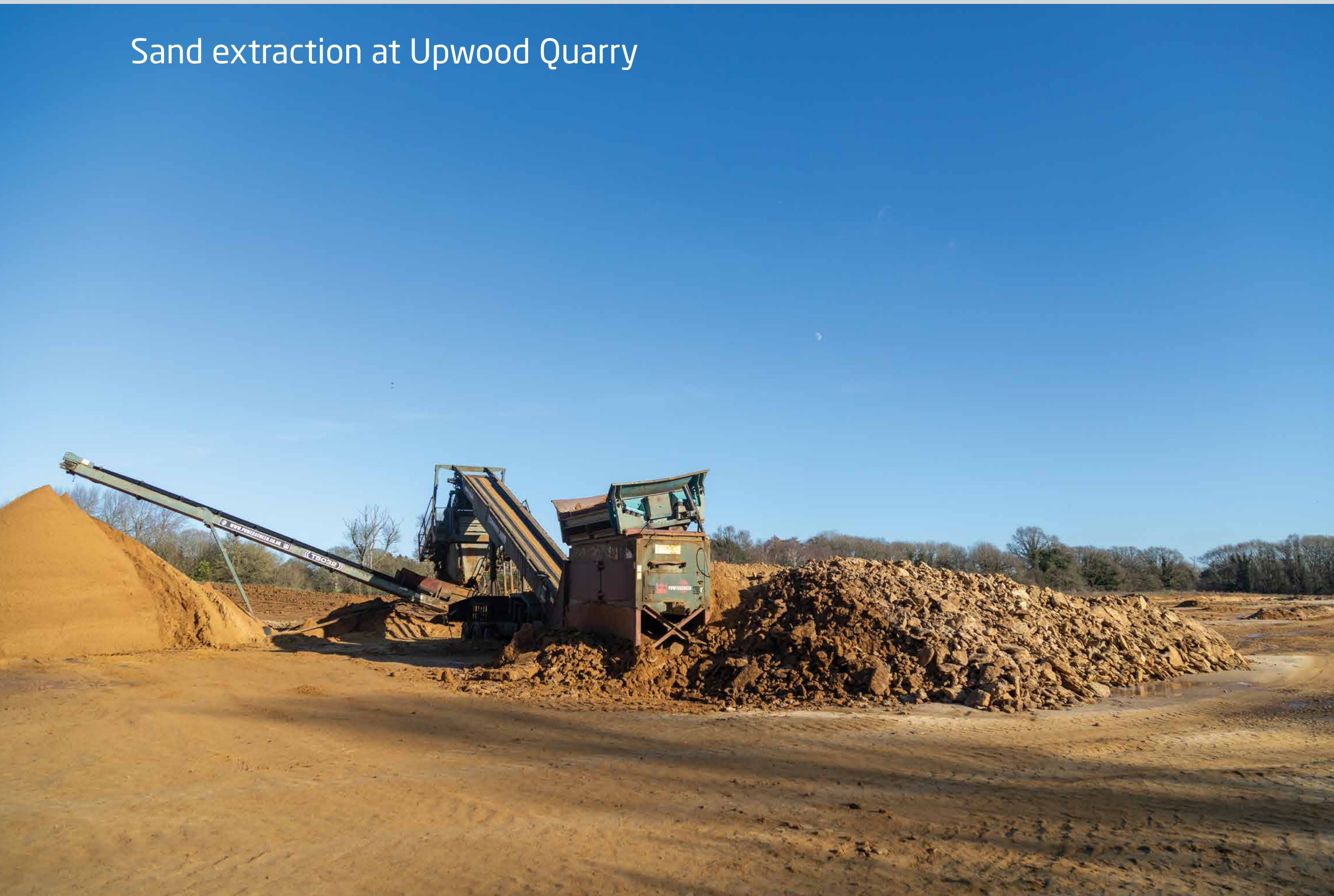
- The life of the extension is estimated to be 18 years including preparation and restoration.
- The site will be worked progressively with restoration following immediately behind extraction meaning only a limited amount of land will be in use for quarrying at any one time.
- The area to be extracted is around 17.3ha and will yield approximately 900,000 tonnes of mineral.
- Sand will be dug using a loading shovel.
- Access will be via a new and improved access point from the A420.
- All boundary trees and hedgerows will remain and be protected. The site's central hedgerow will be replaced and improved through restoration.
- Tubworth Quarry will be worked to replace the nearby Upwood Quarry after completion of extraction there.
- Maintaining mineral activities in the area will secure around 10 jobs directly plus additional work to other local businesses. It is estimated that Upwood Quarry contributes £1.6 million to the national and local economy annually and this can continue through Tubworth Quarry.
- The restoration proposed will introduce a wide range of new habitats giving substantial gain to the wider environment, as well as including productive agricultural land.



