EfW facility at Ardley Landfill

Alternative Site Selection Report
Viridor Waste Management

September 2008
SLR Ref: 409-0036-00349
CONTENTS

1.0 INTRODUCTION ............................................................................................................ 1
  1.1 Sites Selected ..................................................................................................... 1
  1.2 Structure of Site Selection Report .................................................................... 1

2.0 BRIEF DESCRIPTION OF SITES, SURROUNDING AREAS AND KEY PLANNING CRITERIA ...................................................................................................................... 2
  2.1 Site 1 – Gosford Grain Silos ............................................................................ 2
  2.2 Site 2 - Former Quarry, Shipton-On-Cherwell ............................................. 3
  2.3 Site 3 – West of M40 Banbury ..................................................................... 5
  2.4 Site 4 – Culham Science Centre ................................................................... 7
  2.5 Site 5 - Land at Banbury Cross Business Park, Banbury ......................... 9
  2.6 Site 6 – Sutton Courtenay Landfill ............................................................... 11
  2.7 Site 7 Ardley Quarry Landfill ....................................................................... 14
  2.8 Site 8 Land at Palmer Avenue ...................................................................... 16

3.0 CONSIDERING LOCATION AND DELIVERABILITY ................................................. 18
  3.1 Introduction .................................................................................................. 18
  3.2 Site 1 – Gosford Grain Silos ....................................................................... 18
  3.3 Site 2 – Former Quarry, Shipton on Cherwell .............................................. 19
  3.4 Site 3 - Land West of M40, Banbury .......................................................... 20
  3.5 Site 4 – Culham Science Centre ................................................................ 21
  3.6 Site 5 - Banbury Cross Business Park, Banbury ........................................ 22
  3.7 Site 6 – Sutton Courtenay Landfill ............................................................... 23
  3.8 Site 7 – Ardley Landfill ................................................................................ 24

4.0 CONCLUSIONS ........................................................................................................... 27
1.0 INTRODUCTION

This report has been produced to review and ascertain a selection of alternative sites within Oxfordshire which potentially could have the ability to facilitate a successful Energy from Waste Facility. The sites considered for review within this report have been previously selected by a complex regime of testing and suitability studies carried out by ERM on behalf of Oxfordshire County Council. The ERM work identified 8 potential sites which were considered to offer potential for a strategic waste management facility.

1.1 Sites Selected

The following sites spread throughout Oxfordshire were shortlisted for this matrix evaluation:

- **site 1** - Gosford Grain Silos;
- **site 2** - Former Quarry, Shipton-On-Cherwell;
- **site 3** - West of M40 Banbury;
- **site 4** - Culham Science Centre;
- **site 5** - Land at Banbury Cross Business Park, Banbury;
- **site 6** - Sutton Courtney Landfill;
- **site 7** – Ardley Landfill;
- **site 8** – land at Palmer Avenue.

1.2 Structure of Site Selection Report

This report underscores a variety of sites which potentially could facilitate Energy from Waste Facility within Oxfordshire.

- **Section 1** – Provides an overview of the purpose and structure of the report;
- **Section 2** – Looks briefly at each individual site and considers key planning criteria associated with each individual site;
- **Section 3** – Location (Advantages vs. Disadvantages)
- **Section 5** – Summary and Conclusions
2.0 BRIEF DESCRIPTION OF SITES, SURROUNDING AREAS AND KEY PLANNING CRITERIA

2.1 Site 1 – Gosford Grain Silos

Site and Surroundings

This site is currently understood to be used for storage and has a large grain silo building located in the centre of the site. It is considered to be a good size (2.51 ha) and has good access from the A4165 which leads to the A34 to the north and the A40/Oxford City centre to the south.

The northern boundary of the site is bound by railway sidings with the Oxford-Bicester mainline and the A34 running alongside. Beyond these lie open farm land and the southern tip of Kidlington. Agricultural land also surrounds the site to the east and south, but immediately south is the Water Eaton Park and Ride. The A4165 runs along the south western boundary, beyond which is the North Oxford Golf Course

Considering Key Planning Criteria

Proximity to Waste Arisings
Kidlington lies in close proximity to the site, to the north. The site is 6km from the centre of Oxford.

