

Energy from Waste Incinerator (EFW) including Infrastructure plus that for Combined Heat and Power (CHP), Incinerator Bottom Ash (IBA) Processing Plant with Outside Storage Area, and Air Pollution Control Residue (APCR) Treatment and Disposal Facility , Visitor & Office Accommodation and Landscaping within the Sutton Courtenay Resource Recovery Park

Sutton Courtenay Resource Recovery Park,
Oxfordshire

Waste Recycling Group Limited

Environmental Statement
Chapter 3
Planning History and Planning Policy
Context

Chapter 3 Contents

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Chapter 3 Drawings

No associated drawings

Chapter 3 Appendices (See Volume 2)

No associated appendices

3 Planning History and Planning Policy Context

3.1 Introduction

- 3.1.1 This chapter examines the planning context in relation to the proposed development, describing the current policy framework.
- 3.1.2 Rather than assessing the development proposals against the policy framework, the intention of this chapter is to simply set out the relevant policies in order to provide the planning policy context within which the proposal should be considered.
- 3.1.3 Individual chapters throughout the Environmental Statement assess the proposals within the context of the relevant policies. A detailed assessment of the proposals against the relevant policies is contained within the Planning Supporting Statement.

3.2 Planning History

- 3.2.1 The Sutton Courtenay site is subject to a significant number of permissions for waste, mineral and ancillary development.
- 3.2.2 Sand and Gravel extraction is understood to have commenced during the mid 1930s. A number of planning permissions have been granted relating to differing parts of the site, which have progressively expanded the development.
- 3.2.3 Large scale infilling of the mineral voids took place in the mid 1970s. Initial workings took place within 90 acre fields to the north of the railway sidings. This was followed by areas to the north of Hobbyhorse Lane, and then to the 6 Acre field. Under permission SUT/5950/1 (11th March 1991), landfilling progressed to an area to the south of Hobbyhorse Lane. In 1996 planning permission was obtained (SUT/APF/616/33-CM) which consolidated the earlier permissions and related to further minerals extraction and landfill incorporating aggregates and waste activities. Under this permission, operations were time limited to expire on 31st December 2012 (condition 21) and inputs of waste were restricted to 600,000 tonnes per annum, 200,000 tonnes of which may be imported by road.
- 3.2.4 In relation to the proportion of waste that may be imported to the site by road, a planning application was granted on 23rd August 2001 (SUT/APF/616/45-CM) subject to a section 106 agreement. Condition 47 provides that road imports are not to exceed 350,000 tonnes per annum until August 2007 after which the inputs are to revert to 200,000 tonnes.
- 3.2.5 A resolution has been made to approve a planning application for the variation of the terms of that planning permission such that the date by which landfill operations were to cease is now 2021. Approval will be granted on the completion of a section 106 which is nearing completion. Furthermore condition 17 was amended so that clay extraction could continue beyond 31st December 2009 but also to maintain the importation levels of 350,000tpa of waste by road and that 250,000tpa may be imported by rail for the duration of the land filling operations
- 3.2.6 There are a number of planning obligations in place, which require contributions toward sustainable transportation funds and impose restrictions on the operations at the site and on vehicle routing.

- 3.2.7 The County Council granted conditional planning permission for application SUT/616/59-CM for the over tip of the Phase 4 landfill area on 21st July 2008. This is located to the south of proposed EfW incinerator site and will remedy site engineering issues associated with the existing landfill.

3.3 Policy Framework

Introduction

- 3.3.1 Chapter 1 of this Environmental Statement sets out the statutory requirements for the content of an Environmental Statement (ES). From this, it can be seen that Schedule 4 to the Town and Country Planning (Environmental Impact Assessment) (England and Wales) 1999 (EIA Regulations) does not make any specific reference to the inclusion of an assessment of planning policy. However, Chapter 6 of the then Department of Transport, Local Government and the Regions Good Practice Guide on the preparation of Environmental Statements includes a section on "Policies and Plans". Paragraph 6.1 states:

"An ES should include a section on policies and plans which are relevant to the environmental assessment of the development in question". The rationale for this is stated as "The objective is to demonstrate how these policy guidelines have been taken into account in developing the project and compiling the ES, and to provide a picture of the decision making context in which environmental impacts will be evaluated".

