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Division(s): Hanborough & Eynsham

PLANNING & REGULATION COMMITTEE – 24 MAY 2009

CONTINUATION OF EXISTING AGGREGATE RECYCLING FACILITY WITH REVISED SITE AREA AND BUNDING

Report by the Head of Sustainable Development

Location: New Wintles Farm, Eynsham

Applicant: Mckenna Plant Hire (Oxford) Ltd.

Application No: 10/0066/P/CM

District Council Area: West Oxfordshire

Introduction

1. Mckenna Plant Hire Limited have applied to continue operating the recycling of inert waste materials at New Wintles Farm, with a revised site area of 2.4 hectares. This enlarged site includes an area where activities are taking place without planning permission. There have been two previous temporary permissions for recycling at this location and a permanent permission is now being sought.

Location (Plan 1)

2. The application site is located approximately 10 kilometres (6 miles) northwest of Oxford and about 2 kilometres (1.25 miles) to the north of the centre of Eynsham, off Lower Road. The village of Cassington lies about 2 kilometres (1.25 miles) to the southeast from the site.

The Site and its Setting (See plan)

3. The recycling site forms part of an area of land which was quarried in the 1960s for sand and gravel and was subsequently restored. The remaining worked out land has been infilled with waste and most of it restored to agricultural use.
4. The application site is located in an area of open countryside close to but not within the Oxford Green Belt.

5. The closest residential dwellings are approximately 220 metres away from the site and comprise City Farm to the northwest and New Wintles Farm to the southeast.
6. There is a landfill site at City Farm which adjoins the application site, to the north. A proposal to extend the life of that site up to 2012 is the subject of a separate report to this meeting of the Committee.
7. Significant tree and hedgerow planting exist along the eastern boundary of the site. Immediately beyond this a footpath runs north to south. The southern boundary comprises a mix of screening bunds and hedgerow planting and there is a bund along the northern boundary.
8. The Eynsham to Hanborough road lies a little further to the east of the site and provides access to the A40 which passes about 1km to the south of the site.

Planning History

9. Planning permission (ref no. 1185/95) was granted in June 1996 for recycling of construction industry waste materials at the site. An extension of time to this use of the site until December 2009 was granted in February 2004 (ref no. W2003/0350). A new vehicular access into the site was granted separately by West Oxfordshire District Council in February 1992 (ref no. 1651/91) and has permanent consent.

Details of the Development (See plan)

10. The applicant is seeking permanent planning permission to continue the recycling operation at this site. In addition, the application seeks to increase the site area from 2.0 hectares to 2.4 hectares. The aim is to regularise the unauthorised area and provide sufficient space to carry out the recycling activities in an effective manner.
11. Inert demolition waste materials (such as concrete, bricks, rubble and soil) are brought onto the site to be recycled. It is proposed to process a maximum 120,000 tonnes each year. Current throughput is in the region of 90,000 tonnes per annum (tpa). The applicant states that every effort would be made to ensure that waste loads are sorted at source, so that only predominantly recyclable materials would be taken to the application facility. This would allow about 90-95% of the imported material to be recycled to create crushed concrete, hardcore and topsoil.
12. The applicant has indicated that the site is conveniently located in relation to the main urban areas which are the principal source of waste for this site e.g. Oxford (only 6 miles along the A40 to the east), Witney to the west and Eynsham a half mile to the south.
13. There are two portacabins and a portaloo at the front of the aggregate recycling area next to the end of the access road, which provide a site office, mess facility and store. These cover a ground area of 29 square metres and have a height of 2.6 metres.

14. The machinery used to create the recycled product would include a powergrid, mechanical screen and crusher. The powergrid separates out large stones and concrete, which is then reduced in size in the crusher. The mechanical screen would be used to manufacture topsoil. Loading shovels and excavators would also be used to load machinery and lorries.
15. The crusher would not be on site permanently because it is hired out at various times. Based on past usage it is estimated that it would be located on site between 6 to 8 months a year and during that time would actually be used for about 16 weeks in total. The machine would have an average throughput of about 900 tonnes a day.
16. The screening of soils can only take place in drier spells, which on the whole means from March to October. The screen and powergrid would similarly not always be used operating only when a stockpile of unprocessed material had accumulated. In optimum conditions the combined throughput of the powergrid and screen would be about 400 tonnes per day, which amounts to about 18 weeks in any year at maximum capacity.