Planning Policy
The site lies within the Oxford Green Belt.

Planning History
In 2004, an application for the change of use as a vehicle storage depot, to vehicle hire depot was refused, as a result of 'inappropriate development in the Green Belt'.

Landscape Designations
There are no landscape designations for this site.

Landscape Character
The site is located within the landscape character of Thames and Avon Vales

Land Stability
There is no information to suggest that the site would be subject to land instability

Ecology and nature conservation
The site is not subject to ecology or nature conservation designations. The site lies within 2-5km of the Oxford Meadows SAC and within 10-15km of the Cothill Fen SAC.

Agricultural Land Classification
The site is designated grade 4 agricultural land. However, it has been substantially developed.

Potential Flood Risk
The eastern edge of the site is within 300m of flood zone 2 and 600m of flood zone 3. The site’s western edge is within 850m of flood zone 2 and flood zone 3. There are parts of flood zone 2 which are considered to be historic flood areas. It is understood that there are some other pockets of historic flood areas within 550-750m of the site.
Groundwater Quality

Half of the site (the north western edge) is located within a minor aquifer with groundwater at high vulnerability to pollution. The site is not located within a SPZ.

Historic Environment

There are understood to be four listed buildings within 650m of the site.

Recreational Activities

The North Oxford Golf Course lies to the west, on the opposite side of the A4165 and footpaths are located within the vicinity of the site, but it is considered that these are unlikely to be affected.

Air Quality/Noise/Issues of Environmental Nuisance

The site is surrounded by agricultural land, railway sidings, major A Roads and the Park and Ride Facility. It is understood that the nearest residential property is situated approximately 550m to the north, at the southern tip of Kidlington.

Proximity to existing Waste Facilities

Non inert facilities
Proximity to Landfill: Western Park Farm, 8km
Proximity to Treatment: Non inert facilities within 10km
Proximity to Recycling: No recycling facilities within 10km
Proximity to Transfer Station: Worton Rectory Farm WTS, 3.3 km
Proximity to Composting: Worton Rectory Farm, 3.3 km

Landscape and Visual Impact

The grain silo building is visible from a number of locations. The surrounding area is quite flat with the A34 set down within a cutting.

2.2 Site 2 - Former Quarry, Shipton-On-Cherwell

Site and Surroundings

This site is a former quarry and cement works, this is a large and open site that has been partially backfilled. There are a number of pools/lagoons in the centre of the site, surrounded by uneven and overgrown scrubland. This part of the site is at a much lower level than surrounded land. The former cement work buildings are situated at the eastern edge of the site.

The site is largely surrounded by agricultural land. A group of houses at Bunkers Hill lie opposite the north western corner of the site; Shipton on Cherwell village abuts the south eastern corner. The River Cherwell/Oxford Canal flow along the northern boundary of the site whilst the eastern boundary is flanked by a railway track.

Considering Key Planning Criteria

Site Area

The site is approximately 69.50 ha

Traffic and Transport
The site has an existing access via the A4095 and onto the A4260. The site formerly benefited from rail access and sidings it is understood that these are no longer present and have been removed.

**Proximity to waste arisings**

The site abuts Shipton on Cherwell and lies approximately 5km from Kidlington. The site is 11km from the centre of Oxford.

**Planning Policy**

The site lies within the Oxfordshire Green Belt

The Non-Statutory Cherwell Local Plan 2011, Policy GB7 relates to the redevelopment of Shipton-on-Cherwell Quarry

**Planning History**

In 2003 permission was granted to vary permission 97/00154/f, for a change in internal access and the removal of a noise bund condition.

In 2006, an application for redevelopment of the quarry was submitted. This application was not determined and has been superseded. The replacement application was submitted in 2007. The decision is pending.

**Landscape Designations**

There are understood to be no landscape designations for this site.

**Landscape Character**

The site is situated within the landscape character area of Thames and Avon Vales.

**Land Stability**

The site has been previously worked and is not fully restored. The previously worked faces are quite steep and it is understood that these have been temporarily supported using deposited materials. Until restoration is complete there is a risk that it may be subject to land instability.

