

Oxfordshire Minerals and Waste Local Plan

Part 1 – Core Strategy

Topic Paper

Preliminary Assessment of Waste Site Options

April 2016

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General Background to Topic Papers

The Minerals and Waste Local Plan: Part 1 – Core Strategy (the Core Strategy) was submitted to the Secretary of State on 30 December 2015 for examination by a government appointed Inspector. The Core Strategy is Part 1 of the new Oxfordshire Minerals and Waste Local Plan. It provides the planning strategies and policies for the development that will be needed for the supply of minerals and management of waste in Oxfordshire over the period to 2031. This new Plan will replace the existing Oxfordshire Minerals and Waste Local Plan which was adopted in 1996.

Further information on the Plan and the background to its preparation can be found in other documents published on the County Council website at:

<https://www.oxfordshire.gov.uk/cms/content/minerals-and-waste-core-strategy>

A number of Topic Papers (previously termed Background Papers) were first published to support consultation on draft Minerals and Waste Planning Strategies in September 2011. Some of these were revised and further papers were prepared to support a Proposed Submission Draft Minerals and Waste Core Strategy in May 2012, which was then submitted for examination in October 2012 but was subsequently withdrawn, in July 2013. These papers include baseline data that has informed the development of policies and explanation of how relevant parts of the plan have been developed.

Some of the Topic Papers are now being further updated, and some new Topic Papers introduced, to assist in the examination of the Core Strategy. Their purpose remains the same – to provide background data and information to show how specific parts of the plan were developed up to publication of the Proposed Submission Document in August 2015. In some cases they also include relevant information that has become available since the Core Strategy was published.

This paper has been prepared to support the submission of the Core Strategy for examination.

1. Introduction

- 1.1 This document describes the preliminary assessment of sites nominated for waste uses in the Oxfordshire Mineral and Waste Local Plan (MWLP). The objectives of this assessment of sites are:
- To assess the likely deliverability of the sites nominated for inclusion in the MWLP, through consultation with operators and by carrying out an assessment of the sites against a number of planning criteria.
 - To identify sites which are unlikely to deliver capacity over the period of the plan.
 - To use findings from objectives 1 and 2 to determine whether the nominations will enable the waste spatial strategy in the Minerals and Waste Local Plan: Part 1 – Core Strategy to deliver the needed waste capacity over the plan period.
- 1.2 A further, detailed assessment of the site nominations will take place later in the preparation of the Plan, when sites are being considered for inclusion in the Minerals and Waste Local Plan: Part 2 – Site allocations document. A separate methodology for this phase of the assessment will be published at a later date. This preliminary site assessment, at this stage, is a strategic level assessment to inform the potential deliverability of the MWLP.
- 1.3 A waste spatial strategy has evolved during the production of the Core Strategy, as outlined in the Development of the Waste Spatial Strategy Topic Paper. This spatial strategy in the submitted Core Strategy has informed the selection of nominated sites now included in this assessment along with environmental and other constraints.

2. Preliminary Site Assessment Methodology

Stage 1: Identify a long list of possible sites

- 2.1 In 2006, waste operators, landowners and agents were invited to nominate potential sites for consideration for inclusion in the Oxfordshire Minerals and Waste Development Framework (MWDF). These sites were included in the Waste Sites Proposals and Policies Issues and Options paper which was published for consultation in February 2007.
- 2.2 A further ‘call for sites’ was made in December 2008, when waste operators, landowners and agents were invited to renew their existing nominations, withdraw any they no longer wished to put forward and to submit new nominations.
- 2.3 Following the withdrawal of the Minerals and Waste Core Strategy in 2013, and in support of preparation of a revised Core Strategy, a further review of sites was undertaken in 2015 to confirm the existing nominations from 2008. Several nominations were withdrawn and several new nominations have been received. This updated list of sites has been used in this preliminary assessment. A map of these sites is included in Appendix 1.

Stage 2: Assessment of Capacity

- 2.4 Using information from the nominations, and any updated information, the potential capacity throughput (million tonnes per annum) in each nomination was estimated. This information was used to inform the contribution of sites to the deliverability of the plan.
- 2.5 Table 1 below shows the requirement for waste management capacity for the principal waste streams over the plan period to 2031 (Table 7 in the Core Strategy). This purpose of this preliminary assessment of sites is to assess whether this capacity requirement is potentially able to be delivered over the course of the plan.

Table 1: Additional Capacity Required to Manage the Principal Waste Streams 2012 – 2031

Facility type	2012	2016	2021	2026	2031
Non-hazardous waste recycling	-	-	138,100	193,700	316,300
Composting / food waste treatment	-	-	-	-	-
Non-hazardous residual waste treatment	-	-	-	-	-
Inert waste recycling	-	-	-	-	120,400

Stage 3: Red, Amber, Green (RAG) Assessment

- 2.6 A traffic light approach has been used to indicate whether sites nominated for the MWLP are likely to be acceptable for minerals development, and therefore give an indication of the deliverability of The Plan. Firstly, each criterion has been given a RAG weighting to determine whether, based on that criteria, a site would be acceptable for waste development. Then, an overall assessment is given as to whether or not there is a reasonable prospect of the site being acceptable for minerals development – based on the RAG outcome of the various criteria. For example, if one or more criteria is amber, then the site may be acceptable for minerals development, however further assessment will need to be undertaken to determine the suitability of the site. If all criteria are green, then the site is likely to be acceptable for waste uses. However, where there are many amber variables for a particular site, consideration will need to be given as to whether this would present too many limitations in progressing the site for minerals development, and may lead to an overall Red assessment. Where there are Red indicators, the overall assessment will need to take into account whether further investigation could determine whether the site would be suitable for development (e.g. the extent of an area covered by a designation), or whether the constraint is too severe for further

investigation to determine the suitability of the site (e.g. the entire site is located in the Green Belt).

	The site is unlikely to be acceptable for minerals development.
	The site may be acceptable, but further detailed considerations are needed to confirm this.
	There is no reason at this stage to exclude the site from proceeding as a nomination.

2.7 Detailed considerations (including others not included in this preliminary assessment) may lead to a different conclusion in the Stage 2 Plan’s detailed assessment. However, this preliminary assessment is intended to give an initial indication as to whether the plan will be deliverable based on the acceptability of sites for mineral allocation.

2.8 Proximity to centres of population

In accordance with Policy W4, facilities with an annual throughput of $\geq 20,000$ tpa and less than 50,000 tpa are acceptable if located within 5 km of the centre of Abingdon, Banbury, Bicester, Didcot, Wantage/Grove or Witney; or 10 km from the centre of Oxford (see Waste Key Diagram - Figure 12 in the Core Strategy). Facilities in excess of 50,000 tpa are acceptable if within 5 km of Abingdon, Bicester or Didcot; or 10 km from Oxford. Small scale facilities ($< 20,000$ tpa) are seen to be acceptable outside of these strategic areas, and in rural areas. This criterion identifies by name any of the towns specified if a site falls within their zone of influence, or identifies the site as ‘rural’ if the nominated capacity is less than 20,000 tpa (located any zone).

2.9 Access (1)

Is the site within 1km of the Oxfordshire Lorry Route (excluding local access routes)?

Even if located outside one of the aforementioned zones of influence, facilities with an annual throughput of $\geq 20,000$ tpa may also be acceptable “where there is good access to the Oxfordshire lorry route network” (Core Strategy paras 5.33 and 5.34). This criterion records the relevant road number (e.g. A40) if the site is within 1 km of a specified ‘Through Route’ (Blue), ‘Link to Larger Towns’ (Red), a ‘Link to Smaller Towns’ (Green) – as shown on Figure 13 in the Core Strategy.

2.10 Access (2)

Is the site adjoining a Local Access Road?

This criteria confirms if a nominated site has access to a ‘Local Access Road’ (Olive) – as shown on Figure 13 in the Local Plan (Yes/No). A site having direct access to these roads may be found acceptable for larger scale facilities depending on the distance to the nearest specified town (Abingdon Bicester, Didcot and Oxford for facilities $> 50,000$ tpa, Abingdon, Bicester, Didcot, Banbury, Witney, Wantage/Grove and Oxford for facilities $\geq 20,000$ tpa).

2.11 Overall Location

Is the site suitable in terms of overall location?