Traffic and Access

17. Access to the site would be via the existing dedicated access road leading to Lower Road and immediately to the A40 to the south.
18. The applicant states that the maximum average daily movements generated by the proposal would be 88 movements per day (44 in and 44 out). However, the applicant states that it is very likely that the large majority of lorries bringing material to the site will go back out with recycled aggregate and vice versa. Therefore, average daily HGV movements would be lower and could potentially be halved to 44 per day.
19. There is a small visitor parking area next to the site office, which can assist in keeping cars separate from site activities and heavy traffic.

Landscaping and screening

20. The applicant says that the application site is screened from the surrounding area by the raised land of the adjoining landfill, existing bunding, trees and hedgerow. It is proposed to improve screening of the site by improving the bunding around the boundaries.

Alternative Sites

21. The applicant has submitted information on alternative sites that might accommodate the development as part of the application. The list includes most of the waste sites published by the County Council as possible options for allocation as part of the Local Development Framework process. The applicant states that the site required would have to be fairly large (the proposed site measures 2.4 hectares) and that the alternative sites considered are either too small, too close to residential properties (in the

Oxford, Kidlington, Witney areas) or also in the open countryside and Green Belt.

Consultation Responses and Representations

22. West Oxfordshire District Council:

Planning: Object to the proposal for the following reasons:

- The site area is already considerable and any further expansions would erode the character and appearance of the area adversely affecting the residential amenities of dwellings in close proximity to the site.
- No expansion of maximum tonnage should be allowed.
- This site already has sufficient lorry movements to and fro impacting on the road network at source, on route and at destination.

Environmental Health Officer: No objection.

Eynsham Parish Council: No objection.

Natural England: No objection. Local Planning Authority to assess and consider the possible impacts resulting from this proposal on the protected species and biodiversity enhancements.

Environment Agency: No objection in principle to this application. Would like to see the attachment of a planning condition related to drainage details.

Transport Development Control: No objection in principle. Make the following comments:

Arrangements for access to the highway network are appropriate and would be as already permitted; appropriate geometry and visibility is provided. All vehicles will be routed to and from the A40, to the south. Whilst, ideally, HGVs would take direct access onto major/trunk routes and not use 'local' routes, consider the route between the site and the A40 to be appropriate for the intensification that would be likely to occur. Have also considered the accident records of the last five years; a number of accidents have occurred along Lower Road but these could not be associated with the use of the site, most involved skidding due to water on the road or excessive speed, others included a suspected drunken driver, a collision with a deer and none of the accidents involved HGVs.

Recommend that conditions 5, 6 & 9 (relating to control of dust/mud on the highway, use of the permitted access only and ensuring that vehicles turn right from the site only to access the A40) of the previous permission (W2003/0350) should be imposed in the interests of highway safety.

Ecologist Planner - No objection to the proposal from a biodiversity or landscape point of view, provided that the following conditions are attached to any permission:

- (1) The bunds should be regularly maintained to keep the vegetation short.
- (2) The ditch/stream and adjacent vegetation on the south and west border of the site need some management.
- (3) If any protected species are found at any point, all work should cease immediately. Before any further work takes place an ecologist should be contacted immediately. Work should not recommence until a full survey has been carried out, a mitigation strategy prepared and licence obtained (if necessary) in discussion and agreement with Natural England.

County Archaeologist: No objection. The proposal will not affect any known archaeological sites or features.

Third Party Representations (copies of the letters are available in the Members' Resource Centre)

22. Four local residents have raised objections to this planning application for the following reasons:
- The operation is not suitable for retention in open countryside.
 - Nuisance from noise pollution, dust and odour.
 - Breaching of condition 5 of the previous permission, requiring the applicant to ensure debris, dust and mud free highways.
 - Breaching of condition 8 of the previous permission, requiring the applicant to use a water bowser during dry conditions.
 - Several car accidents adjacent to the application site entrance.
 - Spoiling visual amenities of City Farm properties and Lower Road residents.
 - Loss of amenity to local residents.
 - Danger of lorries to local traffic, pedestrians and cyclists.
 - Proposed timescale is unnecessary and not justified.