Why here?

- We can only source sand from specific areas where it naturally occurs and where we are not constrained through environmental factors or existing developments. A significant reserve has been identified under the site.
- The local council identifies the need for construction materials in the region and then allocates specific sites to meet that need.
- This site has been nominated and is under consideration for allocation in the Oxfordshire Mineral & Waste Local Plan.

Sand extraction at Upwood Quarry



Why do we need quarries?

We tend to take minerals for granted - yet they play an essential role in our everyday lives. Materials sourced from the UK's quarries are around us every moment of every day and support us as we work, rest and play.

An end-product in themselves, aggregates are also a raw material used in the manufacture of other vital construction products such as ready-mixed concrete, asphalt, lime and mortar.

In a typical year, we need around 205 million tonnes of aggregates in the UK - that is over three tonnes for every person.

Around 90 per cent of all aggregates are used by the construction industry to build and maintain:

- **Our housing stock** - a single house needs up to 60 tonnes of aggregate
- **Transport networks** - aggregates feature at all levels of road construction and the rail industry uses 3 million tonnes of aggregate each year as track ballast
- **Utilities infrastructure** - substantial volumes of aggregate are required to build reservoirs and sewerage treatment works
- **Hospitals, schools, commercial & industrial buildings** - an average community hospital will need 53,000 tonnes of concrete, a school around 15,000 tonnes and a six storey office building 16,480 tonnes.



