

KEY:

Site Boundary

0 200
Metres

CLIENT: Oxfordshire County Council

ERM
Eaton House
Wallbrook Court
North Hinksey Lane
Oxford, OX2 0QS
Telephone: 01865 384800
Facsimile: 01865 204982

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PROJECTION: British National Grid

SIZE: A4

TITLE: Site 104 a): Southmead Business Park, Didcot

DATE: 20/07/2007	CHECKED:	PROJECT: 0051809
DRAWN: IG	APPROVED:	SCALE: 1:10,000
DRAWING: SouthmeadBP.mxd		REV: 0

SITE 104A SOUTHMEAD BUSINESS PARK, DIDCOT
GRID REFERENCE: 452052, 191522

Criteria	Description
Site Description and Existing Use	The site is enclosed by industrial estate buildings to the north, west and south. The eastern side of the site has a small ditch running along which drains the site of water. , beyond which runs a railway line. The site consisted of scrubland which has now been cleared for ready for development. There is a pylon in the centre of the site with cables running from the north west of the site across towards the south east.
Site Area	2.29 ha.
Surrounding Land Uses	The site is surrounded by industrial estate buildings immediately to the north west and south. Further north, beyond the A4130 lies <i>Sutton Courtenay Landfill site (site 10)</i> and to the north west the <i>Land Adjoining Didcot Power Station, Hill Farm (site 144b)</i> . The west side boundary is flanked by the internal industrial estate road. The east boundary of the site is flanked by a mainline railway line, immediately beyond which lies a housing estate. Didcot North Junction is located to the south east of the site.
Traffic and Transport	Access is gained off a road named Collett, which leads through the business/industrial area to the A4130 and the A34.
Proximity to Waste Arisings	The site is located within 1 km of Didcot centre and is in close proximity to the villages of Appleford and Sutton Courtenay. The site is 15 km from the centre of Oxford.
Planning Policy	South Oxfordshire Local Plan 2011 Policy DID 9. Development for business and industry, storage and distribution.
Planning History	Planning permission was granted for a light industrial estate in 1999. The first condition being that the permission would lapse if development did not commence within 5 years of the permission date.
Landscape Designations	There are no landscape designations for the site.
Landscape Character	The site is located within 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	The site is subject to no ecology or nature conservation designations. This site lies within 2-5 km of the Little Wittenham and Cothill Fen SAC.
Agricultural Land Classification	The site is designated grade 4 agricultural land.
Flooding (potential)	The eastern boundary of the site is adjacent to a thin strip of both flood zones 2& 3. The more expansive flood zone is 250m to the north east and comprises of both flood zones 2 & 3. A significant portion of the flood zone 2 is designated historic flood area.
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 a few listed buildings near the site, the closest being within 550 m of the site. There are no archaeological constraints for this site.
Recreational Activities	Development of this site would not impact upon recreational activities.
Air Quality/Noise/ Issues of Environmental Nuisance	This site is located on an industrial site within close proximity to housing that is separated by the railway line.

Criteria	Description
<i>Proximity to Existing Waste Facilities</i>	Non inert facilities Proximity to Landfill: Sutton Courtenay WRC, 1.8 km Proximity to Treatment: Harwell Sss (Processing), 7.1 km Proximity to Recycling: No non-inert facilities within 10 km Proximity to Transfer Station: Akzo, 2.8 km Proximity to Composting: Old Sewage Works, 4.4 km
<i>Landscape/ Visual Impact</i>	The site is located within the built up/ urban area of Didcot and can be overlooked by the residential housing to the west.
<i>Site Ownership</i>	The site is owned by Integritex. The owner's views are in the process of being clarified at the time of publishing this report.

Site 104a ***Southmead Business Park, Didcot***
Preliminary Conclusions

The site is currently undeveloped but has the appearance of being recently cleared ready for new construction. It is allocated for mixed development (B1, B2 and B8 uses) under the South Oxfordshire Local Plan.

It is well located within the County, within Didcot, a significant and growing source of waste arisings. However, it is not a large site and significant development is further constrained by the pylons and electricity wires crossing the site.