Relevant Planning Policies – (See policy annex attached to this agenda)

23. This development should be assessed against the policies of the Development Plan taking into account any material considerations. The Development Plan for this area comprises the South East Plan (SEP) and the saved policies of the Oxfordshire Structure Plan, Oxfordshire Mineral and Waste Local Plan (OMWLP) and West Oxfordshire Local Plan (WOLP). All relevant policies are listed in the policy annex. The key policy issues in this case are (i) need for the aggregate recycling, (ii) principle and impact of development in the open countryside, (iii) environmental and amenity impacts and (iv) transport impacts. In terms of the need for the development, relevant policies are W5, W6 and M2 of the SEP. For location of the development in open countryside, policies to be considered include W17 of the SEP, W4 and W3 (a) of the OMWLP and NE1 of the WOLP. For environmental and amenity effects policies W3 (c), W5 and PE3 of OMWLP are applicable. Transport issues are covered by policies T1 of the SEP and W3 (b) of the OMWLP.

Comments of the Head of Sustainable Development

24. The main issues to address in deciding this application are (i) whether there is a need for the development; (ii) whether the proposed location is acceptable; (iii) whether potential local environmental impacts (including transport impacts) are acceptable.

Need for an Aggregate Recycling Facility

25. The proposed development would maintain and improve the rates of waste recycling and therefore increase diversion of waste from landfill. The proposal is, therefore, generally consistent with South East Plan policy W5.
26. SEP policy W6 includes a construction and demolition waste recycling target for South East region of 50% in 2010, rising to 60% by 2020. There is no current data available to indicate whether this target is being met, but SEP policy M2 includes a target for increasing the use of secondary and recycled aggregate in the region to at least 7.7mtpa by 2016 and sets an apportionment for Oxfordshire of 0.9mtpa of provision for these materials by 2016. We estimate that current capacity is about 0.9mtpa, but much of this is at temporary facilities (including this one) with, in many cases, permissions that end before 2016 and some of this recycling capacity produces soils rather than aggregates. Therefore, there is a need for additional aggregate recycling capacity. Moreover, the policy M2 target should not be considered as a ceiling; the general thrust of national and regional policy is for recycling targets to be exceeded where possible. New Wintles Farm is currently temporary but represents about 10% of the existing capacity. This proposal would ensure the continued availability and an increase in this capacity. Therefore, in the light of the above, I consider that there is a need for this type of development in Oxfordshire and the proposal is consistent with the aim of policies W6 and M2 of SEP.

Location of the Development

27. SEP policy W17 encourages planning authorities to provide sites for waste management facilities on suitable sites which have existing waste management facilities and good accessibility. The application site has an existing waste management use albeit temporary with conditions to require restoration to open countryside. The site is well related to main urban areas of Oxford and Witney as well as having good transport links to the main highway network. Therefore, in my view, this location is consistent with the aims of policy W17 of South East Plan.
28. Policy W4 of the OMWLP states that recycling proposals will not be normally permitted in area of open countryside unless there is an overriding need and there is no other suitable site available. In terms of overriding need, this will be considered at the end of the report when all other relevant impacts have been considered. In relation to the availability of alternative sites, the applicant has considered a significant number of alternative sites and concluded that available land within Oxford or in other urban locations close to the city are too

close to sensitive properties to be a viable alternative. Other existing mineral/landfill sites would not be appropriate for this development as these are either located within Green Belt or have insufficient space to locate an additional facility like the size of this development. I have considered the alternative sites that the applicant has put forward. In this instance, I agree with the applicant's evidence that there is no other better site available that is not located in open countryside and in the Green Belt. In this case therefore, the proposal is consistent with policy W4 of the OMWLP.

29. The application site is well located in terms of proximity to several urban settlements, which are the principle sources of waste and markets of the recycled product (i.e. Oxford, Witney etc). Therefore, the proposed development is consistent with the aims of policy OMWLP W3 (a).
30. The area where the buildings are located is naturally well screened from view. Any visual impact would be limited by existing and proposed bund screening and the profile of the existing restored landfill site. This development should not significantly detract from the appearance of the surrounding countryside. In view of the existing and proposed landscaping around the site, the proposal accords with policy NE1 of the WOLP.

Environmental and Amenity Effects

Noise

31. Local residents have raised concerns about the noise from the crushing and sieving of operations at the site. We have no record of any previous complaints about unacceptable noise being generated from this site. The crusher is of the most modern design and is acoustically screened. The nearest property is 220 metres from the site (supporting text of OMWLP policy PE3 refers to an historic established standard of a 100 metre buffer zone between dwellings and mineral workings. The distance involved and the landform and planting between the site and the neighbouring dwellings should ensure that there are no significant noise impacts. The District Environmental Health Officer has raised no objection to the proposal. I consider that the proposed development is consistent with OMWLP policy W3 (c) in relation to noise.