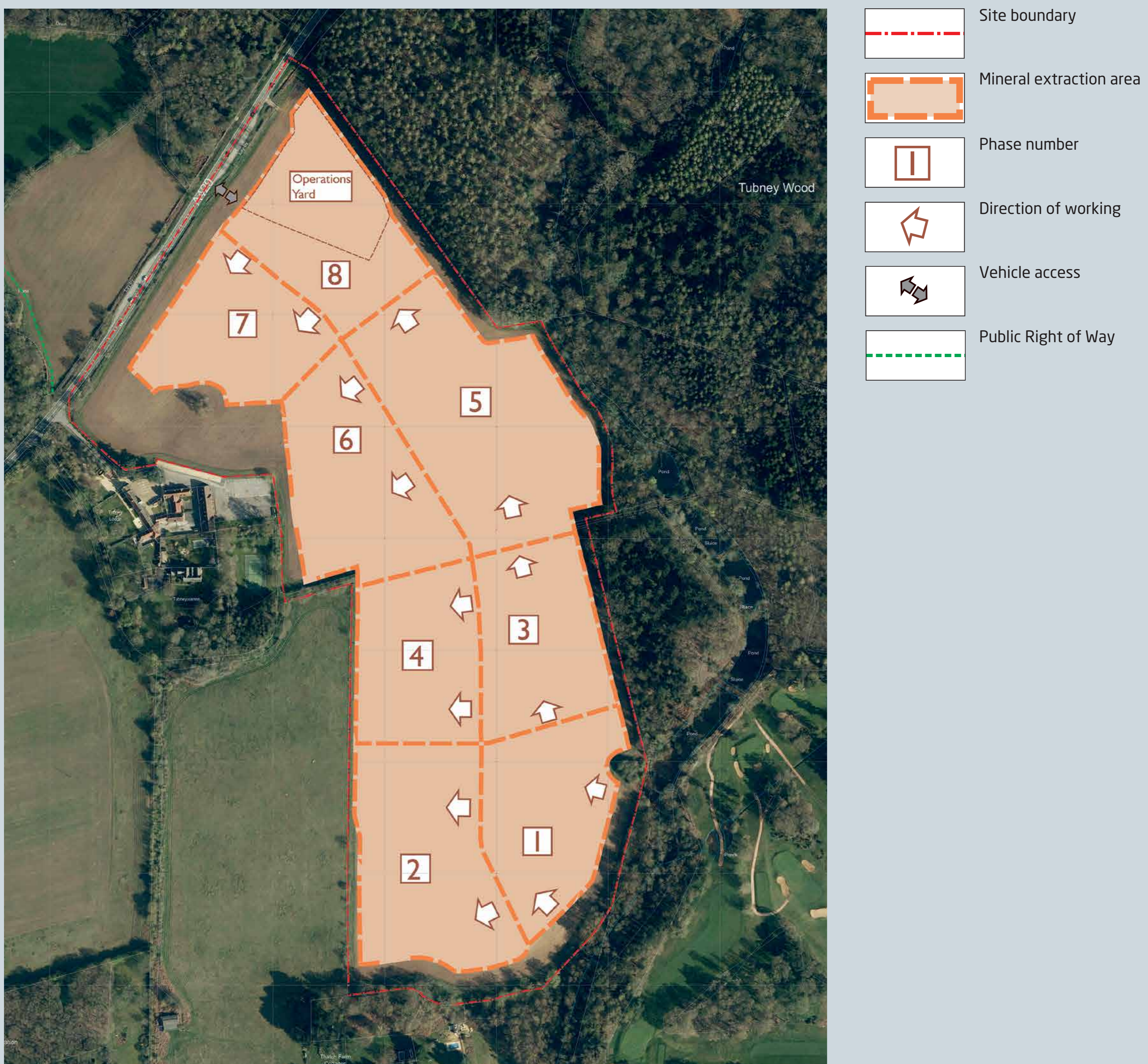
Phasing

The area to be extracted, is 17.3 hectares.

The site shall be worked in eight phases, beginning in the southeast corner and working generally north. An Operations Area shall be established in the northeast corner of the site on Phase 8, which shall be worked last.

Each phase will be restored following its extraction.

All soils would be carefully stripped and stored for use in restoration. Soils shall be stored in landscaped bunds strategically placed around the site to minimise noise and visual impacts.



Restoration plan

Restoration has been considered at length within the constraints of the materials that will be available after mineral extraction, the level of groundwater within the site and the interests of the landowner when the land is returned post extraction.

The majority of the site will be returned to agricultural production through infilling the extracted void using inert waste. This consists of clean, uncontaminated surplus soils from other developments that require removal. This is required due to the high groundwater levels beneath the site meaning, without infill, the site would be left as a single large waterbody.