**Ecology and Nature Conservation**

The Shipton-on-Cherwell and Whitehall Farm Quarries SSSI is within the site. The site lies within 5-10km of the Oxford Meadows SAC.

**Agricultural Land Classification**

The site is designated both grades 3 and 4 agricultural land. However, it has been worked for mineral (limestone) and partially backfilled.

**Flooding (potential)**

Flood zones 2 and 3 follow the River Cherwell and Oxford Canal running along the northern and eastern boundaries of the site. The designations clip the northern boundary of the site, otherwise this designation is separate from the site.
Groundwater Quality

The site is located within a minor aquifer with groundwater at high vulnerability to pollution. The site is not located in an SPZ.

Historic Environment

There are listed buildings less than 300m from the site in Shipton on Cherwell and on Bunkers Hill. Shipton on Cherwell is also a Conservation Area. There are believed to be no archaeological constraints for the site.

Recreational Activities

There are no public rights of way in the vicinity of the site. These have been fenced under requirements for the previous permissions. The River Cherwell/Oxford Canal runs along the northern side of the site and off to the east and south. Both waterways are used for recreational purposes.

Proximity to Existing Waste Facilities

Non inert facilities

Proximity to Landfill: Weston Park Farm, 7km

Proximity to Treatment: No non-inert facilities within 10km

Proximity to Recycling: No recycling facilities within 10km;

Proximity to Transfer Station: Charlett Tyres, 4.2 km;

Proximity to Composting: Worton Rectory Farm, 5.8km.

Landscape and Visual Impact

The site is a former quarry and where it has been worked it is lower than the surrounding land; the edges of the site are raised. Land levels rise to the north, an aspect from which the site is visible, especially the former cement works chimney. The site is generally well screened on all boundaries.

2.3 Site 3 – West of M40 Banbury

Site and Surroundings

The site is currently considered to be undeveloped scrubland and open in character comprising an area of 19.99 ha.

The eastern side of the site is bounded by the M40, on the other side of the Motorway is agricultural fields and associated farm buildings. To the south of the site are agricultural fields and dismantled railway. To the north and west of the site lie two industrial estates, with housing to the north west, on the opposite side of the a roundabout.
Considering Key Planning Criteria

Traffic and Transport
The site takes access off a newly constructed roundabout (not shown on the plan). The A422 leads to Junction 11 of the M40, immediately to the east.

Proximity to waste arisings
The site is within 0.5km of the centre of Banbury. The site is 34km from the centre of Oxford.

Planning Policy
The relevant policies are considered to be:
Cherwell Local Plan 1996, Policy EMP1;
Non-Statutory Cherwell Local Plan 2011, Employment Policy EMP2;

Planning History
In 2004, permission was granted for the development of 17,000 m2 of B1/B2 uses
In 2005, permission was granted to vary previous conditions to enable an access road, roundabout and associated landscaping and drainage to be conducted prior to construction any buildings on site.

Landscape Designations
There are no landscape designations for the site

Landscape Character
The site is situated within the landscape character area of Midland Clay Pastures

Land Stability
There is no information to suggest that the site would be subject to land instability

Ecology and Nature Conservation
There are no ecology or nature conservation designations. The site is beyond 15km from any Natura 2000 or Ramsar site

Agricultural Land Classification
The site is designated grade 4 agricultural land.

Flooding (potential)
250m of the southern section of the site lies within flood zone 3.
Groundwater Quality

The site is located within a minor aquifer with groundwater at high vulnerability to pollution. The site is not located in an SPZ.

Historic Environment

There is a listed building in Netherciote, less than 500m from the site.

Recreational Activities

Public rights of way cross the site.

Air Quality/Noise/Issues of Environmental Nuisance

The site is situated to adjacent industrial areas of Banbury and is flanked by the M40 running alongside the eastern boundary.

Proximity to existing waste facilities

Non inert facilities

Proximity to Landfill: Burgees Farm, 4km

Proximity to Treatment: No recycling facilities within 10km;

Proximity to Recycling: no non-inert facilities within 10km;

Proximity to Transfer Station: Banbury Transfer Station, 0.4km

Proximity to Composting: Ardley Quarry, 15.4km

Landscape and Visual Impact

The site is considered to be fairly flat and open to the east. The M40 runs along the east and there is some screening from trees but the site is visible from the M40. The site is open to, and visible from, the south.