Dust

32. Objections have been raised by local residents about the nuisance from dust. The applicant states that stockpiles of material and the haul road are regularly dampened in dry conditions with water from an on-site borehole constructed for the purpose and the crusher has a built in dust suppression system. The District Council's EHO has not raised any objection in relation to dust. A condition can be attached to ensure measures are taken to control dust emanating from the site. Thus subject to appropriate conditions the development would accord with OMWLP policy W3 in relation to dust.
33. The distance between the site and the nearest residential properties should in my view be sufficient to prevent any significant level of nuisance from other

impacts (fumes, odour lighting etc.) occurring from the proposed development. Therefore, the application accords with OMWLP policy PE3 (buffer zones).

Visual intrusion

34. Local residents have raised objections about the potential harm from the development to wider visual amenity. Their particular concern is about the height of the machinery on the site and vehicles. The existing measures to protect visual amenity such as earth bunding, vegetation and raised land surrounding the site should ensure that there is no significant harm. In addition, the applicant has confirmed that the level of the soil screening area to the north end of the site would be lowered and a higher bund created using the displaced (inert) material. Conditions could be attached to ensure that these proposed measures to provide the necessary screening are implemented. There is a condition on the existing permission which restricts the height of any plant or machinery to less than the height of any screening bunds. This condition should be retained for this application. Subject to the imposition of the above condition, the application therefore, accords with policy W5 of OMWLP.

Transport and Traffic

35. There are local concerns about highway safety in relation to this development and reference to a number of car accidents near to the site. The Transport DC team have considered the proposal in relation to car accident records along this stretch of the road. They confirm that accidents on this road have not had anything to do with the operation of the site and they have no objections to this development. Therefore, subject to imposing the relevant conditions of the previous permission (relating to control of dust/mud on the highway, use of the permitted access only and ensuring that vehicles turn right from the site only to access the A40) in the interests of highway safety, it is my view that the development is acceptable in highway terms. Also the site is well related to appropriate parts of the transport network and the proposal therefore accords with policies W3 (b) of OMWLP and T1 of SEP.

Other Issues

36. Local residents have indicated in their consultation responses that there have been previous breaches of the planning conditions attached to the original planning permission. We do not have any record of these alleged breaches. However, their concerns are noted and any reported breaches would be investigated. This site is one of the sites regularly visited by the Council's Monitoring team and these visits should help to ensure that any operations permitted are undertaken in accordance with any permission given.

Conclusion

37. The proposed development would improve the rates of waste recycling and therefore increase diversion of waste from landfill. The proposal is, therefore, consistent with South East Plan policy W5.

38. Local residents have raised concerns relating to the environmental impacts of the proposal. However, the distance between the site and the residential properties, combined with the already existing mitigation measures (bund and planting), should ensure that the impact on residential properties would not be unacceptable and it is consistent with the policy W3 (c) of OMWLP.
39. I consider that the proposal should not pose any highway safety problem and the site is well related to appropriate parts of the transport network, in accordance with SEP policy T1 and OMWLP policy W3 (b).
40. The principal matter relating to this proposal is whether there is an overriding need for this development which would support the proposal being located in this area of open countryside. In this instance, the case for permanent waste recycling capacity at this location has been sufficiently well established. The site has good access to the A40 and main market of Oxford. It is an existing (albeit temporary) waste management site and I do not consider that the direct environmental impacts are significant. On this basis I consider that the need for this proposal has been substantiated and overrides countryside policy in this case and this satisfies the requirement of the OMWLP policy W4.