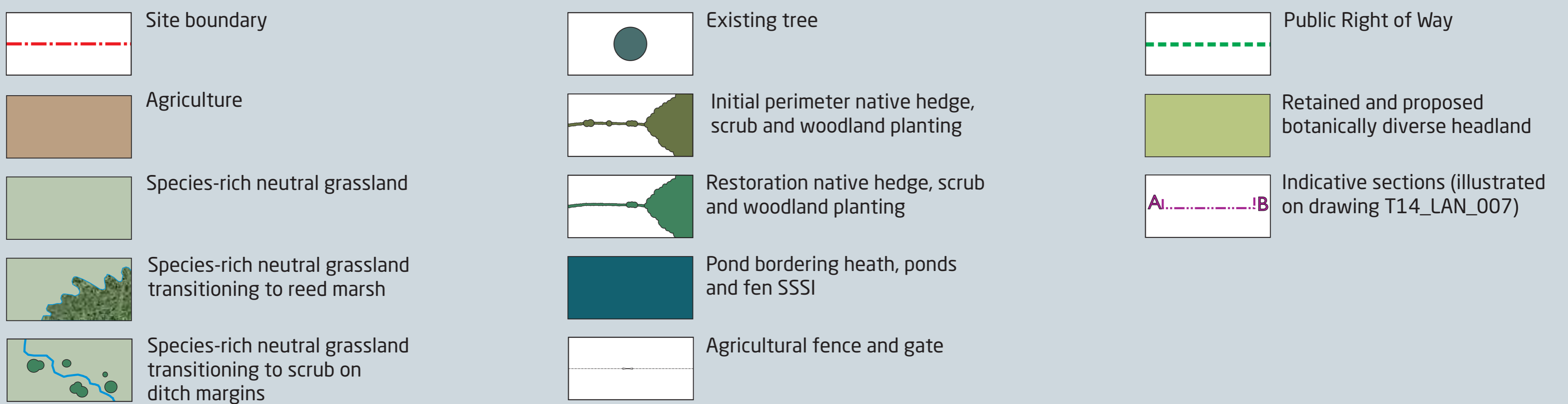
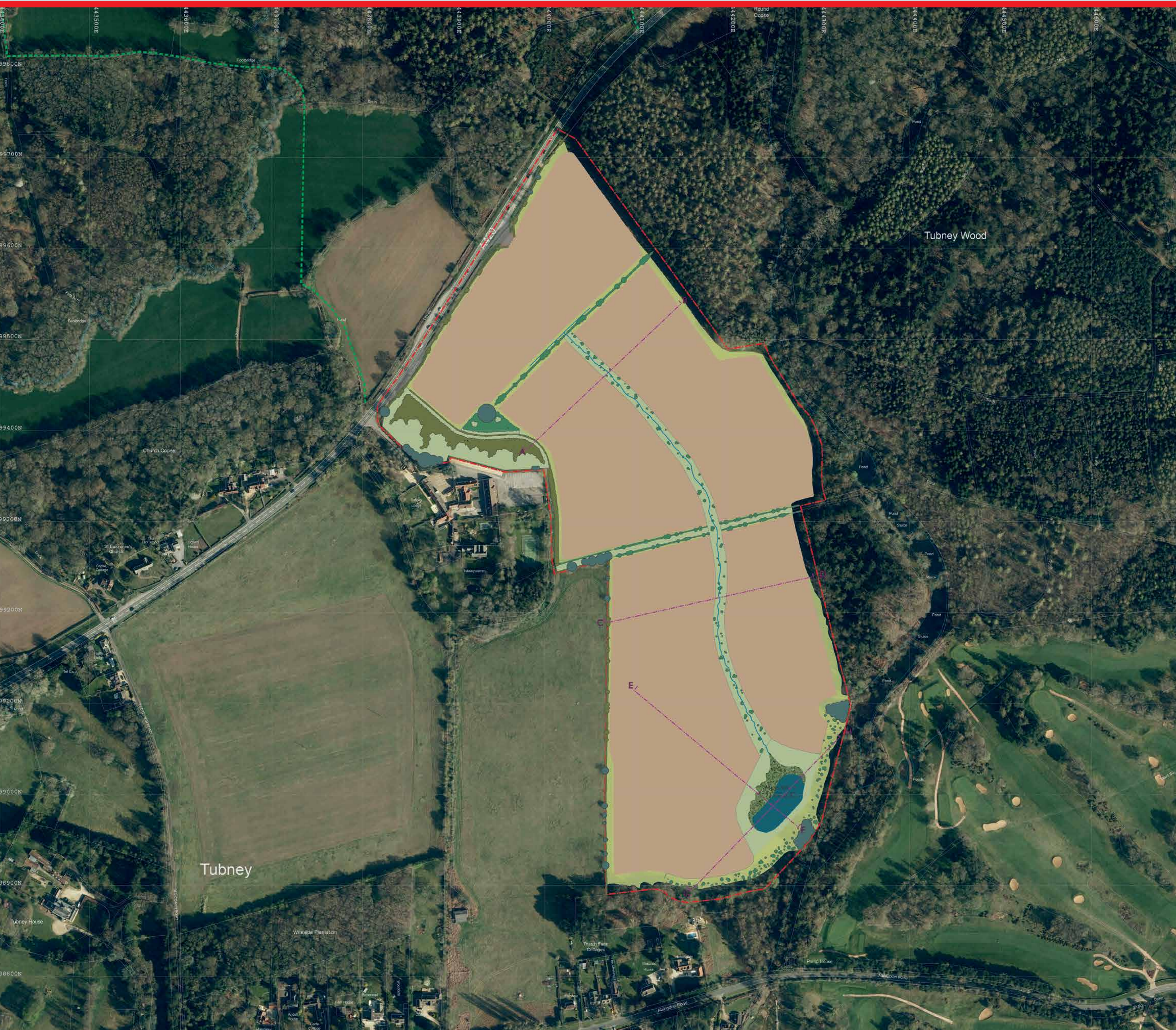
Additionally, the habitats that will be created, include:

- Pond with marginal reeds and planting
- Species rich grassland
- Central Riparian corridor
- Scrub and woodland planting (to be undertaken upon commencement)
- 980m of new species rich hedgerow (and tree) planting and 350m of hedgerow improvements.



Restoration at Shorncote Quarry

Restoration plan



Environmental considerations

Hills recognises the importance of protecting the local environment for future generations and has worked with specialists to design a restoration which will significantly enhance the biodiversity interests of the land.

A full environmental impact assessment (EIA) of the proposal has been carried out, which looks at the potential significance of impacts, how these can be prevented or, where not possible, minimised and mitigated to acceptable levels.

The EIA includes detailed assessments on:

- Water Environment
- Ecology & Biodiversity
- Cultural Heritage
- Archaeology
- Air Quality
- Landscape
- Agriculture
- Transport and highways.

Award-winning restoration at Shorncote Quarry



Water environment

The assessment has looked at groundwater, surface water and the potential for flooding both during and after the operational life of the extension site.

- Information on groundwater from boreholes around the site has been collated and the presence of other mineral working in the area considered.
- The site lies outside identified flood zones.
- The ground and surface water regimes are well understood.



Ecology & Biodiversity

Most of the site currently comprises arable fields, which offer limited opportunity for diverse habitats. The restoration proposed will introduce a wide range of new habitats giving a substantial gain to the wider environment.

- Extensive fieldwork has been ongoing, looking at the land in terms of both flora and fauna, and an arboriculture survey has been carried out.
- Working practices are designed to avoid impacts to wildlife e.g. soil stripping or removal of vegetation at appropriate times of the year.
- Site restoration will improve the diversity of habitats with wildlife corridors forming linkages to surrounding habitats.
- The proposals would see new areas of fenland pasture, a wildlife lake and newly established hedges and tree belts.
- Ecological monitoring will form part of the post restoration work ensuring habitats are managed appropriately.



Noise

The Government has set out specific guidance on noise associated with mineral extraction and restoration. This forms the basis for the noise assessment.

- The noise assessment builds a computer model of noise levels through the full operation from soil stripping, bund building, mineral extraction and restoration.
- The properties which are considered to represent the sensitive locations have had background noise measurements taken.
- The noise modelling confirms where any mitigation measures are needed and these are being incorporated into the overall design.
- As well as the distance to properties, mitigation will include the positioning of the grassed soil bunds to act as a noise barrier where needed temporarily.
- A site-specific noise management plan will form part of the planning submission and operation of the quarry extension.