This criteria provides an overall RAG assessment of the site's suitability to host a facility of the scale specified, using information from columns 1, 2 and 3. Any rural site is considered suitable in principle for a facility of <20,000 tpa: and the zones around the specified towns acceptable for larger scale facilities as specified in criterion 1 (para 2.8). But a site's proximity to any of the roads specified in criteria 2 (para 2.9) and 3 (para 2.10) could also determine that it may be suitable to host a larger scale facility, even if located in a rural area. In such cases, distance from the nearest specified town (criterion 1 – para 2.8) will determine whether a site is sufficiently close to one of the main sources of waste arisings to be acceptable. So, whilst a site with good access to A44 some 12 km from Oxford may be suitable to host a strategic or non-strategic facility (being only 2 km outside Oxford's zone of influence), such a facility is unlikely to be acceptable if located close to A4130 but no more than 3 km from Henley-on-Thames (it would be too far from the nearest main sources of waste arisings at Didcot/Abingdon and Oxford).

Red = Site not suitable in terms of overall location

Amber = Site may be suitable in terms of overall location, depending on further detailed considerations.

Green = Site likely to be suitable in terms of overall location

2.12 Green Belt

Is the site located in the Green Belt?

The Local Plan (para 5.46) says that 'most proposals for waste management facilities are likely to be inappropriate in the Green Belt' and NPPW advises that when preparing Waste Local Plans sites for waste development should first be sought outside the Green Belt. Sites in the Green Belt are thus unlikely to be acceptable; sites elsewhere are marked as acceptable.

Inside Green Belt = Red

Outside Green Belt = Green

2.13 AONB

Is the site within, or within 1km of an AONB?

Any development in an AONB should conserve the area's landscape and scenic beauty and normally be 'small scale' (policy C8). Proposals of $\geq 20,000$ tpa are unlikely to be acceptable. Proposals of $< 20,000$ tpa may be acceptable. This criteria confirms whether the site is in an AONB or, alternatively, within 1 km of an AONB. A site within 1 km of AONB could affect the setting of the AONB but is assessed as one that may be acceptable depending on further detailed investigation.

Within AONB $\geq 20,000$ tpa = Red

Within AONB $< 20,000$ tpa or within 1km AONB (any scale) = Amber

Outside 1km of AONB = Green

2.14 Land Use

Is the site located on a 'priority land use' or greenfield?

Under Policy W5 new waste sites should not unnecessarily be developed on green field land. This criterion confirms if a site is one of the specified 'priority uses' in the policy (likely to be acceptable) or 'green field' (unlikely to be acceptable). Where a nominated site is located on an existing minerals site, the end date of the permission for mineral working is recorded, as technically these are greenfield sites when restored, however they are priority use if they are active. If the status of the land is 'uncertain' this is specified and assessed as one that may be acceptable. Extensions onto undeveloped land are marked as 'green field' but may be acceptable (see Core Strategy para 5.44).

Greenfield = Red

Extension onto greenfield land = Amber

Priority Use with temporary permission = Amber

Priority Use = Green

2.15 Flood Zone

Is site within Flood Zone 1, 2 or 3?

This criterion specifies the Flood Zone (FZ) within which each site sits (referring to the highest FZ where straddling more than one zone) using information from the Strategic Flood Risk Assessment (SFRA) and/or Environment Agency Flood Maps. Waste development in FZ 1 is likely to be acceptable. If located in FZ 2 or 3, development may still be acceptable (subject to the Sequential Test and, for hazardous waste, an Exception Test). The NPPF advises that some types of waste development should not be permitted in FZ 3b. However, available mapping does not show whether land in FZ 3 is classified as FZ 3a or 3b - this information will be provided for the Part 2 Plan. In the absence of such evidence it would be inappropriate to completely rule out development in Flood Zone 3 at this stage.

Flood Zone 2/3 = Amber

Flood Zone 1 = Green

2.16 Groundwater Source Protection Zones

Is the site within a Source Protection Zone, and if so, which?

Groundwater resources are under threat from pollution and increasing demand for water. Groundwater is contained underground in aquifers – layers of rock or other strata with sufficient permeability to allow water to flow. It is usually relatively well protected from pollution by overlying layers of soil and rock. Principal aquifers provide drinking resources and sustain rivers, lakes and wetlands. Secondary aquifers provide some water but their use is limited. Groundwater supplies about one third of drinking water in England. Areas where drinking water is supplied are protected by Source Protection Zones (SPZs). SPZ1 is the inner protection zone, where pollution is unlikely to be able to be remediated before it reaches drinking supply. SPZ 2 is the outer protection zone with a 400 day travel time from a point below the water table to the abstraction source. SPZ3 is the catchment protection zone, and is the total area where groundwater feeds the abstraction point. The Environment Agency has produced position statements on certain activities within Source

Protection Zones in its guidance note: Groundwater protection Principles and practice (GP3). For waste activities other than landfill, the position statement is:

'Inside SPZ1 we will only object to proposals for new development of non-landfill waste operations where we believe the operation poses an intrinsic hazard to groundwater.'

With this in mind and without knowing whether there will be an intrinsic hazard at allocation stage, the following weightings have been applied:

In Source Protection Zone 1,2,3 = Amber
Outside any SPZ = Green

2.17 Groundwater Vulnerability to Pollution

Is the site located within a groundwater vulnerability zone (and if so, which)?

Waste development has the potential to affect water quality and pollute groundwater resources. Therefore, careful consideration needs to be given to the impact on groundwater resources.

In allocating sites for waste development, an understanding of the potential for groundwater to be polluted will be an important factor in determining the suitability of the site. For this preliminary assessment the presence of the Environment Agency's 'Groundwater Vulnerability Zones' has been taken into account. These determine the presence of groundwater resources (principal/secondary aquifers) and their ability to be affected by pollution (high/intermediate/low).

If a nominated site is located on a principal aquifer that has a high potential to be affected by groundwater pollution, then that is an important water resource highly vulnerable to changes in water levels and chemistry. There is no provision for landfill in the Core Strategy, therefore the types of waste to be provided for are all above ground and so development may still be acceptable in these areas, however further investigation will need to be undertaken for a particular site to determine the suitability for a particular type of waste development. Where a proposed site is on any other type of aquifer, then at this stage there is no reason for excluding it from further assessment.

Principal Aquifer- High/Intermediate/Low = Amber
Secondary Aquifer – High/Intermediate/Low or no aquifer = Green
No Aquifer = Green

2.18 Special Areas of Conservation (SACs)

Is the site within 200m of a SAC (or within 10km if Category 4 facility), or within an Impact Risk Zone for SSSI associated with the SAC?

Development should not have a 'likely significant effect' on any of the seven SACs in Oxfordshire. This criterion confirms whether a site is in or within 200 m of a SAC (and therefore likely to have a significant effect and unlikely to be acceptable) or, for Category 4 facilities (e.g. incinerators), within 10 km (may be acceptable). The 10km threshold is based on Environment Agency screening criteria. Sites within an Impact Risk Zone for SSSIs which underlie

the SAC may be acceptable but further detailed investigation should be undertaken to determine likely significant effect. Development is otherwise likely to be acceptable (outside of 200m or outside IRZs of associated SSSIs, or >10km for category 4 facilities) but there remains a small possibility that sites outside these distances may still be ruled out when detailed assessment of the impact of specific uses and the characteristics of a specified SAC are considered.

Within 200m of SSSI = Red

200m – 10km (Category 4 facility) = Amber

Within associated SSSI Impact Risk Zone for SAC = Amber

Not within 200m, or within associated SSSI Impact Risk Zone (or >10km if Category 4 facility) = Green

2.19 SSSI

Is the site within or adjoining a SSSI?

There is a presumption against development that will have an adverse effect on a Site of Special Scientific Interest (SSSI) within the Core Strategy, unless the benefits outweigh the harm at that site, and the harm can be adequately mitigated, or compensated for to result in a net gain in biodiversity.

Therefore, sites which are located within or near to a SSSI have more potential to cause harm to the site and the effects are unlikely to be able to be avoided or adequately mitigated or compensated for the harm they cause. Consequently, nominated sites found to be within a SSSI are not likely to be acceptable for minerals development. Nominated sites within an Impact Risk Zone (IRZ) for a SSSI will need to undergo further detailed assessment to determine whether the harm caused is able to be mitigated/compensated for (particularly in relation to whether the site is vulnerable to waste development), but may be acceptable for waste development. Sites further afield at this stage are assumed to be acceptable for waste development.