RECOMMENDATIONS

41. It is **RECOMMENDED** that planning permission be granted for the development set out in Application 10/0066/P/CM subject to conditions to be determined by the Head of Sustainable Development to include the following matters:
 1. **Complete compliance**
 2. **Commencement date – 3 years**
 3. **Standard operating hours**
 4. **Noise limits and controls to be submitted and agreed**
 5. **Control of reversing beepers**
 6. **No mud on the public highway**
 7. **Limitation on number of HGV movements per day**
 8. **No other access points other than those approved.**
 9. **Inert wastes only into the site**
 10. **Dust suppression measures to be agreed**
 11. **Footpath shall not be obstructed**
 12. **Signage for routeing of HGVs off site to turn right towards the A40**
 13. **Bunds to be raised around the soil screening area.**
 14. **Bunds to be protected and maintained.**
 15. **Additional planting along the entire north-western boundary.**
 16. **The level of soil screening area to be lowered.**
 17. **Height of plant or machinery to be restricted**
 18. **Surface water drainage scheme to be submitted.**

CHRIS COUSINS
Head of Sustainable Development

Background Papers: MW.0005/10 - Continuation of existing aggregate recycling facility with revised site area and bunding.

May 2010

Policy Annex (Relevant Development Plan and other Policies)

The South East Plan - Regional Spatial Strategy for the South East of England, May 2009

POLICY W5: TARGETS FOR DIVERSION FROM LANDFILL

A substantial increase in recovery of waste and a commensurate reduction in landfill is required in the region. Accordingly, the following targets for diversion from landfill of all waste need to be achieved in the region (Policy W6 targets are a component of these):

Year	Municipal Solid Waste (MSW)	Commercial & Industrial (C&I)	Construction & Demolition (C&D)	All Waste	
	Mt/yr			Mt/yr	Mt/yr
2008	2.0	5.2	10.0	17.2	69
2010	2.5	5.8	10.1	18.4	71
2015	3.9	7.4	10.4	21.7	79
2020	4.7	8.7	10.7	24.0	84
2025	5.1	9.4	10.9	25.5	86

Source: Regional Waste Management Capacity: Survey, Methodology and Monitoring, Updated Final Report, 2008 (modelled Scenario 1)

Note: Percentage targets for diversion from landfill in the year 2008 have been interpolated.

Waste planning authorities (WPAs) should ensure that policies and proposals are in place to contribute to the delivery of these targets and waste management companies should take them into account in their commercial decisions. The optimal management solution will vary according to the individual material resource streams and local circumstances and will usually involve one or more of the following processes:

- re-use
- recycling
- mechanical and/or biological processing (to recover materials and produce compost, soil conditioner or inert residue)
- thermal treatment (to recover energy)
- priority will be given to processes higher up this waste hierarchy.

WPAs should continue to provide sufficient landfill capacity to process residues and waste that cannot practicably be recovered.

POLICY W6: RECYCLING AND COMPOSTING

The following targets for recycling and composting should be achieved in the region:

Year	Municipal Solid Waste (MSW)		Commercial & Industrial (C&I)		Construction & Demolition (C&D)		All Waste	
	Mt/yr	%	Mt/yr	%	Mt/yr		Mt/yr	%
2008	1.6	36	3.9	46	5.8	48	11.3	45
2010	1.9	40	4.5	50	6.1	50	12.9	50
2015	2.6	50	5.5	55	6.1	50	15.0	55
2020	3.1	55	6.4	60	7.3	60	17.1	60
2025	3.6	60	7.3	65	7.3	60	19.1	65

Source: Regional Waste Management Capacity: Survey, Methodology and Monitoring, Updated Final Report, 2008 (modelled Scenario 1)

Note: Percentage targets for diversion from landfill in the year 2008 have been interpolated.

Waste authorities should adopt policies and proposals to assist delivery of these targets and waste management companies should take them into account in their commercial decisions.

POLICY W13: LANDFILL REQUIREMENTS

Waste development documents should provide for continuing but declining landfill capacity. Non-inert landfill capacity should be husbanded to provide for disposal of residual non-inert waste. At regional level there should be provision for at least the following landfill capacity:

Regional Landfill Requirements (mt/yr) 2008-2025

Year	MSW Landfill	C&I Landfill	C&D Landfill	SE Sub-Total	London Imports	SE inc. London Imports
2008	2.5	3.4	2.2	8.00	1.21	9.21
2010	2.3	3.1	2.1	7.48	1.03	8.51
2015	1.4	2.5	1.7	5.54	0.73	6.27
2020	1.0	2.0	1.5	4.44	0.55	4.99
2025	1.0	1.8	1.2	3.98	0.53	4.51

Source: Regional Waste Management Capacity: Survey, Methodology and Monitoring, Updated Final Report, 2008 (Modelled Scenario 1)

Landfill gas collection and energy recovery should be standard practice at all non-inert landfill sites.