This site is within a 2-5km range of the Little Wittenham and Cothill Fen Special Areas for Conservation (SAC). ERM considers that waste management involving incineration, gasification and pyrolysis would be likely to have a significant effect on the identified SAC.

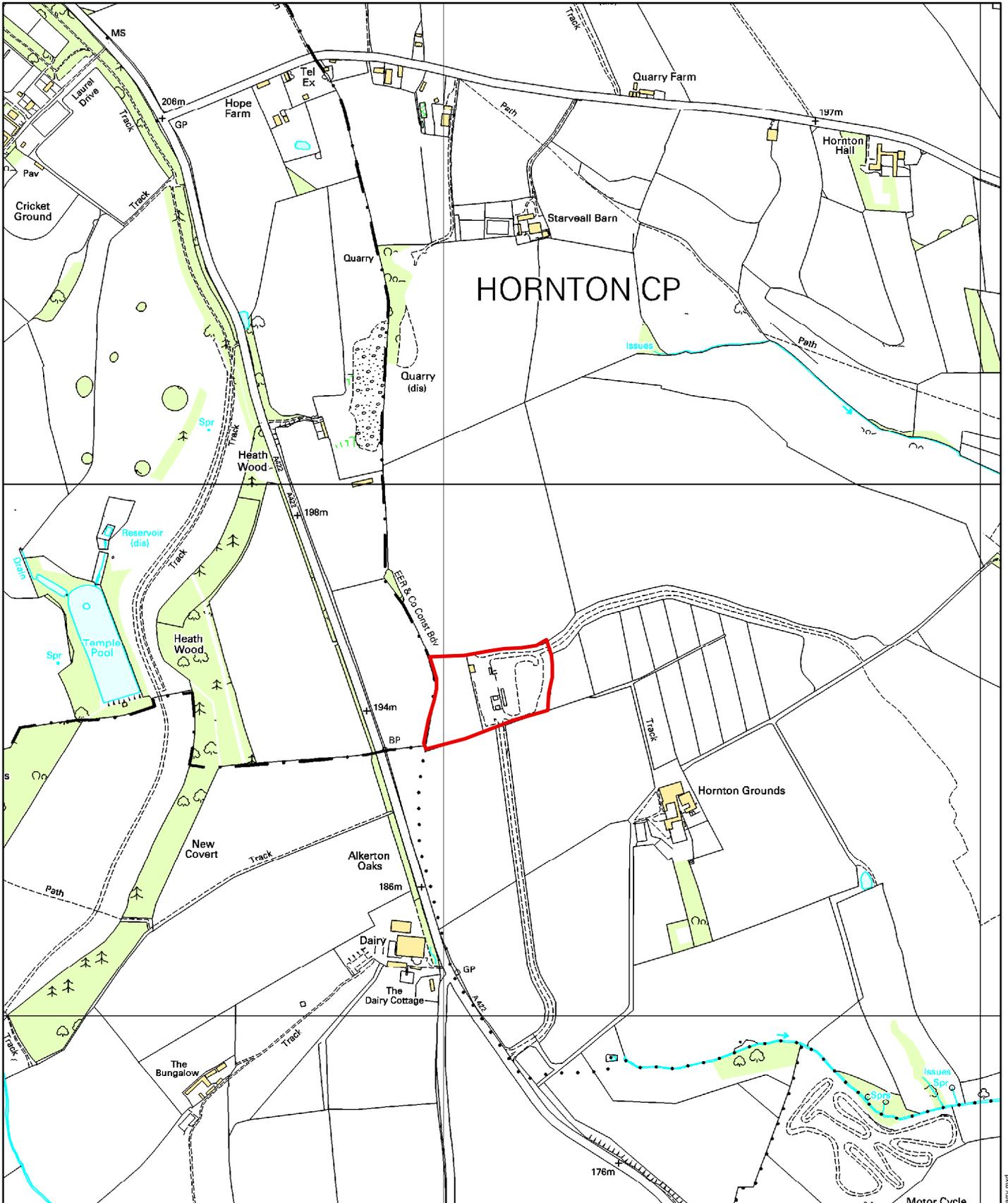
This site does offer potential for waste related development but is constrained by its size and the pylons. Furthermore, the activity noticed at the site visit would indicate that the site is likely to be developed for another use shortly and is unlikely to be available for a strategic waste management facility. If it remains available for waste related development, it is considered more appropriate for a smaller scale or local facility.