- Within/contains SSSI = Red
- Within/contains SSSI Impact Risk Zones = Amber
- Not within or containing SSSI or SSSI Impact Risk Zones = Green

N.B.1 Exceptions from this criterion are geological SSSIs, where waste development may be able to be undertaken within a SSSI without harming its conservation status. At this stage, geological SSSIs have not been applied as a constraint to mineral workings and the above criteria apply only to biological SSSIs.

2.20 Locally designated areas of Nature Conservation.

Is the site within or adjoining a locally designated area of nature conservation? (Local Nature Reserves, Local Wildlife Sites, Sites of Local Importance for Nature Conservation)

The Core Strategy also affords protection to locally designated areas of nature conservation (local sites) through Policy M4, and C7. No significant adverse impacts are acceptable on these sites as a result of carrying out the plan. A similar rationale is applied to the assessment of locally designated sites as for SSSIs. That being, that a nomination for waste development within these sites

is unlikely not to cause significant harm, and therefore unlikely to be acceptable for waste development. Nominations adjoining local sites will need to undergo detailed assessment as to whether they may cause significant harm, and the extent to which this may be mitigated to determine their suitability. Sites further afield at this stage are assumed to be acceptable for waste development.

- Within/contains Local Site = Red
- Adjoining Local Site = Amber
- Not within/containing/adjoining Local Site= Green

2.21 Heritage Assets

Is the site within or adjoining a World Heritage Site, Scheduled Monument, listed building, conservation area, historic battlefield, registered park or garden or non-designated asset equivalent to a Scheduled Monument)?

Proposals for waste development will not be permitted unless they can demonstrate that they will not have an unacceptable adverse effect on the historic environment (Policy C9). Consequently, a similar approach has been taken to screening nominated sites for historic environment constraints as for environmental constraints.

If the nominated site is within a designated heritage asset (or non-designated asset equivalent to a Scheduled Monument identified by County Archaeologist) then it is unlikely that there will be no unacceptable impact on the historic environment in that area, and the site is unlikely to be acceptable for waste development. If the nominated site is adjoining a designated site, or non-designated site of equivalent status, then serious consideration will need to be undertaken at that site to determine whether proceeding with the nomination will cause an unacceptable adverse effect on the historic environment in that area. If the nominated site is outside of these historic assets, and not adjoining them, then at this stage (although further investigation may prove otherwise) there is no evidence to exclude them from being acceptable for waste development.

- Within/contains heritage asset = Red,
- Adjoining = Amber
- Not within/containing/adjoining = Green

N.B. Heritage assets have been divided into archaeological and historic assets for the purposes of the assessment.

2.22 Residential Amenity

Is the site within 250m of a residential area?

Waste operations are unlikely to be acceptable in close proximity to residential areas. Where a site is adjoining a residential area, the effects are likely to be such that they are unacceptable in terms of residential amenity. Outside 250m, impacts upon residential amenity are less likely to be an issue. There may be some cases where a small part of the site is within 250m of a residential area, and this may be acceptable depending on the amount within 250m and the level of impact, which will need to be subject to further consideration.

- Site adjoining residential area = Red,
- Part/whole of the site within 250m = Amber
- Site outside of 250m = Green

3. Summary of Assessment Results

- 3.1 The results of the assessment against the planning criteria and the deliverability of sites are shown on separate spreadsheets in Appendix 2.
- 3.2 The conclusions of the assessment for each of the nominated sites are as follows:

Category 3 (Recycling/Transfer – MSW/C&I)

- a) 002 Prospect Farm, Chilton
The site is nominated for a small scale facility, and therefore could be located anywhere in the county according to the waste spatial strategy. However, it is located within the setting of the AONB, on a principal aquifer and within the Impact Risk Zone (IRZ) for several SSSIs, including those comprising Little Wittenham SAC. The site is currently a 'priority land use' as described in Policy W5 as the site is currently used for waste purposes, however this is a temporary use and restoration of the site is required within the plan period (2023). The site is also located close to residences, therefore it has been given an overall Amber assessment.
- b) 006 Childrey Quarry, Childrey
The site is technically located in a 'priority land use' for waste sites. However, the permission for this use has ended, with restoration required by the end of 2016. There has been no application to extend the period for restoration. Therefore the site now has to be regarded as greenfield, and therefore not acceptable to be nominated as a waste site. Therefore the site has been assessed as Red.
- c) 009B Worton Farm (south of AD site), Yarnton
The site is located in the Green Belt and is therefore not appropriate to be nominated for waste uses in line with policy W5 and has been assessed as Red.
- d) 009C Worton Farm (x-fer extension), Yarnton
The site is located in the Green Belt and is therefore not appropriate to be nominated for waste uses in line with policy W5 and has been assessed as Red.
- e) 009D Worton Farm (west of AD site), Yarnton
The site is located in the Green Belt and is therefore not appropriate to be nominated for waste uses in line with policy W5 and has been assessed as Red.

- f) 023 Alkerton Landfill and Civic Amenity
This is a large-scale nomination and is not well located (in terms of the waste spatial strategy) with poor access to strategic roads and adjoins residential properties. The site is therefore not appropriate to be nominated for waste uses and has been assessed as Red.
- g) 180 Elmwood farm, Black Bourton
This is a small scale facility and acceptably located. It is within the IRZ for several SSSIs, and close to residences. Therefore the site has been given an overall assessment of Amber.
- h) 236 Dix Pit Complex
This is a non-strategic scale nomination, with potentially adequate access. It is currently in a priority use for waste, however this is due to be restored by 2030. The site is also within the IRZ for one SSSI which also comprises the Oxford meadows SAC, adjacent to a Local Wildlife Site (LWS) and close to residences. Therefore it has been given an overall assessment of Amber.
- i) 250 Broughton Poggs Business Park
This is a large scale nomination with potentially adequate access. Part of the site is located on Flood Zone 3, and it is within the IRZ for one SSSI. Therefore the site has been given an overall Amber assessment.
- j) 261 Knightsbridge Farm, Yarnton
The site is located in the Green Belt and is therefore not appropriate to be nominated for waste uses in line with policy W5 and has been assessed as Red.
- k) 276 Oday Hill, Sutton Wick
This is a large scale (strategic) facility within 5km of Abingdon and therefore acceptable in terms of location. It is currently in a priority use for waste, however this is due to be restored by 2028. Part of the site is covered by Flood Zone 3, and it is within the IRZ for one SSSI. Therefore the site has been given an overall Amber assessment.
- A total of 339,600 tonnes per annum of additional capacity has been nominated for non-hazardous recycling (MSW/C&I), and 160,600 tpa of this has been assessed as being potentially deliverable.

Category 4 (Residual Waste Treatment)

- a) 023 Alkerton Landfill and Civic Amenity
This is a large-scale nomination and is not well located (in terms of the waste spatial strategy) with poor access to strategic roads and adjoins residential properties. The site is therefore not appropriate to be nominated for waste uses and has been assessed as Red.
- b) 103 Lakeside Industrial Estate
This is a large scale nomination with potentially adequate access. It is within the IRZ for one SSSI and therefore has been assessed as Amber.

- c) 138 Woodside, Old London Road, Ewelme
This is a large scale nomination located in a rural area in the AONB and is poorly located for access. The site also includes residences. It is therefore not appropriate to be nominated for waste uses and has been assessed as Red.
- d) 217 Culham No.4 site, Clifton Hampden
The site is located in the Green Belt and is therefore not appropriate to be nominated for waste uses in line with policy W5 and has been assessed as Red.

A total of 650,000 tonnes per annum of additional capacity has been nominated for residual waste treatment, and 150,000 tpa of this has been assessed as being potentially deliverable.

Category 5 (Composting/Biological Treatment)

- a) 226 Dewar's Farm, Ardley
This site is located within 5km of Bicester and therefore acceptable in terms of location. It is currently in a priority use for waste, however this is due to be restored by 2021. It is located on a principal aquifer, and it is within the IRZ for several SSSIs. Therefore the site has been given an overall Amber assessment.
- b) 249A High Cogges Farm, Witney
This site is greenfield. Therefore in line with Policy W5 it is not appropriate to be nominated for waste uses and the site has been assessed as Red.
- c) 249B High Cogges Farm, Witney
This site is greenfield. Therefore in line with Policy W5 it is not appropriate to be nominated for waste uses and the site has been assessed as Red.