POLICY W17: LOCATION OF WASTE MANAGEMENT FACILITIES

Waste development documents will, in identifying locations for waste management facilities, give priority to safeguarding and expanding suitable sites with an existing waste management use and good transport connections. The suitability of existing sites and potential new sites should be assessed on the basis of the following characteristics:

- i. good accessibility from existing urban areas or major new or planned development
- ii. good transport connections including, where possible, rail or water
- iii. compatible land uses, namely:
 - active mineral working sites
 - previous or existing industrial land use
 - contaminated or derelict land
 - land adjoining sewage treatment works
 - redundant farm buildings and their cartilages
- iv. be capable of meeting a range of locally based environmental and amenity criteria.

Waste management facilities should not be precluded from the Green Belt. Small-scale waste management facilities for local needs should not be precluded from Areas of Outstanding Natural Beauty and National Parks where the development would not compromise the objectives of the designation.

POLICY M2: RECYCLED AND SECONDARY AGGREGATES

The use of secondary aggregates and recycled materials in the South East should increase from 6.6mtpa (29% of the guidelines for primary aggregate production in the region) to at least 7.7mtpa (34%) by 2016 so as to reduce the need for primary aggregates extraction. To enable this target to be met, and where possible exceeded, mineral planning authorities (MPAs) should ensure that their mineral development frameworks enable provision to be made for the following:

Mineral Planning Authority Area	Apportionment of recycled and secondary aggregate provision (million tonnes per annum) by 2016
Berkshire Unitaries	0.7 mtpa
Buckinghamshire	0.6 mtpa
East Sussex/Brighton and Hove	0.5 mtpa

Hampshire/Portsmouth/Southampton/New Forest	1.7 mtpa
Isle of Wight	0.1 mtpa
Kent	1.4 mtpa
Medway	0.2 mtpa
Milton Keynes	0.2 mtpa
Oxfordshire	0.9 mtpa
Surrey	0.8 mtpa
West Sussex	0.8 mtpa

MPAs should identify sites to contribute to such provision in minerals development frameworks. Local planning authorities should safeguard these sites through their local development frameworks.

POLICY T1: MANAGE AND INVEST

Relevant regional strategies, local development documents and local transport plans should ensure that their management policies and proposals:

- i. are consistent with, and supported by, appropriate mobility management measures
- ii. achieve a re-balancing of the transport system in favour of sustainable modes as a means of access to services and facilities
- iii. foster and promote an improved and integrated network of public transport services in and between both urban and rural areas
- iv. encourage development that is located and designed to reduce average journey lengths
- v. improve the maintenance of the existing transport system
- vi. include measures that reduce the overall number of road casualties
- vii. include measures to minimise negative environmental impacts of transport and, where possible, to enhance the environment and communities through such interventions
- viii. investment in upgrading the transport system should be prioritised to support delivery of the spatial strategy by:

- a. supporting the function of the region's international gateways and inter-regional movement corridors (see Diagram T1 at the end of the chapter)
- b. developing the network of regional hubs and spokes (see Diagram T2 at the end of the chapter)
- c. facilitating urban renewal and urban renaissance as a means of achieving a more sustainable pattern of development
- d. improving overall levels of accessibility.

POLICY C4: LANDSCAPE AND COUNTRYSIDE MANAGEMENT

Outside nationally designated landscapes, positive and high quality management of the region's open countryside will be encouraged and supported by local authorities and other organisations, agencies, land managers, the private sector and local communities, through a combination of planning policies, grant aid and other measures.

In particular, planning authorities and other agencies in their plans and programmes should recognise, and aim to protect and enhance, the diversity and local distinctiveness of the region's landscape, informed by landscape character assessment.

Positive land management is particularly needed around the edge of London and in other areas subject to most growth and change. In such areas long-term goals for landscape conservation and renewal and habitat improvement should be set, and full advantage taken of agri-environmental funding and other management tools.

Local authorities should develop criteria-based policies to ensure that all development respects and enhances local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided.

Oxfordshire Minerals and Waste Local Plan (OMWLP) 1996 adopted July 1996

Policy W3 Proposals for re-use/recycling will normally be permitted provided that:

- (a) the site is close to the source of the waste and/or the market for the re-used/recycled material;
- (b) the site is well related to appropriate parts of the transport network, and located where the number and length of motorised journeys is likely to be minimised;
- (c) the proposal will not cause unacceptable nuisance in terms of noise, dust, fumes, smell, visual intrusion or traffic;
- (d) the proposal will not pose an unacceptable risk to the water environment
- (e) the proposal does not conflict with Structure and Local Plan policies.