2.4 Site 4 – Culham Science Centre

Site and Surroundings

The site consists of a former laboratory building, car parking area and associated land which is grassed. It is situated in the north west corner of the Culham Science Centre. Pylons and Cables skirt the north west corner of the site.

The site lies within the boundary of the Culham Science Centre, which largely lies to the south. To the north, separated by tall metal fencing, is undeveloped Greenfield land with clumps of trees. A mainline railway line runs in a north-south direction, to the west of the site. An electrical substation is located immediately to the west of the site.
Considering Key Planning Criteria

Site Area

The site area is approximately 3.75ha

Traffic and Transport

The site access is via a private perimeter road belonging to the Culham Science Centre. The access road does not have a security barrier and is suitable for HGV’s but has a speed restriction. The internal access road joins the A415 and has a good junction with high visibility.

Proximity to waste arisings

The site is located with 6km of the centre of Didcot and within 4km of Abingdon. The villages of Culham and Clifton Hampden are within close proximity to the site. The site is 10km from the centre of Oxford.

Planning Policy

The relevant policies in this instance are considered to be within the South Oxfordshire Local Plan 2011. Policies in particular relating to the redevelopment of Culham RUR3, RUR4 and RUR5.

The site lies within the Green Belt.

Planning History

No applications have been made within the last five years.

Landscape Designations

There are no landscape designations for this site.

Landscape Character

The site is located in the landscape character area of Thames and Avon Vales.

Land Stability

There is no information to suggest that the site would be subject to land instability.

Ecology and Nature Conservation

There is a conservation area 450m from the site. The site lies within 2-5km of the Little Wittenham SAC and 5-10km of the Cothill Fen SAC

Agricultural land classification

The site is designated as an urban area.

Flooding (potential)

The site is considered not liable to flood.
Groundwater Quality

The site is located within a minor aquifer with groundwater at high vulnerability to pollution. The site is not located in an SPZ.

Historic Environment

There is a listed building 700m from the site and there are no archaeological constraints for the site.

Recreational Activities

A Kids Corner crèche is situated on the entrance to the access road (Thames Lane). There are public rights of way in the vicinity of the site.

Air Quality/Noise/Issues of Environmental Nuisance

The site forms part of an existing complex comprising of industrial and commercial buildings, this is set within a rural; setting.

Proximity to Existing Waste Facilities

Non inert facilities

Proximity to Landfill: Radley PFA Lagoons, 1.3km;
Proximity to Treatment: Oxford Sewage Treatment Works, 5.9km
Proximity to Recycling: No non-inert facilities within 10km;
Proximity to Transfer Station: Drayton Depot Transfer Station;
Proximity to Composting: Old sewage works, 0.6km

Landscape/visual impact

From the north, the site is well screened by trees and neighbouring buildings. The site sits within the overall context of the Science Centre.

2.5 Site 5 - Land at Banbury Cross Business Park, Banbury

Site Description and Surrounding Area

This land is an undeveloped parcel of land, currently covered with scrub, some mature trees and small shrubs. The site is lower than the M40, which runs adjacent to its north eastern boundary.

Beyond the M40 to the east, lies agricultural land. Industrial, commercial and office development lies to the north and south of the site with adjacent units including DHL and Alex Lawrie Factors. Housing lies to the south west, separated from the site by Hennef Way and a roundabout.
Considering Key Planning Criteria

Traffic and Transport

Access to the land exists but is allocated and undeveloped. The industrial estate within which the site is located benefits from a controlled access onto Daventry Road, this leads off the A422 which adjoins junction 11 of the M40.

Proximity to Waste Arisings

The site lies within 1km radius of Banbury centre. The site is 36km from the centre of Oxford.

Planning Policy

Policy EMP1 - Employment generating development of the Non-Statutory Cherwell Local Plan is the relevant policy in this instance.