A total of 65,000 tonnes per annum of additional capacity has been nominated for composting/biological treatment, and 45,000 tpa of this has been assessed as being potentially deliverable.

Category 6 (Inert Waste Recycling/Transfer)

- a) 001 Shipton Hill, Fulbrook
The site is within the Cotswolds AONB, but is a small scale nomination (5,000tpa) and therefore may be acceptable pending further investigation into the effects on landscape and visual impact. The site is also located on a principal aquifer and is within the IRZ for one SSSI. Therefore the site has been given an overall assessment of Amber.
- b) 002 Prospect Farm, Chilton
This site is nominated for a non-strategic scale facility (43,000 tpa) but is located in a rural area with poor access. Therefore in line with Policy W4 it is not appropriate to be nominated for waste uses and the site has been assessed as Red.

- c) 005 Playhatch Quarry, Playhatch
This site is nominated for a non-strategic scale facility (30,000 tpa) and is located in a rural area with poor access. However, this site is actually within 5km of Reading and therefore further investigation may mean the site is acceptable in terms of access and has been scored as overall Amber.
- d) 006 Childrey Quarry, Childrey
The site is technically located in a 'priority land use' for waste sites. However, the permission for this use has ended, with restoration required by the end of 2016. There has been no application to extend the period for restoration. Therefore the site now has to be regarded as greenfield, and therefore not acceptable to be nominated as a waste site. Therefore the site has been assessed as Red.
- e) 007 Greenhill Farm Quarry, Bletchingdon
The site is located in the Green Belt and is therefore not appropriate to be nominated for waste uses in line with policy W5 and has been assessed as Red.
- f) 008B New Wintles Farm, Eynsham
The site is within the IRZ for one SSSI and close to residences therefore the site has been given an Amber assessment.
- g) 009A Worton Farm (Cresswell Field), Yarnton
The site is located in the Green Belt and is therefore not appropriate to be nominated for waste uses in line with policy W5 and has been assessed as Red.
- h) 010 Sutton Courtenay Landfill
This site is currently in a priority use for waste, however this is due to be restored by 2030. The site is also within the IRZ for several SSSIs including that comprising Little Wittenham SAC and it is close to residences. Therefore the site has been assessed as Amber.
- i) 018 Holloway Farm, Waterstock/Milton Common
The site is located in the Green Belt and is also a green field site. Therefore in line with Policy W5 the site not appropriate to be nominated for waste uses in and has been assessed as Red.
- j) 020B Wicklesham Quarry (extension), Faringdon
This site is currently in a priority use for waste, however this is due to be restored by 2027. The site is also within the IRZ for one SSSI and it is close to residences. Therefore the site has been assessed as Amber.
- k) 021 Greensands, East Hendred
This is a non-strategic scale nomination (40,000tpa) with potentially adequate access. It is within the setting of the North Wessex Downs AONB and located on a principal aquifer. The site is within the IRZ for Cothill Fen SSSI which

also comprises a SAC and close to residences in greensands. Therefore the site has been given an overall assessment of Amber.

- l) 026 Whitehill Quarry, Burford
This is a non-strategic scale nomination (40,000tpa) with potentially adequate access. It is within the setting of the Cotswolds AONB and located on a principal aquifer. This site is currently in a priority use for waste (current mineral working), and this is not due to be restored until after the plan period (2043). The site is also within the IRZ for several SSSIs and close to residences and therefore has been given an overall assessment of Amber.
- m) 103 Lakeside Industrial Estate, Standlake
This is a large scale nomination with potentially adequate access. It is within the IRZ for one SSSI and therefore has been assessed as Amber.
- n) 121 Old Brickworks Farm, Bletchingdon
The site is located in the Green Belt and is therefore not appropriate to be nominated for waste uses in line with policy W5 and has been assessed as Red.
- o) 225 Cedars Lane, Benson
This site is greenfield. Therefore in line with Policy W5 it is not appropriate to be nominated for waste uses and the site has been assessed as Red.
- p) 236 Dix Pit Complex
This is a large scale nomination (165,000 tpa), with potentially adequate access. It is currently in a priority use for waste, however this is due to be restored by 2030. The site is also within the IRZ for one SSSI which also comprises the Oxford meadows SAC, adjacent to a Local Wildlife Site (LWS) and close to residences. Therefore it has been given an overall assessment of Amber.
- q) 245 Challow Marsh Farm, West Challow
This site is greenfield. Therefore in line with Policy W5 it is not appropriate to be nominated for waste uses and the site has been assessed as Red.
- r) 248 Thrupp Lane, Radley
The site is located in the Green Belt and is therefore not appropriate to be nominated for waste uses in line with policy W5 and has been assessed as Red.
- s) 262 Lower Heath Farm, Cottisford
The is a large scale nomination (50,000 tpa) located in a rural area and is poorly located for access. The site also includes residences. It is therefore not appropriate to be nominated for waste uses and has been assessed as Red.
- t) 265 Woodeaton Quarry
The site is located in the Green Belt and is therefore not appropriate to be nominated for waste uses in line with policy W5 and has been assessed as Red.

- u) 274 Moorend Farm, Thame
The site is currently in a priority use for waste, however this is due to be restored by 2022. The site is also within the IRZ for Aston Rowant SSSI which also comprises Aston Rowant SAC and is close to residence. Therefore the site has been overall assessed as Amber.
- v) 276 Oday Hill, Sutton Wick
This is a large scale (strategic) facility within 5km of Abingdon and therefore acceptable in terms of location. It is currently in a priority use for waste, however this is due to be restored by 2028. Part of the site is covered by Flood Zone 3, and it is within the IRZ for one SSSI. Therefore the site has been given an overall Amber assessment.
- w) 277 Nixley Hole, Chalgrove
This site is a small wooded pit surrounded by agricultural land with potentially acceptable access. It is located on a principal aquifer and with the IRZ for one SSSI. The site has been assessed as Amber, and would not be suitable for any waste management use other than possible filling of the pit.
- x) 278 Adj B4100 (east of Green Farm), Baynards Green
This is a large scale nomination (200,000 tpa), with potentially adequate access. However the site is largely (95%) greenfield. It is unlikely that the entire nomination could be pursued in the 5% previously developed land, and further investigation is needed to assess how much of the nomination could proceed in this 5% PDL. The site is also located on a principal aquifer, within the IRZ for several SSSIs and close to residences. Therefore an overall assessment of Amber has been given.
- y) 279 R/o Ford Garage, Rycote Lane, Thame
This site is greenfield. Therefore in line with Policy W5 it is not appropriate to be nominated for waste uses and the site has been assessed as Red.
- z) 280 Oxford Shooting Ground, Enstone Airfield, Enstone
This is a large scale nomination (110,000 tpa), with poor access. However, whilst it does not meet locational criteria, it in fact has reasonable access to the A44 via the B4022, and no objection has been made by the Highways Authority to the current application on the site. The site is also located on a principal aquifer, is within the IRZ for one SSSI and is close to residences. Therefore an overall assessment of Amber has been given.

A total of 2,157,000 tonnes per annum of additional capacity has been nominated for inert waste recycling/transfer, and 1,375,000 tpa of this has been assessed as being potentially deliverable.

Category 9 (Wastewater)

- a) 232 Banbury Sewage Treatment Works
The site is located in the IRZ for one SSSI and is close to residences. Therefore, the site has been assessed as Amber.

b) 233 Witney Sewage Treatment Works

The site is located in the IRZ for one SSSI and is close to residences. Therefore, the site has been assessed as Amber.

A total of 2,000 tonnes per annum of additional capacity has been nominated, and all of this has been assessed as being potentially deliverable.