Figure 104a.1 Site 104a Southmead Business Park, Didcot



Figure 104a.2 Site 104a Southmead Business Park, Didcot





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 PROJECTION: British National Grid

TITLE: Site 122: Hornton Grounds Quarry, Hornton

DATE: 23/07/2007	CHECKED:	PROJECT: 0051809
DRAWN: IG	APPROVED:	SCALE: 1:7,841
DRAWING: HorntonGroundsQuarry.mxd		REV: 0

SITE 122 HORNTON GROUNDS QUARRY, HORNTON
GRID REFERENCE: 438200, 244800

Criteria	Description
<i>Site Description and Existing Use</i>	Quarrying at this site has now ceased, but the quarry continues to cut and store ironstone. Screening by trees and hedges lies along the south, west and northern boundaries. The boundary along the east is raised, providing screening. Along the north boundary there is a gap in the hedging and the site is open to agricultural land. At the site entrance there is a weighbridge and site office, further north on the site and to the west side there are a number of large sheds which are currently being used to cut and work stone and offer some storage. Stone is also stored on site in the open on pallets before being transported. The eastern part of the site has been restored and is raised land.
<i>Site Area</i>	3.26 ha.
<i>Surrounding Land Uses</i>	The site is predominantly surrounded by rolling agricultural land, much of which has been previously worked and restored. Scattered farms and houses are distributed throughout this rural area. Hornton Grounds Farm is located to the south east of the site.
<i>Traffic and Transport</i>	The site benefits from dedicated access off the A422 via an internal haul road of good standard. Travelling from Banbury, the A422 travels through Drayton and Wroxton.
<i>Proximity to Waste Arisings</i>	The site is located less than 10 km from Banbury centre; the villages of Hornton, Alkerton and Shennington are within close proximity. The site is over 40 km from the centre of Oxford.
<i>Planning Policy</i>	No specific policies identified.
<i>Planning History</i>	In 2002, permission was granted for the extension of a saw shed and importation of block stone. In 2004, an application for importing inert waste and topsoil to complete restoration of the haul road was submitted. This application was approved. A 2006 two applications were submitted: to extend the area processing stone into agricultural land; and to increase the amount of stone imported to the site. Both applications were approved. A later application seeking consent for retention of conservation stone compound has also been approved.
<i>Landscape Designations</i>	There are no landscape designations for the site.
<i>Landscape Character</i>	The site lies within the landscape character area of Midland Clay Pastures.
<i>Land Stability</i>	This site has been previously worked and is not fully restored. Until restoration is complete there is a risk that it may be subject to land instability.
<i>Ecology and Nature Conservation</i>	There are no ecology or nature conservation designations. The site is beyond 15 km from any Natura 2000 or Ramsar site.
<i>Agricultural Land Classification</i>	The site is designated grade 2 agricultural land. However, it has been worked (ironstone).
<i>Flooding (potential)</i>	This site is not liable to flood.
<i>Groundwater Quality</i>	The site is located within a minor aquifer with groundwater at intermediate vulnerability to pollution. The site is not located in an SPZ.
<i>Historic Environment</i>	Hornton Grounds Farm is a listed building, within 300 m of the site. There are no archaeological constraints for this site.
<i>Recreational Activities</i>	Development of this site would not impact upon recreational activities.

Criteria	Description
<i>Air Quality/Noise/Issues of Environmental Nuisance</i>	The site is an existing stone works set in a very rural setting. There are farms in the surrounding area.
<i>Proximity to Existing Waste Facilities</i>	Non inert facilities Proximity to Landfill: Alkerton Phase 2b, 1.2 km Proximity to Treatment: No recycling facilities within 10 km Proximity to Recycling: No non-inert facilities within 10 km Proximity to Transfer Station: Alkerton Wrrc, 1.2 km Proximity to Composting: Showell Farm, 15 km
<i>Landscape/ Visual Impact</i>	The site is located within a very rural setting of open agricultural land.
<i>Site Ownership</i>	The site is owned by Peter Bennie Limited. The owner's views are in the process of being clarified at the time of publishing this report.