Planning History

In 2002, permission was granted for an extension to the period for submission of a reserved matters application (98/00160/OUT), for the development of land for employment generating purposes within classes B1, B2 & B8.

Planning permission was granted in 2003 for erection of premises for a motor dealership with ancillary uses. Also in 2003, permission was granted for a variation of condition 22 of 98/00160/OUT, to reduce the scale of the approved B1, B2 & B8 development. In 2004, another application for the same motor dealership was submitted with revised plans, the application was again granted, subject to conditions.

Landscape Designations

There is understood to be no landscape designations for the site.

Landscape Character

The site belongs to the character area of Midland Clay Pastures.

Land Stability

There is no information to suggest that the site would be subject to land instability.

Ecology and Nature Conservation

The site is beyond 15km from the Natura 2000 or Ramsar sites.

Agricultural Land classification

The site is designated grade 4 agricultural land.

Flooding (potential)

The northern boundary is within 250m of the flood zone 2 and 350m of flood zone 3. The south western edge of the site is within 600m of flood zone 3.
Groundwater Quality

The site is not located within any groundwater aquifers or within an SPZ.

Historic Environment

There is a listed building within 250m from the site with two other listed buildings within 500m from the site. There are no archaeological constraints for the site.

Recreational Activities

It is considered that development of this site would not impact upon recreational activities.

Air Quality/Noise issues

The site is the cornet plot of an industrial estate with other industrial buildings and offices. The M40 is adjacent.

Proximity to existing waste facilities

No inert facilities

Proximity to Landfill: Burgeses Farm, 4.7km;

Proximity to Treatment: No non-inert facilities within 10km;

Proximity to Recycling: No non-inert facilities within 10km;

Proximity to Transfer Station: Merton Street Depot, 1.4km;

Proximity to Composting: Showell Farm, 16.5km;

Landscape/Visual Impact

The site is generally flat with an embankment to the east and south east of the site. The M40 and the A422 run along the embankment and it is possible to look down on the site from these viewpoints. The two neighbouring buildings are separated by fencing.

2.6 Site 6 – Sutton Courtenay Landfill

Site description and Surrounding Area

Sutton Courtenay is a large, open site. Sand and gravel extraction has taken place, and former workings are being restored through mixed landfill. Other facilities/operations on site include: composting; rail terminal; gravel processing plant (for Bridge Farm extension); and asphalt and concrete plants. The site is approximately 136 ha.

The site is surrounded by agricultural land, with the Didcot Power Station located on the southern boundary. The centre of Appleford is approx. 650 m to the north east, with Sutton Courtenay approx. 1km to the west.
Considering Key Planning Criteria

Traffic

The site has established road and rail access. Road access is available from the A4130 which connects with the A34.

Proximity to waste arisings

The site is located within 5km radius of both Didcot and Abingdon. The site is 13km from the centre of Oxford.

Planning Policy

Policy SC3 – routeing of vehicles of the Oxfordshire Minerals and Waste Local Plan is considered to be relevant.

Planning History

In 2002, a proposal for continued use of processing plant at Cross Tree Plant, and extraction of sand and gravel was refused, on the grounds of being contrary to policy PE3 of Oxfordshire MWLP (loss of residential amenity)

In 2002, temporary permission was granted for the construction of a storage facility for waste refrigerators (for 5 years)

In 2003, permission was granted for the installation of ash separation equipment and an ash storage sioo, for an additional landfill gas utilisation compound and to vary a condition that restricted the importation of PFA.

Landscape Designations

There are no landscape designations for this site

Landscape Character

The site is located within the landscape character of Thames and Avon Vales.

Land Stability

The site has been previously worked. Until restoration is complete there is a risk that it may be subject to land instability. There remains a reduced risk of land instability following completion of landfill.

Ecology and Nature Conservation

There are no ecology or nature conservation designations. The site is within a 5-10 km range of the Little Wittenham and Cothill Fen SAC.

Agricultural Land Classification

The site is designated grade 2 agricultural land. However, it has been disturbed.
Flooding (potential)

The site’s north western corner is adjacent to flood zone 2. The site’s northern boundary is less than 100m from flood zone 2 and within 400 m of flood zone 3. The site's eastern edge is within 150m of flood zone 2 and within 250m of flood zone 3. The site’s south eastern edge is within 200m of flood zone 2 and 250m of flood zone 3.