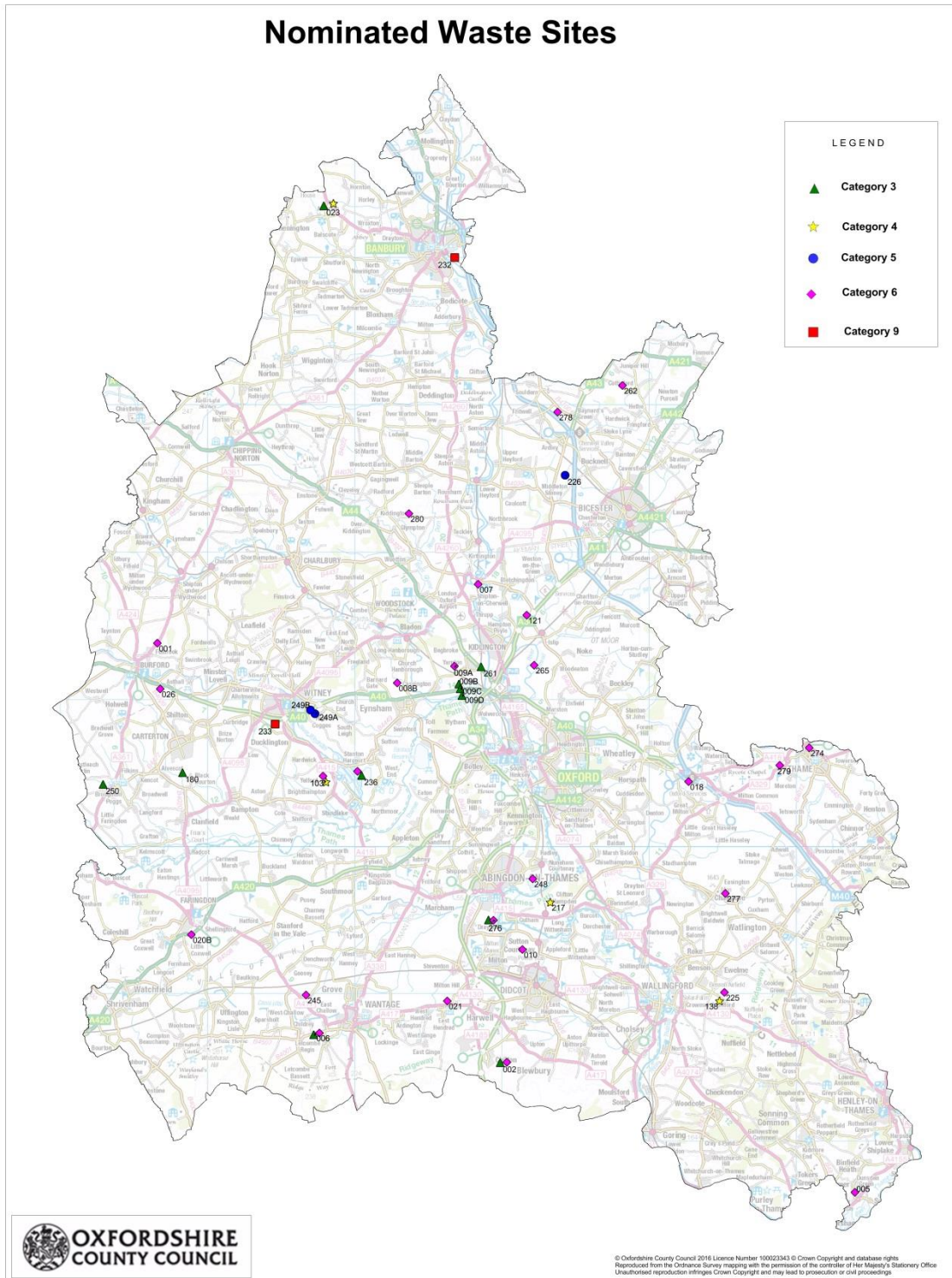
4. Conclusion

The preliminary site assessment shows that a sufficient amount of additional sites for waste management facilities are available and potentially deliverable, in order to meet the need for waste management capacity over the plan period to 2031 for Category 4 (residual waste treatment), Category 5 (composting/biological treatment) and Category 6 (inert waste recycling) as shown in Table 1. Although wastewater has not been assessed as one of the principal waste streams, the nominations have been included for completeness. No need for additional capacity has been identified for composting/biological treatment or residual waste treatment over the course of the plan period. A need for additional capacity of 120,400 tonnes per annum has been identified for inert waste recycling by 2031, and 1,375,000 tpa has been identified as being potentially deliverable, a potential excess of 1,254,600 tpa. A need for an additional 316,300 tpa of additional capacity for non-hazardous waste recycling by the year 2031 has been identified and only 160,600 tpa has been assessed as being potentially deliverable, leaving an assessed potential shortfall of 155,700 tpa.

	Required Capacity (tonnes per annum)	Potential Capacity(tonnes per annum)
Category 3 (Non-hazardous Waste Recycling – MSW, C&I)	316,300	160,600
Category 4 (Residual Waste Treatment)	0	150,000
Category 5 (Composting/biological treatment)	0	45,000
Category 6 (Inert Waste Recycling)	120,400	1,375,000

It is likely that at least some of the sites within the assessed potential excess of 1,254,600 tpa of inert waste recycling capacity would be suitable and could become available for provision of non-hazardous waste recycling facilities. If the demand for inert waste recycling capacity in Oxfordshire was met but there was an unmet demand for non-hazardous waste recycling capacity, it is likely that potentially suitable sites that have been nominated for the former would instead be made available by landowners and operators for the latter type of waste management use. It is therefore reasonable to conclude that the need for additional non-hazardous waste recycling capacity over the plan period could be met from potentially deliverable nominated sites.