Site 122 ***Hornton Grounds Quarry, Hornton***
Preliminary Conclusions

This site has operated as an ironstone quarry and cutting site for many years. Mineral extraction has now ceased, but cutting and storage of stone remains. It is partially restored, but largely sits at a lower land level than surrounding land. Through boundary screening and bunding the site is generally well enclosed. The site is required to be restored to agriculture by 31 December 2013.

The site is due to be restored to agriculture with operations ceasing by 31 December 2013. Any significant and permanent development would detract from this restoration requirement, which remains relevant to this site in its rural location. A strategic facility would not be able to make a useful contribution to the management of the County's waste within the remaining life of the current permission.

The site benefits from established access, with the A422 within 800 m to the north. However, travelling out of Banbury this road is narrow in places and has sharp bends. Further, it travels through the villages of Drayton and Wroxton. This route is unlikely to be useful to a strategic waste management facility serving Oxfordshire as it would take traffic out of the County.

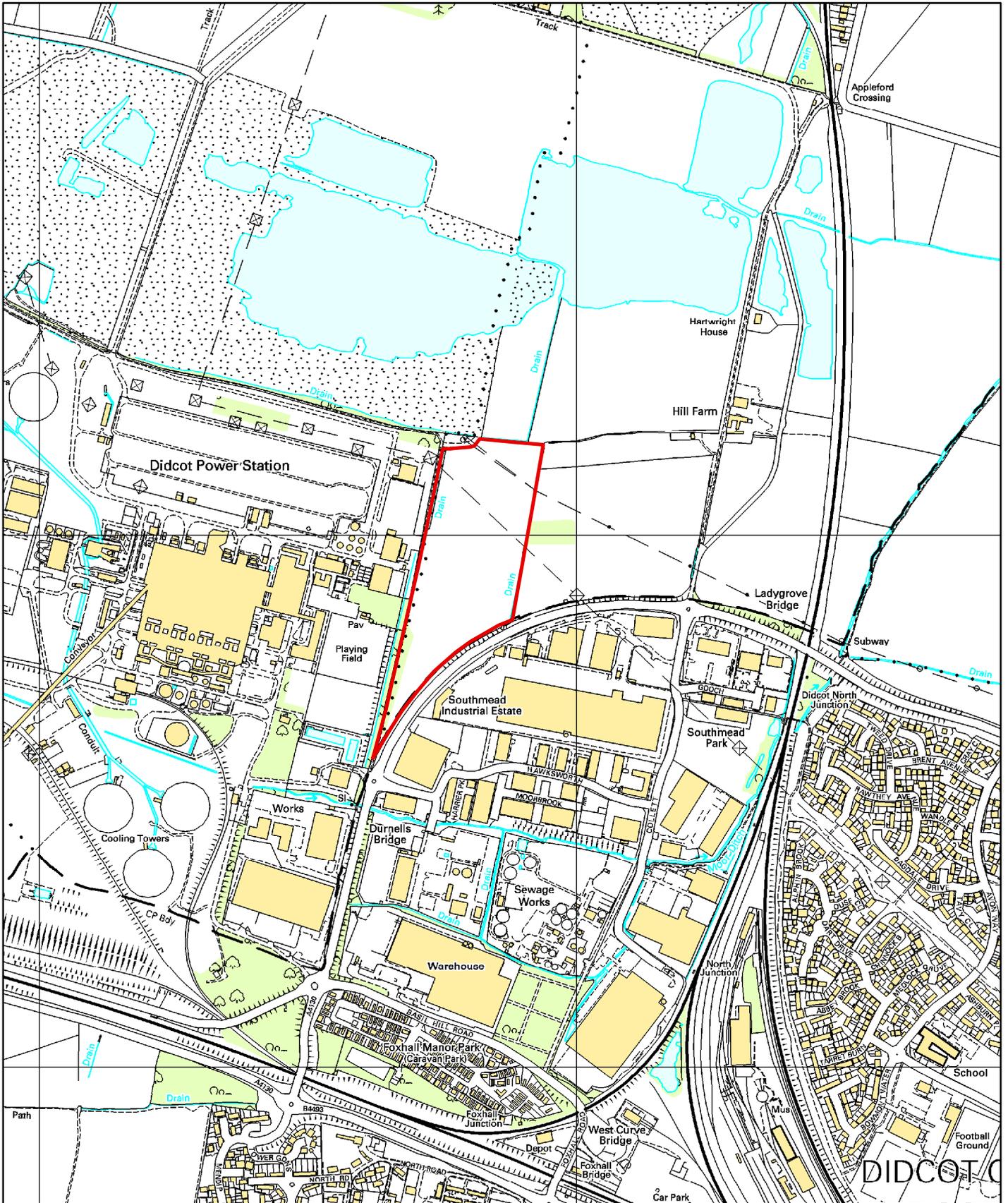
Notwithstanding this conclusion, there may be potential to develop the site for a non-strategic facility (for example a waste transfer station or materials recovery facility) that could be linked to the lifetime of the current operations, thus enabling waste to be managed more sustainably whilst the site restoration is being completed.