All the flood zone 2 areas near the site are areas of historic flood areas. There are also some other historic flood areas near the northern edge of the site.

Groundwater Quality

The site is located within a minor aquifer with groundwater at intermediate vulnerability to pollution. The site is not located with an SPZ.

Historic Environment

There are two listed buildings within 650m of the site. There are no archaeological constraints for this site.

Recreational Activities

There are a number of public rights of way crossing the site.

Air Quality/Noise/Issues of Environmental Nuisance

The site is an operational quarry, cement works, and landfill facility with some recycling and composting activities occurring. There are two houses adjacent to the access road to the site, Hill Farm and a small cottage close to the railway line.

Proximity to Existing Waste Facilities

The site is an existing landfill site, with composting activities also taking place.

Non inert facilities

Proximity to Landfill: Sutton Courtenay Waste, 0.2km;
Proximity to Treatment: Harwell Sss (Processing), 7.2km;
Proximity to Recycling: No recycling facilities within 10km;
Proximity to Transfer Station: Akzo, 1.8km;
Proximity to Composting: Old Sewage Works, 3km

Landscape/Visual Impact

The local topography around the site is quite flat. Where landfill has occurred, the land rises, although these domes are expected to partially settle over time. The site is overlooked by Didcot Power Station to the south and is more visible from the north east where the surrounding land is raised more.
2.7 Site 7 Ardley Quarry Landfill

Site Description and Surrounding Area

The site is an existing quarry and landfill facility. An HWRC is located close to the entrance of the site. The site measures 111.2 ha.

The site is surrounded by agricultural land. The M40 runs in a north south direction, to the east of the site. The B430 runs along the western boundary. Ashgrove Farm is situated to the west of the site, separated from it by the B430.

Considering Key Planning Criteria

Traffic and Transport

The site has a dedicated access from the B430, which leads to J10 of the M40. The B430 is of a good standard, formerly a trunk road, running past the village of Ardley.

Proximity to Waste Arisings

The site lies within 6km of the centre of Bicester and is in close proximity to the village of Ardley. The site is 19km from the centre of Oxford.

Planning Policy

No specific policies identified for this parcel of land.

Planning history

In 2002, an application was submitted for a compound for storing waste refrigerators for a temporary period of two years. This was approved.

A 2003 application for the extension to the operating hours for landfilling of waste from the CA site was also approved.

In 2003 an application was approved for the construction of a composting bay.

In 2005 an application was made for the replacement landfill gas flare. The application has also been approved.

Landscape designations

There are no landscape designations for the site.

Landscape Character

The site is located within the landscape character area of the Cotswolds.

Land stability

The site has been previously worked. Until restoration is complete, there is a risk that it may be subject to land instability. There remains a reduced risk of land instability following completion of landfill.
Ecology and Nature Conservation

The site is adjacent to the Ardley Cutting and Quarry SSSI. The site is beyond 15km from any Natura 2000 or Ramsar site.

Natural England has advised that Dinosaur footprints/tracks have been found near the site.

Agricultural Land Classification

The site is designated grade 3 agricultural land. However, it has been worked for mineral and is being restored through landfill.

Flooding

A small part of the sites south eastern corner is within flood zones 2 & 3.

Groundwater Quality

The site is located within a major aquifer with groundwater at high vulnerability to pollution. The site is not located in an SPZ.

Historic Environment

There are no formal archaeological constraints for this site.

Recreational Activities

Public Rights of Way run through this site. The necessary diversion orders have been obtained.

Air Quality/Noise/Issues of Environmental Nuisance

The site is an operational quarry, with HWRC and landfill facility. Otherwise the site is set within a rural area. Ardley field cottages are located within the site; Ashgrove Cottage is located immediately opposite the western boundary of the site.