Appendix 1: Map of Nominated Waste Sites



Appendix 2: RAG Assessment Results

Category	Site No.	Description	Capacity (tonnes per annum)	Coordinates	X, y	1 Proximity Policy W4	2 Access (1) Policy W4; C10	3 Access (2) Policy W4; W10	4 Overall Location Policy W4	5 Green Belt Policy W5	6 AONB Policy W5	7 Land Use Policy W5	8 Flood Zone Policy C3	9 Groundwater Sensitivity (Source Protection Zones)	10 Groundwater vulnerability Zone (M4 (k)iii,C4)	11 SSSI Policy C7	12 Local Designations (Nature Conservation) Policy C7	13 Heritage Assets (Scheduled Monument or non-designated equivalent to scheduled monument) Policy C9	14 Heritage Assets (World Heritage Site, listed building, conservation area, historic battlefield, registered park or garden) Policy C9	15 Residential Amenity Policy C5	16 Comment	RAG		
						Within 5km of specified towns or 10km of Oxford if >=50,000. Within 5km of specified towns or 10km of Oxford if >=20,000?	<1km from Oxford Lorry Route?	Direct access to local access route?	Overall locational assessment	Is site within Green Belt?	Is site within or AONB?	Is site greenfield or 'priority use'? If minerals/waste site, what is the date of the end of planning permission?	Which Flood Zone is the site within?		Is site within 200m or within associated SSSI Impact Risk Zone?	Site within/contains SSSI, or within SSSI IRZ?	Site within/contains Local Site, or adjoining Local Site?	Site within/contains SM or equivalent, or adjoins SM or equivalent?	Site within/contains non-designated heritage assets, or adjoins non-designated assets?	Site within 250m of residential properties?				
Cat 3	002	Prospect Farm, Chilton (Raymond Brown)	17,000	SU500853	450000,185300	Rural	n/a	n/a		No	Yes	Current waste use restoration 2023	FZ1	No	Principal Aquifer High/Intermediate	Within 5-10km IRZ of Little Wittenham SAC and SSSI.	Within 5-10km IRZ of Little Wittenham SAC and SSSI.	Within 3-4km IRZ of Aston Upthorne SSSI.	No	no designated assets that may present a constraint	No	<200m	Some factors likely to change if assessed as dual facility (see also row 25)	
Cat 3	006	Childrey Quarry, Childrey (David Lewis)	4,000	SU372870	437200,187000	Wantage	n/a	n/a		No	Within North Wessex Downs but <20,000 tpa	Existing quarry restoration by end 2016	FZ1	No	Principal Aquifer High	Within 2-5 km IRZ for Hackpen, Warren & Gramp's Hill Downs SSSI (Part of Hackpen Hill SAC).	SW corner in 1-2km impact zone for HACKPEN, WARREN & GRAMP'S HILL DOWNS SSSI, the remainder within 2-5km IRZ.	No	no designated assets that may present a constraint	No	No	Planning permission has expired for priority uses. Site is not restored but no application received to extend time period for restoration.		
Cat 3	009B	Worton Farm (south of AD site), Yarnton (M&M Skips)	75,000	SP472114	447200,211400	Oxford	n/a	n/a		Yes	No	Priority uses - part of mineral extraction permission which required cessation of extraction by 31/12/2015 & restoration by 31/12/2017.	FZ1	No	Secondary Aquifer High/Intermediate/Low	IRZ of Pixey and Yarnton Meads SSSI (ie Oxford Meadows SAC).	Within 0.5-1km IRZ of Pixey and Yarnton Meads SSSI, Cassington Meadows SSSI, Wolvercote Meadows etc (ie Oxford Meadows SAC).	No	no designated assets that may present a constraint	No	No	Planning permission has expired for mineral extraction. Site is not restored and application has been received to extend time period for working and restoration. Site lies in the Green Belt.		
Cat 3	009C	Worton Farm (x-fer extension), Yarnton (M&M Skips)	0	SP472114	447200,211400	Oxford	n/a	n/a		Yes	No	Priority uses - part of mineral extraction permission which required cessation of extraction by 31/12/2015 & restoration by 31/12/2017. Part of site (shaded area on site nomination plan) has permanent permission for waste uses.	FZ1	No	Secondary Aquifer Intermediate/Low	Within 0.5-1km IRZ of Pixey and Yarnton Meads SSSI (ie Oxford Meadows SAC).	Within 0.5-1km IRZ of Pixey and Yarnton Meads SSSI, Cassington Meadows SSSI, Wolvercote Meadows etc (ie Oxford Meadows SAC).	No	no designated assets that may present a constraint	No	No	Planning permission has expired on part of site. Planning application has been received to extend time period for completion of working and restoration. Site lies in the Green Belt.		
Cat 3	009D	Worton Farm (west of AD site), Yarnton (M&M Skips)	20,000	SP472114	447200,211400	Oxford	n/a	n/a		Yes	No	Priority uses - part of mineral extraction permission which required cessation of extraction by 31/12/2015 & restoration by 31/12/2017. Also part of site has temporary permission for skip storage expiring on 31/12/2017.	FZ1	No	Secondary Aquifer High/Intermediate	Within 0.5-1km IRZ of Pixey and Yarnton Meads SSSI (ie Oxford Meadows SAC).	Within 0.5-1km IRZ of Pixey and Yarnton Meads SSSI, Cassington Meadows SSSI, Wolvercote Meadows etc (ie Oxford Meadows SAC).	Partly within Cassington to Yarnton Gravel Pits LWS	no designated assets that may present a constraint	No	No	Planning permission has expired. Site is not restored and application has been received to extend time period for completion of working and restoration. Site lies in the Green Belt.		
Cat 3	023	Alkerton landfill and Civic Amenity (Site)	50,000	SP380435	438000,243500	Rural	No	No		No	No	Priority uses - temporary permissions require restoration of landfill site by 31/12/2017 and HWRC by 31/12/2019.	FZ1	No	Aquifer High/Intermediate	No	Within 0.2-0.5 km IRZ of Alvescot Meadows SSSI, Within 5-10km IRZ of Chimney Meadows SSSI.	No	no designated assets that may present a constraint	No	Yes, adjoin site	Site is poorly located for road access and adjoins residential properties in part.		
Cat 3	180	Elmwood Farm, Black Bourton (Cotswold Wood Fuels)	13,600	SP282050	428200,205000	Rural	n/a	n/a		No	No	Priority uses - existing agricultural buildings and cartilages	FZ1	No	Secondary Aquifer High	No	Within 5-10km IRZ of Cassington Meadows SSSI (ie Oxford Meadows SAC)	No	no designated assets that may present a constraint	No	<250m	New application received for recycling of waste wood to produce wood chip.		
Cat 3	236	Dix Pit Complex (ConRec)	30,000	SP403051	440300,205100	Rural	No	Yes		No	No	Priority uses - Con Rec landfill site permission requires restoration by 31/10/2016. Recycled Aggregates Plant (with recently consented extension) requires use to cease by 31/12/2029 & restoration by 21/12/2030.	FZ1	No	Secondary Aquifer High	Within 5-10km IRZ of Cassington Meadows SSSI (ie Oxford Meadows SAC)	Within 1-2km IRZ of Stanton harcourt SSSI and within 5-10km of Cassington Meadows SSSI.	Adjacent to Dix Pit LWS	no designated assets that may present a constraint	No	<250m	Site subject in part to temporary planning permission to 2029 so close to end of Plan period.		
Cat 3	250	Broughton Poggs Business Park (Recycle-lite)	50,000	SP230042	423000,204200	Rural	No	Yes		No	No	Priority uses - previously developed land.	FZ1 - 48%/FZ3 - 47%	No	Secondary Aquifer High	No	Within 3-5km IRZ for Alvescot Meadows SSSI	No	no designated assets that may present a constraint	No	No			