Figure 122.1 Site 122 Hornton Grounds Quarry, Hornton



Figure 122.2 Site 122 Hornton Grounds Quarry, Hornton





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 PROJECTION: British National Grid

TITLE: Site 144b): Land Adjoining Didcot Power Station, Hill Farm, Didcot (Appleford)

DATE: 20/07/2007	CHECKED:	PROJECT: 0051809
DRAWN: IG	APPROVED:	SCALE: 1:10,000
DRAWING: DidcotPS.mxd		REV: 0

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SITE 144B LAND ADJOINING DIDCOT POWER STATION, HILL FARM, DIDCOT (APPLEFORD)
GRID REFERENCE: 452152, 192322

Criteria	Description
<i>Site Description and Existing Use</i>	This is a greenfield site, is currently used for agriculture. It is enclosed by trees and hedges. Pylons and cables run across the site, from the north western corner.
<i>Site Area</i>	8.06 ha.
<i>Surrounding Land Uses</i>	The Didcot Power station lies immediately to the west, it's cooling towers overshadowing the site. The northern end of the site butts <i>Sutton Courtenay Landfill (site 10)</i> , the immediate adjacent land has already been landfilled and capped and is raised. To the north east lies <i>Site 144a Hartwright House and Hill Farm</i> and an associated recycling facility further east. An agricultural field lies to the east, separated by trees and hedgerow. The southern boundary is flanked by the A4130 and is also well screened by hedgerow and trees with the exception of an access point at the south east corner. On the other side of the A4130 is the Southmead Industrial Estate.
<i>Traffic and Transport</i>	Access is gained via Hill Farm, to the north east of the site.
<i>Proximity to Waste Arisings</i>	The site is located within 1 km of the centre of Didcot; the villages of Appleford, and Sutton Courtenay are within close proximity. The site is 14 km from the centre of Oxford.
<i>Planning Policy</i>	Vale of White Horse Local Plan 2011 Policy NE9 The Lowland Vale. Policy NE10 Urban Fringes and Countryside Gap. Policy NE11 Areas for Landscape Enhancement.
<i>Planning History</i>	No applications have been made in the last 5 years.
<i>Landscape Designations</i>	There are no landscape designations for the site.
<i>Landscape Character</i>	The site is situated in the landscape character area of Thames and Avon Vales.
<i>Land Stability</i>	There is no information to suggest that the site would be subject to land instability.
<i>Ecology and Nature Conservation</i>	There are no ecology or nature conservation designations. This site lies within 2-5 km of the Little Wittenham and Cothill Fen SAC.
<i>Agricultural Land Classification</i>	The site is designated partly grade 2 agricultural land and the rest designated grade 4 agricultural land.
<i>Flooding (potential)</i>	The flood zone 3 is 600 m from the site, but the southern edge of the site is within 100 m of a narrow edge of the same flood zone.
<i>Groundwater Quality</i>	The site is located within a minor aquifer with groundwater at intermediate vulnerability to pollution. The site is not located in an SPZ.
<i>Historic Environment</i>	There is a listed building less than 950 m from the site. There are no archaeological constraints for this site.
<i>Recreational Activities</i>	Development of this site would not impact upon recreational activities.
<i>Air Quality/Noise/ Issues of Environmental Nuisance</i>	The site is currently green field land, flanked by Didcot Power Station and Sutton Courtenay landfill. It is separated from the built up industrial area of Didcot by the A4130. There are two dwellings within 500m of the site.