Proximity to Existing Waste Facilities

The site is an existing landfill with HWRC;

Non inert facilities;

Proximity to Landfill: Ardley Quarry (southern extension);

Proximity to Treatment: No recycling facilities within 10km;

Proximity to Recycling: No recycling facilities within 10km;

Proximity to Transfer Station: Ardley Fields Farm;

Proximity to composting: Ardley Quarry;
Landscape/Visual Impact

The site is well screened by trees and hedgerow along the B430, this hedging also extends along the southern boundary. The site is visible from the M40 in the east. Where quarrying is currently ongoing the land level is significantly lower than surrounding land; consequently, the land is higher where filling has been completed.

2.8 Site 8 Land at Palmer Avenue

Site description and surrounding area

A former military base, owned by the Ministry of Defence (M.O.D). The site contains old deserted buildings with railway tracks unused yet connected to the main line.

The surrounding area comprises a further range of old abandoned military buildings. Notable features to the south of the site include a large pond and an electricity sub station. The site is subdivided between Upper Arncott to the east and Lower Arncott to the west. The site is bounded by the east by the B4061.

Considering Key Planning Criteria

Traffic and Transport

The access is currently in good condition and currently enters the site from the north (B4061) and not through the nearby village.

Proximity to Waste Arisings

Site lies within 6km of the centre of Bicester and within close proximity to the village of Ardley with the site lying around 19km from the centre of Oxford.

Planning History

2001 – an application was sought for the change of use of the building G3 (20,000sq ft) to short term storage and logistics use. Application was refused as the proposal was found to be contrary to policies within the Oxfordshire Structure Plan 2011 and employment policies of the then emerging local plan.

Landscape designations

There are no landscape designations affecting the site.

Landscape Character

The site lies within the landscape character area of Thames and Avon Vales

Land Stability

Potential contamination on site as well as existing poor drainage was evident.

Ecology and Nature Conservation

Site is within 15km of Arncott Bridge Meadow (SSSI)

Site is within 6km of ancient woodland of Arncott Hill
Site is 10-15km distance from Oxford Meadows SAC.

**Agricultural Land Classification**

The site is designated grade 4 agricultural land. It is understood to have been worked for mineral and is being restored through landfill.

Site is less than 1.5km from floodzone 3 and 1.25km from floodzone 2.

**Groundwater Quality**

Site is located within 2km of a minor aquifer.

**Historical Environment**

No listed buildings near the site

No archaeological constraints

Two archaeological important sites
3.0 CONSIDERING LOCATION AND DELIVERABILITY

3.1 Introduction

This section considers the advantages and disadvantages of the eight sites identified by ERM as offering the potential to locate a strategic waste management facility. Key issues are considered to be:

- Deliverability – whether the site is under the control of the waste management industry and offers the potential to deliver strategic waste management facilities in time to meet the 2013 landfill diversion targets;
- Green Belt – whether the site is located within the Green Belt or not;
- Site access and surrounding highway network;
- Proximity to international nature conservation sites (SAC/SPA) and the need for Habitats Directive Assessment; and
- Proximity to main centres of population

3.2 Site 1 – Gosford Grain Silos
## Advantages

- Good access from the A4165
- A34 is in close proximity to the north
- A40 is in close proximity to the south
- Has potential of rail link to the site
- Within close proximity to Oxford Centre (6 km apx)

## Disadvantages

- Site is within the Green Belt
- Within 2.5km of Oxford Meadows SAC
- Site is not under the control of the waste management industry

### 3.3 Site 2 – Former Quarry, Shipton on Cherwell
<table>
<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Site lies within reasonable close proximity to Oxford</td>
<td>• The site is not under the control of the waste management industry and is being considered for alternative mixed use development;</td>
</tr>
<tr>
<td>• Possibility of reconnecting railway to deliver waste</td>
<td>• The site is within the Green Belt</td>
</tr>
<tr>
<td>• Site is within 5-10km of Oxford Meadows SAC</td>
<td>• Site is within 5-10km of Oxford Meadows SAC</td>
</tr>
</tbody>
</table>

3.4 Site 3 - Land West of M40, Banbury
Advantages | Disadvantages
---|---
• Site has excellent access to the M40 | • The site lies 34km away from the centre of Oxford
• The site is within 0.5 km of the centre of Banbury | • The site is not under the control of the waste management industry and is considered to be an important employment site

3.5 Site 4 – Culham Science Centre
### Advantages

- It is well located with regard to the centre of Didcot (6km), Abingdon (4km) and Oxford (10km)
- Good access on to the A415
- The site is within the Green Belt
- The site is within 2.5km of Little Wittenham SAC
- The deliverability of the site is considered unlikely given the existing high quality employment use.

