

### Annex 3 – Assessment of site options for possible allocation in the Minerals and Waste Site Allocations Plan

#### Assessment of Site Options – Stage 1b (detailed) Assessment of Waste Sites

##### Summary of Adams Hendry assessment outcomes

Site Ref	Site Name	Draft Consultants' Stage 2 Assessment Recommendation	Main reasons for recommendation and other comments
002	Prospect Farm, Chilton	Site <b>not suitable to allocate</b> for waste development	Potential impact on the North Wessex Downs AONB should the operations continue on a permanent basis. Permanent retention may also lead to intensification of the waste management use over time, which could have the potential to adversely affect landscape and visual character of AONB.
003	Dix Pit (Area 2), Stanton Harcourt	Site <b>not suitable to allocate</b> for waste development	Site already has planning permission until 2029. Policy W11 already safeguards such sites and therefore allocation in the Site Local Plan is not going to make a significant contribution to meeting waste management needs. Intensification of site would not be appropriate due to highway reasons.
008	New Wintles Farm, Eynsham	Site <b>not suitable to allocate</b> for waste development	Site is an existing, safeguarded facility but expansion may compromise the future development of the proposed Oxfordshire Cotswolds Garden Village identified in the adopted West Oxfordshire Local Plan.

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009	Worton Farm Areas C&D, Yarnton	Assessment not yet complete	Site is in Green Belt.
010	Sutton Courtenay Landfill, Sutton Courtenay / Appleford	Site <b>suitable to allocate</b> for waste development	Nominated areas located centrally within the existing waste management complex and therefore principle of waste uses is acceptable. However appropriate highways mitigation would be required, or the completion of schemes proposed within the Oxfordshire Local Transport Plan.
011	Finmere Quarry, Finmere	Site <b>suitable to allocate</b> for waste development	Direct access onto the Oxfordshire Lorry Route network. Restoration of the site has potential to deliver landscape and visual benefits in the long term as well as improvements to biodiversity.
018	Holloway Farm, Waterstock/Milton Common	Site <b>not suitable to allocate</b> for waste development	Inappropriate development in the Green Belt; site should not be allocated unless there are exceptional circumstances to justify its release from the Green Belt.
023	Alkerton Landfill and Civic Amenity Site, Alkerton	Site <b>not suitable to allocate</b> for waste development	Part of the site may be suitable for small scale, non-strategic waste management uses, to complement the existing HWRC, but whole site is not suitable for allocation. It does not have good access to the Strategic Road Network and access is considered unsuitable for significant movements of HGV's.
026	Whitehill Quarry, Burford	Site <b>suitable to allocate</b> for waste development	Direct access to the Oxfordshire Lorry Route Network.
103	Lakeside Industrial Estate, Standlake	Site <b>suitable to allocate</b> for waste development	Majority of the site is allocated in the adopted West Oxfordshire Local Plan for B2 – B8 or similar sui generis use with the remainder of the site benefitting from a

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			CLEUD. Waste management use would not be inconsistent with this allocation.
224	Ambrose Quarry, Ewelme	Site <b>may be suitable to allocate</b> for waste development	Site is an unrestored mineral site in the Chiltern AONB and it is considered that the allocation of the site for infill with inert waste is likely to result in a positive environmental benefit. Site is also within relatively close proximity to existing and nominated waste sites, consideration will need to be given to potential cumulative impacts should this site be allocated.
229	Shellingford Quarry, Shellingford / Stanford in the Vale	Site <b>suitable to allocate</b> for waste development	Given site has short-term permission for waste uses but mineral extraction at the quarry is permitted until 2028 and there is a Committee resolution to grant permission for further mineral extraction beyond the plan period (western extension), it is recommended that the site is allocated.
236	Sheehan Recycled Aggregate Plant, Dix Pit Complex, Stanton Harcourt	Site <b>not suitable to allocate</b> for waste development	Site has planning permission until 2029. Core Strategy Policy W11 safeguards such operational waste management sites. Allocation of the site in the Local Plan will not make a significant additional contribution to meeting waste management needs.
245	Challow Marsh Farm, West Challow	Site <b>not suitable to allocate</b> for waste development	Site not considered suitable due to highway restrictions and relatively isolated location.
249B	High Cogges Farm, Witney	Site <b>suitable to allocate</b> for waste development	Recommended site is allocated for small-scale (not strategic) facility.
261	The Marshes, Knightsbridge Farm, Yarnton	Site <b>not suitable to allocate</b> for waste development	Inappropriate development in the Green Belt; site should not be allocated unless there are exceptional circumstances to justify its release from the Green Belt.

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274	Moorend Lane Farm, Thame	Site <b>suitable to allocate</b> for waste development	Recommended site is allocated for small-scale (not strategic) facility.
276	Oday Hill, Sutton Wick	Site <b>not suitable to allocate</b> for waste development	Site includes land safeguarded for Wilts and Berks Canal and new reservoir infrastructure in Vale of White Horse Local Plan.
278	Land off the B4100, Baynards Green, Ardley / Fritwell	Site <b>not suitable to allocate</b> for waste development	Remote countryside location and distance from settlements; potential adverse impacts on the character of the landscape and the countryside; potential requirement for highway improvements and concerns about the suitability of the B3100 for increased HGV traffic. Therefore, recommended site is not allocated unless there are no other more suitable and sustainable site options.
279	Rear of Ford Dealership, Ryecote Lane, Thame	Site <b>suitable to allocate</b> for waste development	The site would be seen in the context of the adjoining industrial units and therefore landscape impacts would be low. Site benefits from good access to the Oxfordshire Lorry Route Network and there are no in-principle reasons for restricting future waste management uses on the site that could not be overcome with appropriate mitigation.
283	Hatford Quarry Stanford Extension, Stanford in the Vale	Site <b>not suitable to allocate</b> for waste development	Site would be likely to have an adverse impact on landscape character and on sensitive visual receptors. Given that the site requires minerals to be extracted in the first instance, it is unlikely to make a significant contribution to waste management within the Local Plan period.

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285	(Magnox) Harwell Site, Harwell Campus	Whole site <b>not suitable to allocate</b> for waste development	Parts of the site have planning permission for waste management uses and should continue to be safeguarded. Remainder of the site is not currently available for development and is in AONB, so would only be suitable for small scale non-strategic facilities. Therefore, recommended that wider site is not allocated.
287	Ardley Fields, Ardley	Site <b>suitable to allocate</b> for waste development	Part of a wider existing operational waste management site. There are no in principle reasons why the site should not continue to operate for waste management uses, particularly given the proximity to the Ardley ERF and the potential to provide complimentary material processing activities within the site.
289	Overthorpe Industrial Estate, Banbury	Site <b>suitable to allocate</b> for waste development	Part of the site not currently in use but has extant consent for waste management purposes and so is suitable for allocation.
290	Culham Science Centre, Culham	<b>Not necessary to allocate</b> site for waste development	In principle development may be acceptable under Core Strategy Policy W9, therefore it is not considered necessary to make a specific site allocation.