Criteria	Description
<i>Proximity to Existing Waste Facilities</i>	<p>Non inert facilities</p> <p>Proximity to Landfill: Sutton Courtenay WRC, 1.1 km</p> <p>Proximity to Treatment: Harwell Sss (Processing), 6.8 km</p> <p>Proximity to Recycling: No non-inert facilities within 10 km</p> <p>Proximity to Transfer Station: Akzo, 2.2 km</p> <p>Proximity to Composting: Old Sewage Works, 4.1 km</p>
<i>Landscape/ Visual Impact</i>	The site is a flat piece of greenfield land that is well screened from the A4130 by trees and hedging. The site is adjacent to Didcot Power Station Buildings and capped raised landfill.
<i>Site Ownership</i>	The site is owned by Grove Farms (Harwell). The owner's views are in the process of being clarified at the time of publishing this report.

Site 144b ***Land Adjoining Didcot Power Station, Hill Farm, Didcot (Appleford)***
Preliminary Conclusions

A greenfield, agricultural site, situated next to the significant development of the Didcot Power Station and Sutton Courtenay Landfill site. It is well located to source of waste arisings, and Didcot is a growth area within the County. The site's proximity to the power station and other markets for energy is also an opportunity for development.

There is currently no direct access onto the public highway. Oxfordshire Highways advises that access onto the A4130 would require vision splays to accord with standards for the adjacent road.

This site is within a 2-5km range of the Little Wittenham and Cothill Fen Special Areas for Conservation (SAC). ERM considers that waste management involving incineration, gasification and pyrolysis would be likely to have a significant effect on the identified SAC.

There are three pertinent policies within the Vale of White Horse Local Plan. These all seek to ensure that new development does not exacerbate detrimental impact on the landscape that has already been experienced in this location (amongst others). Development of a green field site to a strategic waste management facility would not readily comply with these policy objectives.