Cat 3	261	Knightsbridge Farm, Yarnton (Sheehan)	30,000	SP487122	448700,012200	Oxford	n/a	n/a		Yes	No	Green Field	FZ1	No	Secondary Aquifer High	Within 1-2km IRZ of Pixey and Yarnton Meads SSSI (ie Oxford Meadows SAC).	Within 1-2km IRZ of Pixey and Yarnton Meads SSSI, Cassington Meadows SSSI, Wolvercote Meadows etc (ie Oxford Meadows SAC).	No	no designated assets that may present a constraint	No	<150m	Appeal dismissed in 2015 for waste transfer and recycling facility on Green Belt grounds.		
Cat 3	276	Oday Hill, Sutton Wick (Tuckwells)	50,000	SU492950	449200,195000	Abingdon	n/a	n/a		No	No	Priority uses - temporary permission requires removal of plant by 31/12/2025, completion of extraction by 31/12/2027 & restoration by 31/12/2028.	FZ2/FZ3	No	Secondary Aquifer High	No	Within 2-3km IRZ for Culham Brake SSSI	No	no designated assets that may present a constraint	No	No	Site subject to planning permission requiring restoration by 31/12/2028.		
Cat 4	023	Alkerton landfill and Civic Amenity (Site)	150,000	SP380435	438000,243500	Rural	No	No		No	No	Priority uses - temporary permissions require restoration of landfill site by 31/12/2017 and HWRC by 31/12/2019.	FZ1	No	Aquifer High/Intermediate	No	Within 0.2-0.5 km IRZ of Alvescot Meadows SSSI, Within 5-10km IRZ of Chimney Meadows SSSI.	No	no designated assets that may present a constraint	No	Yes, adjoin site	Site is poorly located for road access and adjoins residential properties in part.		
Cat 4	103	Lakeside Industrial Estate, Standlake (Ethos Recycling)	150,000	SP383044	438354, 204404	Rural	No	Yes		No	No	Priority uses - site is previously developed/derelect and partly subject to a CLEUD for waste uses.	FZ1	No	Secondary Aquifer High	No	Within 2-3km IRZ for Langley's Lane Meadow SSSI	No	no designated assets that may present a constraint	No	No	Site has benefit of CLEUD in part but also subject to extensive unauthorised waste disposal.		
Cat 4	138	Woodside, Old London Road, Ewelme (Main)	150,000	SU649895	464900,189500	Rural	No	No		No	Yes	Priority uses - 90% of site subject to CLEUD for a scrapyards (Main Motors).	FZ1	No	Principal Aquifer Intermediate	No	Within 2-3km IRZ for Swyncombe Downs SSSI	No	no designated assets that may present a constraint	No	Three houses within the site	Site is poorly located for access and lies in AONB and contains residential properties within it.		
Cat 4	217	Culham No.4 site, Clifton Hampden (Leda)	200,000	SU534952	453400,195200	Abingdon	n/a	n/a		Yes	No	Partly priority use - derelict hardstandings/partly Green Field	FZ1	No	Secondary Aquifer High	Within 3-5km IRZ for Little Wittenham SSSI and SAC	Within 2-3km IRZ for Culham Brake SSSI and Within 3-5km IRZ for Little Wittenham SSSI and SAC	Adjoins Furze Brake LWS	no designated assets that may present a constraint	Adjoins Nuneham Courtenay Registered Park and Gardens	No	Site lies in Green Belt.		
Cat 5	226	Dewars Farm, Ardley (Summerleaze)	45,000	SP544252	454400,225200	Bicester	n/a	n/a		No	No	Currently priority use (quarry) but temporary consent requiring cessation of development by 31/12/2021.	FZ1	No	Principal Aquifer High	No	Within 50m of Ardley Trackways Geological SSSI and within 0.5-1km IRZ of Ardley Cutting and Quarry SSSI which appears to be both geological and biological	Close but not immediately adjacent to Trow Pool LWS. No LNR or SLINC	no designated assets that may present a constraint	Close but not adjoining Trow Pool Water Tower (grade II listed)	No			
Cat 5	249A	High Cogges Farm, Witney (High Cogges Farm Ptnrs)	10,000	SP374090	437400,209000	Witney	n/a	n/a		No	No	Green Field	FZ1	No	Principal Aquifer High	Within 5-10km IRZ of Cassington Meadows SSSI (ie Oxford Meadows SAC)	Within 1-2km IRZ for Ducklington Mead SSSI	No	no designated assets that may present a constraint	Close but not adjoining listed buildings at High Cogges Farm	Almost adjoining buildings at High Cogges Farm	Site is Green field		
Cat 5	249B	High Cogges Farm, Witney (High Cogges Farm Ptnrs)	10,000	SP374090	437400,209000	Witney	n/a	n/a		No	No	Green Field	FZ1	No	Principal Aquifer High	Within 5-10km IRZ of Cassington Meadows SSSI (ie Oxford Meadows SAC)	Within 1-2km IRZ for Ducklington Mead SSSI	No	no designated assets that may present a constraint	Close but not adjoining listed buildings at High Cogges Farm	<250m to properties on Southleigh Road	Site is Green field		
Cat 6	001	Shipton Hill, Fullbrook (Hickman Bros)	5,000	SP267138	426700,213800	Rural	n/a	n/a		No	Within Cotswolds but <20,000 tpa	Existing waste management use with CLEUD	FZ1	No	Principal Aquifer High	No	Within 3-5km IRZ for TAYNTON QUARRIES biological SSSI	No	no designated assets that may present a constraint	No	No			
Cat 6	002	Prospect Farm, Chilton (Raymond Brown)	43,000	SU500853	450000,185300	Rural	>1 km	No		No	Yes	Current waste use restoration 2023	FZ1	No	Principal Aquifer High/Intermediate	Within 5-10km IRZ of Little Wittenham SAC and SSSI.	Within 5-10km IRZ of Little Wittenham SSSI.	Within 3-4km IRZ of Aston Upthorne SSSI.	No	no designated assets that may present a constraint	No	<200m	See also row 3. Facilities assessed separately.	
Cat 6	005	Playhatch Quarry, Playhatch (Grabloader)	30,000	SU741765	474100,176500	Rural (although within 5km of Reading)	>1 km A4074	>1 km B481		No	2km from North Wessex Downs	Permanent waste use in former chalk quarry	FZ1	Zone 2	Principal Aquifer Intermediate	No	Within 3-5km IRZ for Harpsden Wood SSSI	No	no designated assets that may present a constraint	No	150m to properties in Playhatch	Comes out as 'rural' but actually located close to Reading and with good access, therefore that red rating should not necessarily lead to an overall red rating.		
Cat 6	006	Childrey Quarry, Childrey (David Lewis)	5,000	SU372870	437200,187000	Wantage	n/a	n/a		No	Within North Wessex Downs but <20,000 tpa	Existing quarry restoration by end 2016	FZ1	No	Principal Aquifer High	Within 2-5 km IRZ for Hackpen, Warren & Gramp's Hill Downs SSSI (Part of Hackpen Hill SAC).	Within 2-5 km IRZ of HACKPEN, WARREN & GRAMP'S HILL DOWNS SSSI	No	no designated assets that may present a constraint	No	No	Planning permission has expired for priority uses. Site is not restored but no application received to extend time period for restoration.		
Cat 6	007	Greenhill Farm Quarry, Bletchingdon (David Hackett)	28,000	SP485178	448500,217800	Rural (slightly over 10km from Oxford)	No (just over 1km to A4095)	No		Yes	No	Existing quarry, restored and in aftercare	FZ1, 2, 3	No	Secondary Aquifer High	Within 5-10km IRZ of Little Oxford Meadows SSSI (ie Oxford Meadows SAC)	Within 3-6km IRZ for Rushy Meadows SSSI and within 5-10km IRZ of Little Oxford Meadows SAC.	Partly on Bletchingdon Quarry LWS	no designated assets that may present a constraint	No	<200m to properties at Inglebury Farm	Site lies in the Green Belt.		
Cat 6	008B	New Wintles Farm, Eynsham (Einig)	200,000	SP430111	443000,211100	Rural	A40	n/a		No	No	Existing permanent waste use	FZ1	No	Secondary Aquifer High	Within 3-5 km IRZ of Cassington Meadows SSSI (ie Oxford Meadows SAC)	Within 3-5km IRZ for Cassington Meadows SSSI.	No	no designated assets that may present a constraint	No (4 Grade II listed buildings at City Farm opposite but not adjoining)	Properties at City Farm approx 50m and New Wintles less than 200m			