Policy W4 Proposals for re-use/recycling and ancillary processes will not normally be permitted in the open countryside unless:

- a) there is an established overriding need and there is no other suitable site available and/or,
- b) the development is to form part of a mineral extraction/landfill site and will be removed on completion of extraction/landfill.

Policy W5 In all cases waste treatment plant, buildings, machinery and stockpiles must be properly screened from the surrounding landscape. Such screening- by landscaping or other means - should be in place before any waste stockpiling or treatment begins.

Policy W7 To control the release and location of landfill sites in such a way as to ensure that satisfactory restoration is progressively achieved with the least possible harm to the environment. Proposals will therefore be assessed against the following criteria:

- a) there is a definite need for the facilities which cannot be met by existing or permitted landfill sites;
- b) there should be no material damage or disturbance to the environment or to the amenities of residential and other sensitive uses or buildings, both during and after operation, by reason of noise, dust, vermin, smell, gas and other pollution, or long-term damage to the visual amenities;
- c) the proposed filling should not raise or impede the floodplain of rivers and streams or create risk of pollution of surface or underground water courses;
- d) the proposal will cause no material damage to any feature of importance within a Site of Special Scientific Interest or other site of nature conservation importance which cannot be protected by measures incorporated within the proposal;

- e) the proposal will cause no material damage to an ancient monument or archaeologically important area requiring permanent preservation;
- f) the proposal will not adversely affect an Area of Outstanding Natural Beauty or of High Landscape Value;
- g) in the case of proposals in the Green Belt the development should not injure the visual amenities of the Green Belt or conflict with its purposes because of inappropriate siting, scale or design;
- h) the proposed access to the site, and transport routes for carrying waste to it, are suitable for the volume; and nature of traffic which may be expected
- i) the site and the methods of operation proposed are capable of progressive restoration and completion within an acceptable period having regard to the particular circumstances in each case
- j) proposals for sites must meet with the hydrological and geological requirements for safe disposal of the particular waste concerned
- k) where waste disposal might damage the visual amenities of an area during the period of operation, the site will be screened by earth mounding, tree planting or other techniques appropriate to the area.

Policy PE3 Appropriate buffer zones will be safeguarded around mineral working or waste disposal sites for protection against unacceptable losses of residential or natural amenity.

Since the late 1970s the County Council has operated a buffer zone policy based on a requirement for a distance of 350 metres between mineral workings and towns, villages and hamlets, and 100 metres between mineral workings and an individual dwelling or a small group of dwellings. When determining planning applications for mineral or waste development, the County Council will have regard to these established standards, together with the individual circumstances of the site and the other measures which may be used to mitigate the effects of the development proposed.

Policy PE7 In the floodplain proposals for mineral extraction and restoration should not result in the raising of existing ground levels. Mineral extraction or restoration by landfill should not adversely affect groundwater levels or water quality, impede flood flows, reduce the capacity of flood storage or adversely affect existing flood defence structures. The developer and/or landowner will be expected to undertake any hydrological surveys necessary to establish the implications of a proposal.

Policy PE11 The rights of way network should be maintained and individual rights of way retained in situ. Diversions should be temporary, safe and convenient and should be reinstated as soon as possible. Any proposal for permanent diversion

should fulfil the functions of recreational and communications use of the right of way. Improvements to the rights of way network will be encouraged.

Policy PE13 Mineral workings and landfill sites should be restored within a reasonable timescale to an after-use appropriate to the location and surroundings. Proposals for restoration, aftercare and after-use should be submitted at the same time as any application for mineral working. Planning permission will not be granted for mineral working or landfill sites unless satisfactory proposals have been made for the restoration and after-use, and means of securing them in the long-term.