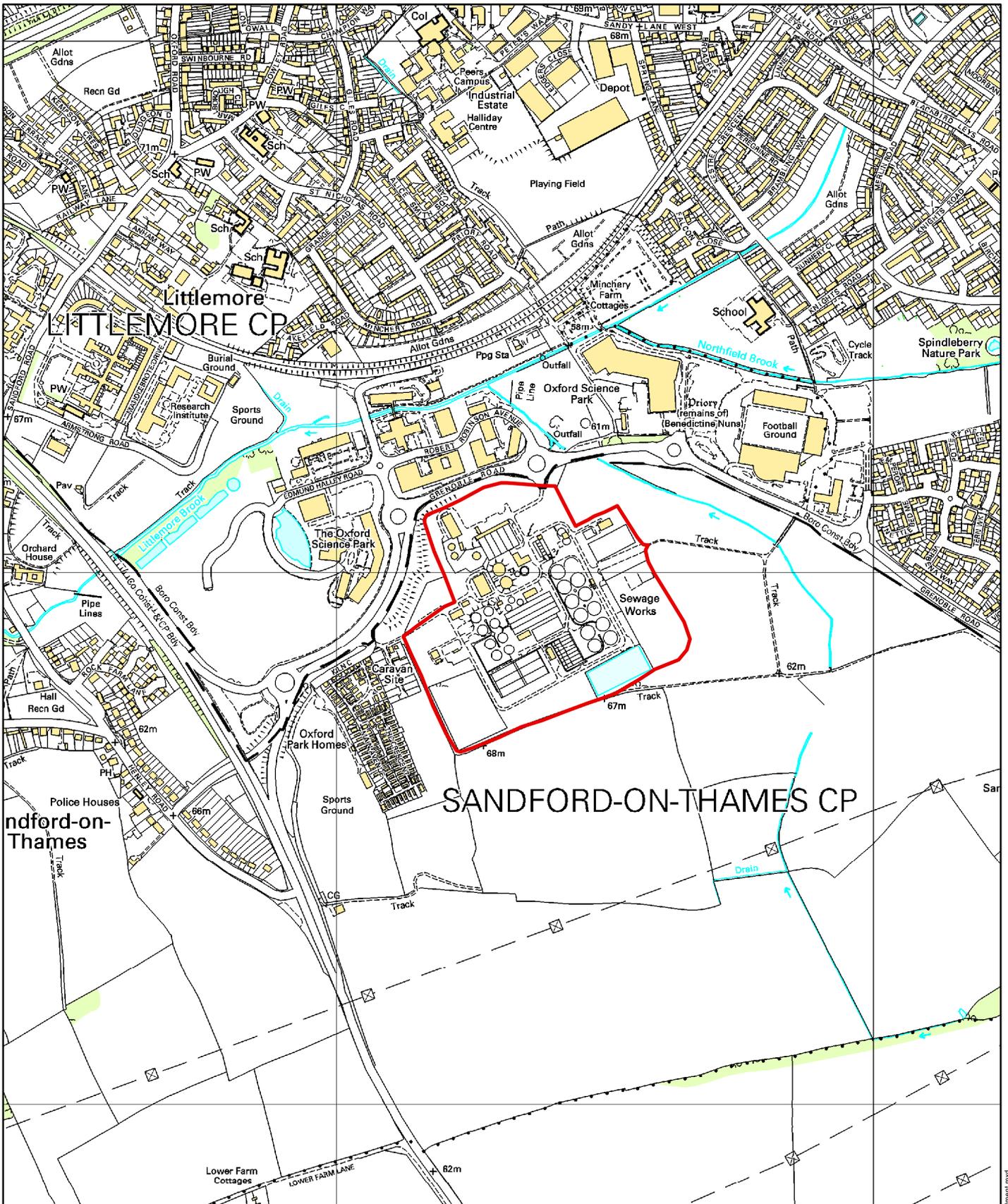
ERM concludes that this site is not suitable for development of a strategic waste management facility. It is an agricultural field, with no direct access onto the public highway. Development of the *Sutton Courtenay Landfill Site (site 10)* provides a more suitable site in this location.

Figure 144b.1 Site 144b Land Adjoining Didcot Power Station, Hill Farm, Didcot (Appleford)



Figure 144b.2 Site 144b Land Adjoining Didcot Power Station, Hill Farm, Didcot (Appleford)





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SIZE: A4

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PROJECTION: British National Grid

TITLE: Site 146: Oxford Sewage Treatment, Sandford

DATE: 23/07/2007	CHECKED:	PROJECT: 0051809
DRAWN: IG	APPROVED:	SCALE: 1:10,000
DRAWING: OxfordSewageTreatment.mxd		REV: 0