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Cat 6	009A	Worton Farm (Cresswell Field), Yarnton (M&M Skips)	250,000	SP472114	447200,211400	Oxford	n/a	n/a	Yes	No	Approx 50% green field and 50% existing waste site with permanent permission	FZ1 and 2, 0.06% in FZ3	No	Secondary Aquifer Low	Within 0.5-3km IRZ of Pixey and Yarnton Meads SSSI (ie Oxford Meadows SAC)	Within 0.5-1km IRZ of Pixey and Yarnton Meads SSSI, Cassington Meadows SSSI, Wolvercote Meadows etc (ie Oxford Meadows SAC)	Southern boundary appears to overlap with LWS	no designated assets that may present a constraint	No	No	Site lies in the Green Belt.
Cat 6	010	Sutton Courtenay Landfill (FCC)	100,000	SU515930	451500,193000	Didcot	n/a	n/a	No	No	Existing waste site permission until 2030	FZ1 and FZ2	No	Secondary Aquifer High/Intermediate	Within 3-5km IRZ of Little Whitenham SSSI and SAC	Within 3-5km IRZ of Culham Brake SSSI and within 3-5km IRZ of Little Whitenham SSSI and SAC	No	no designated assets that may present a constraint	No. Numerous listed buildings in Sutton Courtenay and Appleford, but not adjoining.	Properties within 250m include Crossing Cottage, Hill Farm, Hartwright House, Main Road Appleford	
Cat 6	018	Holloway Farm, Waterstock/Milton Common (Sheehan)	98,000	SP628044	462800,204400	Rural (11km from Oxford)	M40/A40	n/a	Yes	No	Appears green field	FZ1	No	Secondary Aquifer Low	No	No	no designated assets that may present a constraint	No	Properties at Holloway Farm and immediately east	Site lies in Green Belt & Green Field.	
Cat 6	020B	Wicklesham Quarry (extension), Faringdon (Grundon)	15,000	SU290940	429000,194000	Rural	n/a	n/a	No	No	Existing quarry restoration by 2027	FZ1	No	High/Intermediate	No	Southern half within 2-3km IRZ for Fernham Meadows SSSI.	No	no designated assets that may present a constraint	Listed building 100m to south but not adjoining	Properties to south east	
Cat 6	021	Greensands, East Hendred (Fartech)	40,000	SU464895	446400,189500	Rural (6.5km from Wantage/Grove)	A417	n/a	No	Outside AONB but within 200m of boundary	Appears previously developed	FZ1	No	Principal Aquifer Intermediate	Within 7-10km IRZ of Cothill Fen SAC	Within 7-10km IRZ of Cothill Fen SAC	No	no designated assets that may present a constraint	No	Greensands	
Cat 6	026	Whitehill Quarry, Burford (Smiths)	30,000	SP269107	426900,210700	Rural	A40	n/a	No	Outside AONB but adjacent boundary	Existing minerals site restoration by 2043 (IDC)	FZ1	No	Principal Aquifer High	No	Within the 3-5km IRZ of Westwell Gorse SSSI and Tainton Quarries SSSI	No	no designated assets that may present a constraint	No	Adjacent to Ramping Cat nursing home	
Cat 6	103	Lakeside Industrial Estate, Standlake (Ethos Recycling)	270,000	SP383044	438354,204404	Rural	No	Yes	No	No	Priority uses - site is previously developed/derelect and partly subject to a CLEUD for waste uses.	FZ1	No	Secondary Aquifer High	No	Within 2-3km of Langley's Lane Meadow SSSI	No	no designated assets that may present a constraint	No	No	Site has benefit of CLEUD in part but also subject to extensive unauthorised waste disposal.
Cat 6	121	Old Brickworks Farm, Bletchington (Miller)	48,000	SP518157	451800,215700	Rural	A34	No	Yes	No	Priority uses - temporary permission for waste disposal to cease by 31/12/2017 with restoration required by 31/12/2018.	FZ1	No	Secondary Aquifer High	No	No	No	no designated assets that may present a constraint	No	No	Site lies in Green Belt.
Cat 6	225	Cedars Lane, Benson (Main)	30,000	SU624924	462400,192400	Rural	No	Yes	No	No	Green Field	FZ1	No	Principal Aquifer Intermediate	Within 3-5km IRZ of Little Wittenham SSSI and SAC	Within 3-5km IRZ of Little Wittenham SSSI and SAC	No	no designated assets that may present a constraint	No	< 20m	Site is Green Field.
Cat 6	236	Dix Pit Complex (ConRec)	165,000	SP403051	440300,205100	Rural	No	Yes	No	No	Priority uses - Con Rec landfill site permission requires restoration by 31/10/2016. Recycled Aggregates Plant (with recently consented extension) requires use to cease by 31/12/2029 & restoration by 21/12/2030	FZ1	No	Secondary Aquifer High	Within 5-10km IRZ of Cassington Meadows SSSI ie Oxford Meadows SSSI	Within 2-3km IRZ of Stanton Harcourt SSSI and within 5-10km of Cassington Meadows SSSI.	Adjacent to Dix Pit LWS	no designated assets that may present a constraint	No	<250m	Site subject in part to temporary planning permission to 2029 so close to end of Plan period.
Cat 6	245	Challow Marsh Farm, West Challow (McDowell)	20,000	SU368899	436800,189900	Wantage	n/a	n/a	No	No	Green Field	FZ1	No	Secondary Aquifer High	Within 2-5km IRZ of Hackpen Hill SAC	Within 2-5 km IRZ of HACKPEN, WARREN & GRAMP'S HILL DOWNS SSSI	No	no designated assets that may present a constraint	No	Site is Green Field.	
Cat 6	248	Thrupp Lane, Radley (Tuckwell)	100,000	SU522978	452200,197800	Abingdon	n/a	n/a	Yes	No	Minerals plant site permission until 2018 or longer if used for mineral extracted from ROMPA area	FZ1 and FZ2	No	Secondary Aquifer Intermediate	No	Within 3-2km IRZ of Culham Brake SSSI	Within Radley Gravel Pit Local Wildlife Site	no designated assets that may present a constraint	No	Approx 150m properties on Thrupp Lane	Site is Green Belt.
Cat 6	262	Lower Heath Farm, Cottisford (Direct Farm Eggs)	50,000	SP583313	458300,231300	Rural	No	No	No	No	Partly existing chicken farm but mainly green field.	FZ1	No	Principal Aquifer High	No	No	No	no designated assets that may present a constraint	No	Yes	Site is poorly located and has residential properties within and adjoining.
Cat 6	265	Wood Eaton Quarry, Wood Eaton (McKenna)	40,000	SP532123	453200,212300	Oxford	n/a	n/a	Yes	No	Priority uses - IDC permission to 2042 but landfilling now permitted to cease by 23/12/2025 with restoration required under landfill permission by 23/12/2026.	FZ1	No	Principal Aquifer High	No	Within 1-2km IRZ of Wood Eaton Wood SSSI. Site itself is Wood Eaton Quarry (geological) SSSI.	No	Abuts SM 107	No	<40m	Site is in Green Belt.
Cat 6	274	Moor End Farm, Thame (Einig)	90,000	SP710067	471000,206700	Rural	A418	No	No	No	Priority uses - permission requires cessation of extraction by 31/12/2020 & restoration by 31/12/2022.	FZ1	No	Secondary Aquifer High	Within 5-10km IRZ of Aston Rowant SAC	Within 5-10km IRZ of Aston Rowant SSSI and SAC.	No	no designated assets that may present a constraint	No	<200m	Temporary permission requires restoration by 31/12/2022.
Cat 6	276	Oday Hill, Sutton Wick (Tuckwells)	100,000	SU492950	449200,195000	Abingdon	n/a	n/a	No	No	Priority uses - temporary permission requires removal of plant by 31/12/2025, completion of extraction by 31/12/2027 & restoration by 31/12/2028.	FZ2/FZ3	No	Secondary Aquifer High	No	Within 2-3km IRZ of Culham Brake SSSI.	No	no designated assets that may present a constraint	No	No	Site subject to planning permission requiring restoration by 31/12/2028.
Cat 6	277	Nixley Hole, Chalgrove (Einig)	20,000	SU653968	465300,196800	Rural	No	Yes	No	No	Small wooded pit surrounded by agricultural land	FZ1	No	Principal Aquifer Intermediate	No	Within 2-3km IRZ of Knightsbridge Lane SSSI	No	no designated assets that may present a constraint	No	No	Site would not be suitable for any waste management use other than possible landfilling of pit.
Cat 6	278	Adj B4100 (east of Green Farm), Baynards Green (Einig)	200,000	SP539295	453900,229500	Rural	M40/A43/B4100	Yes	No	No	95% Green Field	FZ1	No	Principal Aquifer High	No	Within 1-2km IRZ of Ardley Cutting and Quarry SSSI and within 3-5km IRZ of Bestmoor SSSI	No	no designated assets that may present a constraint	No	<150m	Site is largely Green Field but potentially good for access. Further investigation needed to assess how much of the nomination could proceed in 5% PDL.
Cat 6	279	R/o Ford Garage, Rycote Lane, Thame (Einig)	70,000	SP690055	469000,205500	Rural	A329/A418	No	No	No	Green Field	FZ1	No	Principal Aquifer High	Within 5-10km IRZ of Aston Rowant SAC	Within 5-10km IRZ of Aston Rowant SAC and within 3-5km IRZ of Spartum Fen SSSI.	No	no designated assets that may present a constraint	No	<250m	Green Field.
Cat 6	280	Oxford Shooting Ground, Enstone Airfield, Enstone (Einig)	110,000	SP438226	443800,222600	Rural	No	No	No	No	Priority uses - part of airfield and so previously developed land.	FZ1	No	Principal Aquifer High/Secondary Aquifer Intermediate	No	Within 1-2km IRZ of Sheep's Bank SSSI	No	no designated assets that may present a constraint	No	<150m	Whilst doesn't meet locational criteria, it in fact has reasonable highway access to the A44 via the B4022. No objection has been raised by the Highway Authority to current waste application on the site.
Cat 9	232	Banbury Sewage Treatment Works (TWA)	1,000	SP470400	447000,240000	Banbury	n/a	n/a	No	No	Priority uses - sewage works and has permanent permission for AD plant but subject to condition requiring submission of scheme for restoration and restoration following cessation of use of facility.	FZ1	No	Secondary Aquifer High	No	On 10km IRZ boundary of Bestmoor SSSI	No	no designated assets that may present a constraint	No	<150m	Part of site has existing permission as yet unimplemented for AD plant.
Cat 9	233	Witney Sewage Treatment Works (TWA)	1,000	SP347083	434700,208300	Witney	n/a	a	No	No	Priority uses - sewage works	FZ1	No	Secondary Aquifer High	No	Within 1-2km IRZ of Duckington Mead SSSI	No	no designated assets that may present a constraint	No	<200m	Nearest residential properties separated from site by A40.

Key to Waste Categories	Nominated Capacity	Potential Capacity
Category 3 Recycling/Transfer (MSW/C&I)	339,600	160,600
Category 4 Residual Waste Treatment	650,000	150,000
Category 5 Composting/Biological Treatment	65,000	45,000
Category 6 Inert Waste Recycling/Transfer	2,157,000	1,375,000
Category 9 Wastewater	2,000	2,000