Lorem ipsum

Air quality

As with noise, the first step is to identify sensitive receptors. As well as properties, it also includes ecologically important sites.

Dust from all aspects of the operations on site is considered. Mitigation measures include the use of bunds to prevent wind-whipping, speed limits on haul roads, "damping down" around site as well as the naturally damp nature of a sand quarry.

The assessment concludes that, with measures in place, dust can be adequately controlled. A site-specific dust management plan (DMP) will form part of the application.

Concrete production at Upwood Quarry



Archaeology & cultural heritage

Substantial background information has been collected with reviews of existing information sources, geophysical investigations and extensive field evaluation work.

The assessment work identifies there is potential for a range of finds but nothing has been identified that is considered significant enough to prevent mineral extraction.

Archaeology associated with mineral extraction has provided considerable insight into the archaeological history of the UK and this land has the same potential. The exact measures will be agreed with the County Archaeologist but it is expected that an archaeologist will be on site as soil stripping takes place in areas identified as being of specific interest and should anything of significance be found, further investigation undertaken.

Cultural heritage

Often considered alongside archaeology, the potential for the development to impact on scheduled monuments, listed buildings and similar elements of the surrounding environment also forms part of the assessment work. Historic England and Conservation officers in Oxfordshire County Council will be involved in the consideration of this element of the proposals, but it may also overlap with other assessments such as noise, air quality and visual impact.



Archaeological excavations of Bronze Age settlements at Woodsford Quarry

Visual and landscape

The views of the proposed quarry are limited due to the screening effect of existing woodland and hedgerows surrounding the site.

The landscape and visual impacts of the development would be limited by:

- Retention of existing boundary hedges and woodland to maintain the limited visibility of the site
- Early planting of additional hedges and woodland and thickening and improving existing hedges
- Using soil storage bunds in perimeter locations.

Restoration of first phases at Upwood Quarry



Working with the community

The Hills Group knows the importance of being a good neighbour and has formed liaison committees at their sites as a forum to discuss the site with the local community.

Formal visits to quarries can be educational. Hills has often given access to local groups and schools who have been interested in gaining a fascinating insight into the geology, fossils and prehistory of the local area together with learning more about the important role that quarries play in modern day life.



Awards

We have won many awards for our restorations of former quarry sites and promotion of their biodiversity.

- **2019 Shorncote Quarry**
MPA Highly Commended Award for high quality restoration of Shorncote Quarry
- **2015 Cotswold Water Park**
MPA Special Award for Hills' contribution to restoration for wildlife conservation and recreation
- **2007 Langford Lakes**
MPA Chairman's Trophy for restoration of former gravel workings to a nature reserve (in conjunction with Wiltshire Wildlife Trust)
- **1999 Isis Lakes**
QPA Award for restoration of sand and gravel quarry to wildlife habitat with residential development (in conjunction with Watermark)
- **1996 Manor Farm**
QPA Award for restoration of sand and gravel quarry to wildlife habitat and leisure use
- **1994 Spinnaker Lake**
Sand & Gravel Association Award for restoration of sand and gravel quarry to leisure use.



Restoration of Dryleaze Quarry to agricultural fields

Next steps

Thank you for attending today's exhibition.

We welcome your feedback on our proposal and there are a number of ways you can do this:

- Complete a feedback form today and place it in the box provided;

or

- Visit the website tubworthquarry.co.uk and leave your comments in the 'Feedback' section;

or

- Write to us at:

**FREEPOST RTJC-RKKY-RYKR
Hills Quarry Products
Wiltshire House
County Park Business Centre
Shrivenham Road
Swindon SN1 2NR**

We will look at all the comments we receive and this will help to shape our final planning application.

We intend to submit our planning application to Oxfordshire County Council later in the spring of 2024.