SITE 146 **OXFORD SEWAGE TREATMENT, SANDFORD**
GRID REFERENCE: 454398, 202127

Criteria	Description
<i>Site Description and Existing Use</i>	The site is an existing and operating sewage treatment works.
<i>Site Area</i>	17.43 ha.
<i>Surrounding Land Uses</i>	The site is surrounded by agricultural land to the south. Adjacent, to the west, is a caravan park (Oxford Park Homes) and sports ground. The north of the site is flanked by Grenoble Road, on the other side of which is the Oxford Science Park, development here is still ongoing. To the north east of the site are the Kassam Football Stadium and the Greater Leys housing estate. Further north, beyond the Science Park and Oxford Football Stadium and the other side of the railway line, lies Littlemore and Blackbird leys housing estate. The village of Sandford -on-Thames lies to the west of the site, approx. 400 m and on the opposite side of the A4074.
<i>Traffic and Transport</i>	Access to the site is via the Grenoble Road which leads to the slip road for the A4074 which joins the Oxford ring road. The ring road adjoins A34 and A40.
<i>Proximity to Waste Arisings</i>	The site is located 5 km from the centre of Oxford. The parish of Littlemore and Blackbird Leys and the village of Sandford-on-Thames are within close proximity.
<i>Planning Policy</i>	South Oxfordshire Local Plan 2011 Policy RUR9. Development at Sandford STW. The site lies within the Oxford Green Belt.
<i>Planning History</i>	No applications have been made in the last 5 years.
<i>Landscape Designations</i>	There are no landscape designations for this site.
<i>Landscape Character</i>	The site is located within the landscape character area of Midvale Ridge.
<i>Land Stability</i>	There is no information to suggest that the site would be subject to land instability.
<i>Ecology and Nature Conservation</i>	There is a conservation area less than 600 m from the site. This site lies within 5-10 km of the Oxford Meadows, Cothill Fen and Little Wittenham SAC.
<i>Agricultural Land Classification</i>	The site is designated grade 3 agricultural land.
<i>Flooding (potential)</i>	The site's northern boundary is 60 m from the flood zone 3 and 150 from flood zone 2.
<i>Groundwater Quality</i>	The site is located within a minor aquifer with groundwater at high vulnerability to pollution. The site is not located in an SPZ.
<i>Historic Environment</i>	There is a listed building less than 150 m from the site. There are also a few listed buildings in Sandford Upon Thames, within 550 m from the site. There are also a few listed buildings in the village of Littlemore, within 700 m from the site. There are no archaeological constraints for this site.
<i>Recreational Activities</i>	There are public rights of way in the vicinity of this site.
<i>Air Quality/Noise/ Issues of Environmental Nuisance</i>	The site is an existing STW within a rural setting. Residential properties at the caravan park are adjacent to the site.

Criteria	Description
<i>Proximity to Existing Waste Facilities</i>	Non inert facilities Proximity to Landfill: Radley PFA Lagoons, 4.5 km Proximity to Treatment: Oxford Sewage Treatment Works Proximity to Recycling: No non-inert facilities within 10 km Proximity to Transfer Station: Horsepath Road Depot, 2.7 km Proximity to Composting: Old Sewage Works, 5.9 km
<i>Landscape/ Visual Impact</i>	The site is located just outside the boundary of the urban area of Oxford and is well screened from the science park by mature trees and hedgerow. However, it is slightly elevated than the surrounding area and is visible from the surrounding open agricultural land to the south.
<i>Site Ownership</i>	The site is owned by Thames Water Plc. The company is not in support of the inclusion of this site in the Waste Allocations Development Plan Document.

Site 146 *Oxford Sewage Treatment, Sandford*
Preliminary Conclusions

An existing sewage treatment works (STW), this site is situated just south of the built up area of Oxford. It lies at the northern tip of the Oxford Green Belt, and construction of a waste facility would constitute inappropriate development for which very special circumstances would have to be demonstrated. However, national and regional policy indicates that waste related development should not be precluded from the Green Belt.

The site benefits from dedicated access onto an A road and good links with the wider highway network. Oxfordshire Highways advises that whilst the local highway network should be able to accommodate any associated vehicles, there may be problems on match days due to the close proximity of the site to the Oxford United football grounds. No heavy goods vehicles should be permitted to go through the village of Sandford as those roads are unsuitable and within a residential area.

Policy RUR9 provides for redevelopment and limited infill development at the site. However, this is restricted to development that would:

- be within the development boundary;
- be for purposes associated with the operational use of the site;
- not exceed two storeys in height; and
- provide for adequate access and not result in problems on the wider highway network.

Development of a strategic solid waste management facility is not considered to readily be considered to be for purposes associated with the sewage treatment works and may be constrained by the height restriction. Furthermore, the land owner has advised that proposals are being pursued through the South East Plan for a mixed-use extension to Oxford, including the relocation of the STW. ERM considers that this indicates the site is unlikely to be available to deliver a strategic waste management facility,

although any comprehensive redevelopment of the site should include local/smaller scale facilities.

This site lies within 5-10 km of the Oxford Meadows, Cothill Fen and Little Wittenham Special Areas for Conservation (SAC). ERM considers that waste management involving incineration, gasification and pyrolysis would be likely to have a significant effect on the identified SAC.

ERM concludes this site is not suitable for development of a strategic waste management facility.

Figure 146.1 Site 146 Oxford Sewage Treatment, Sandford

Photographs currently unavailable