### Site 5 - Banbury Cross Business Park, Banbury

![Map of Banbury Cross Business Park](image_url)


<table>
<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
</tr>
</thead>
<tbody>
<tr>
<td>• The site lies within 1km radius of Banbury centre</td>
<td>• 36km from the centre of Oxford</td>
</tr>
<tr>
<td>• 36km from the centre of Oxford</td>
<td>• Undeveloped Access</td>
</tr>
<tr>
<td>• Undeveloped Access</td>
<td>• The site is not under the control of the waste management industry and is</td>
</tr>
<tr>
<td>• The site is not under the control of the waste management industry and</td>
<td>considered to be an important employment site.</td>
</tr>
<tr>
<td>is considered to be an important employment site.</td>
<td></td>
</tr>
</tbody>
</table>

3.7 Site 6 – Sutton Courtney Landfill
### Advantages

- Road and rail access
- The site is within 5km of radius of both Didcot and Abingdon
- The site is with 13km radius of the city of Oxford
- The site is considered to be deliverable and is under the control of the waste management industry
- Existing waste management facility

### Disadvantages

- The surrounding road network at Sutton Courtney is well used and the vehicle movements associated with the existing waste management operations are already controlled by planning condition.
- Site is within 5.0km of Little Wittenham and Cothill Fen SAC
- Site is due to be restored and completion of current waste management operations

#### 3.8 Site 7 – Ardley Landfill
### Advantages

- Excellent existing access off of the B430
- Close proximity to the M40 junction 10
- The site lies within 6km of Bicester
- The site is under the control of the waste management industry and therefore deliverable
- Is an existing waste management facility, with ability to create a landform and a future waste management facility
- Beyond 15km of any international conservation sites

### Disadvantages

- A reasonable distance away from Oxford city centre (19km)
- Small part of the site is affected by flood zone designation
- Site is due to be restored and completion of current waste management operations

**Site 8 – Palmer Avenue, Bicester**
<table>
<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good access to existing road network with the potential for rail</td>
<td>Deliverability issues as the site is currently MOD occupied and not an existing waste facility;</td>
</tr>
<tr>
<td>Located close to Bicester</td>
<td>Well established trees;</td>
</tr>
</tbody>
</table>
4.0 CONCLUSIONS

Sites 1, 2 and 4 are not considered appropriate because of their location within the Green Belt and the site selection work has identified that there are alternative sites available outside of the Green Belt.

Sites 3 and 5 have been discounted because of their distance from Oxford and concerns over the deliverability of these sites which are important employment sites and not under the control of the waste management industry.

Site 8 is not under the control of the waste management industry and is considered more likely to be developed for alternative mixed use development.

This leaves sites 6 (Sutton Courtney) and 7 (Ardley) as being the only two sites which are under the control of the waste management industry and therefore considered to be deliverable within the timescales required for Oxfordshire to meet its landfill diversion targets.

In respect of the key issues identified both sites are considered to be deliverable and neither site is located within the Green Belt.

With regard to access and surrounding highway network Ardley is considered to outperform Sutton Courtney with direct access on to the B430 which is a former trunk road and its close proximity to junction 10 of the M40.

Ardley is also better located in respect of proximity to sites of international nature conservation importance with no sites within 15km. Sutton Courtney has international sites within 5km and will require further Habitat Directive Assessment work to establish the acceptability of Energy from waste facilities at this location.

On proximity Sutton Courtney is closer to Oxford than Ardley, but the highway connections from Oxford to Ardley are considered be better and journey times are comparable with Sutton Courtenay taking 23 minutes and Ardley 25 minutes from the centre of Oxford. As expected Ardley has good proximity to the northern county towns and Sutton Courtney has good proximity to the southern county towns.

Ardley is therefore considered to be the best performing site having regard to site access, highway network and proximity to international nature conservation designations.