West Oxfordshire Local Plan 2011 - adopted in June 2006

Policy NE1 Safeguarding the Countryside

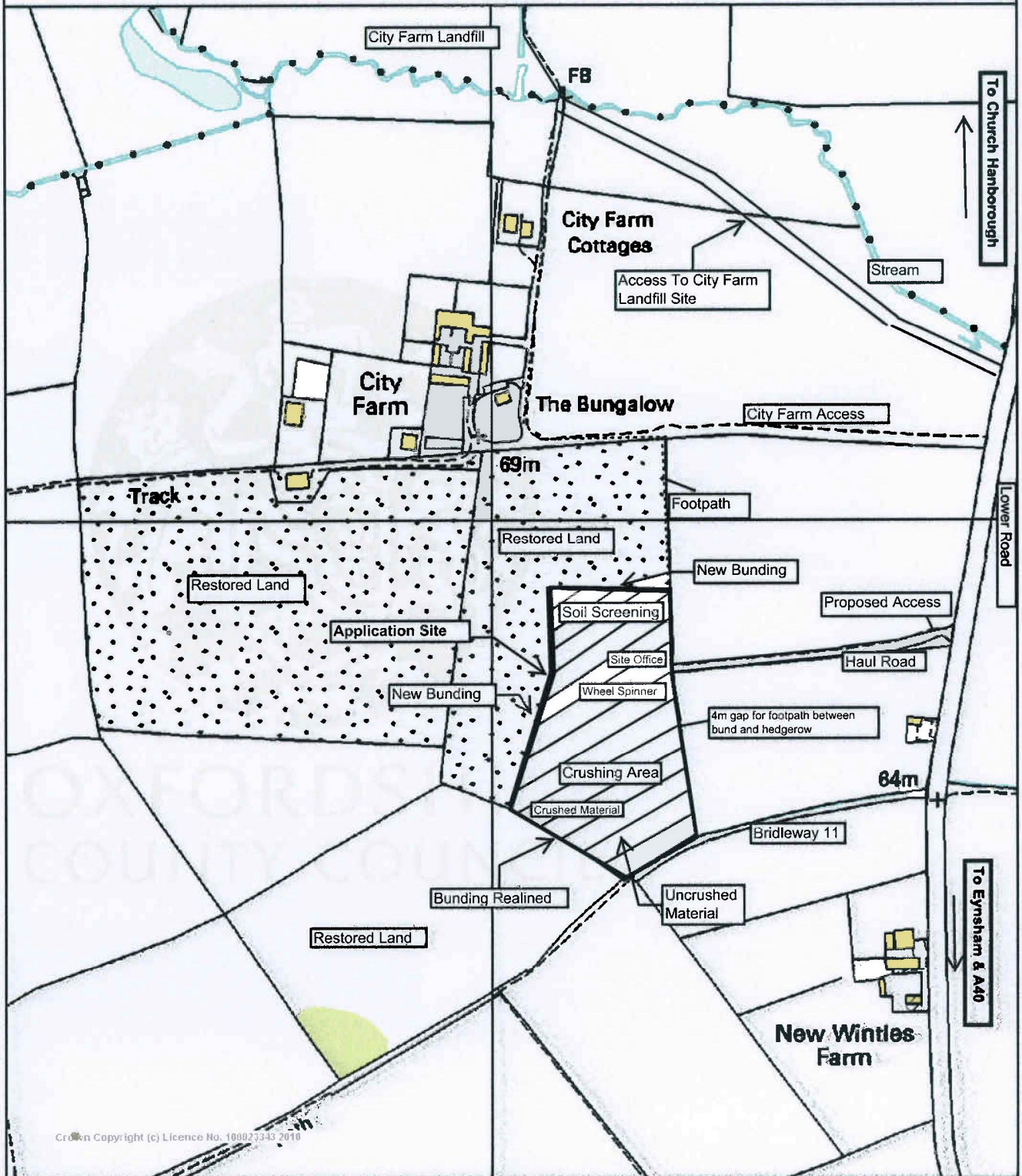
Proposals for development in the countryside should maintain or enhance the value of the countryside for its own sake: its beauty, its local character and distinctiveness, the diversity of its natural resources, and its ecological, agricultural, cultural and outdoor recreational values.

Policy NE3 Local Landscape Character

Development will not be permitted if it would harm the local landscape character of the District. Proposals should respect and, where possible, enhance the intrinsic character, quality and distinctive features of the individual landscape types.

Policy TLC 8 Public Rights of Way

The existing public rights of way network will be safeguarded and, where appropriate, improved access to the countryside will be sought, with additional public rights of way for walkers, horseriders and cyclists.



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Scale 1/4500 Date 6/5/2010

Centre = 443016 E 210939 N



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