- 3.3.2 The Government is committed to a plan led system, with the development plan forming the basis of all planning decisions. Accordingly, policy and plans play an important role in determining any planning application. It is normal practice therefore to include an assessment of policy considerations within the supporting documentation for the planning application. This section provides an overview of the policies that have been considered in undertaking the Environmental Impact Assessment.
- 3.3.3 This section sets out the broad planning policy framework within which the planning assessment will be undertaken. Planning policies are developed at national, regional and local levels, and for each, the policies considered to be most relevant are detailed below. National policies, set out in a series of planning guidance notes and planning policy statements, provide a framework within which local planning authorities are required to draw up their development plans and take decisions on individual planning applications. Development plans are examined by the Secretary of State to ensure consistency with national and regional guidance. Planning Policy Statement 1: Creating Sustainable Communities and Section 38 of the Planning and Compulsory Purchase Act 2004 reaffirms the Government's commitment to the plan led system.
- 3.3.4 Under this approach applications for planning permission are determined in accordance with the approved development plan, unless material considerations indicate otherwise. Further, account is to be taken of whether the proposed development would cause demonstrable harm to other interests of acknowledged importance.
- 3.3.5 It is not intended to address every aspect of the guidance that could have some bearing on the proposal within this chapter, but rather to identify those matters that are particularly relevant in assessing the compatibility of the proposals with key elements of the policy or guidance.

3.4 European Directives/ National Guidance

Introduction

- 3.4.1 National Policy relating to waste management, like many other matters including Environmental Impact Assessment, is derived from a number of European Directives. These include the Waste Framework Directive (75/442/EEC as amended by 91/56/EEC, 2006/12/EC); the Hazardous Waste Directive (94/31/EEC); the Packing and Packaging Waste Directive (94/62/EEC) and most recently the Landfill Directive (99/31/EC).
- 3.4.2 Historically, waste strategy has focused on controlling waste disposal to prevent unacceptable harm to human health and the environment. The introduction of the Environmental Protection Act 1990 changed the focus to the management of waste to “cradle to grave”, introducing concepts such as Best Available Techniques Not Entailing Excessive Cost (BATNEEC) and “Duty of Care”. Most recently, the strategic approach to waste management has been updated through the Landfill Directive (implemented in the Landfill Regulations). This introduced the concept of sustainability into waste management planning. A key aim of the Landfill Directive is to reduce the volumes of biodegradable municipal waste sent to landfill. This European legislation has been translated into National Policy through the White Paper “Waste Strategy 2000”, recently updated as Waste Strategy 2007.

Waste Framework Directive (75/442/EEC, amended by Directives 91/156, 91/692 and 96/350)

- 3.4.3 This EU Directive establishes the principle that the essential objective of all provisions relating to waste disposal must be the protection of human health and the environment against harmful effects. It states that the recovery of waste and the re-use of recovered materials should be encouraged in order to conserve natural resources. It also introduces measures designed to implement these principles.

Waste Framework Directive (2006/12/EC)

- 3.4.4 Waste Framework Directive (2006/12/EC) of the European Parliament and of the Council of 5 April 2006 on waste establishes the legislative framework for the handling of waste in the Community. It defines key concepts such as waste, recovery and disposal and puts in place the essential requirements for the management of waste. It also establishes major principles such as an obligation to handle waste in a way that does not have a negative impact on the environment and human health, an encouragement to apply the waste hierarchy and, in accordance with the polluter-pays principle, a requirement that the costs of disposing of waste must be borne by the holder of waste, by previous holders or by the producers of the product from which the waste came.
- 3.4.5 The Common Position adopted by the Council of the European Union (20 December 2007) with a view to the adoption of a Directive of the European Parliament and of the Council on waste and repealing certain Directives relates to the preference of recovery operation over the disposal of waste.
- 3.4.6 Paragraph 14 of Article 3 defines recovery as:
- ‘any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy.’*

- 3.4.7 Paragraph 18 (Article 3) defines disposal as
'any operation which is not recovery even where the operation has as a secondary consequence the reclamation of substances or energy.'
- 3.4.8 Article 11 defines the waste hierarchy as follows and states that it should be applied as a guiding principle in waste prevention and management legislation and policy:
- a) prevention;
 - b) preparing for re-use;
 - c) recycling;
 - d) other recovery, e.g. energy recovery; and
 - e) disposal.
- 3.4.9 When applying the waste hierarchy, measures should be taken to encourage the options that deliver the best overall environmental outcome. This may require specific waste streams departing from the hierarchy where this is justified by life-cycle thinking on the overall impacts of the generation and management of such waste.
- 3.4.10 Recently, the European Parliament's Environment Committee has voted on amendments to the Waste Framework Directive to allow efficient waste-to-energy incinerators to be classified as 'recovery' operations rather than disposal. A crucial aim for MEP's (Members of European Parliament)¹ is to reduce the amount of landfill and incineration. MEP's backed the Commission and Council position to classify WTE as recovery – provided plants meet an energy efficiency standard. The Confederation of European Waste-to-Energy Plants have welcomed this recognition of WTE's place in the waste hierarchy as a better option than landfilling. . WTE is essentially the same as Energy from Waste (EfW).

Directive on Integrated Pollution Prevention and Control (IPPC) (96/61/EC)

- 3.4.11 This Directive establishes the IPPC process as a means of achieving a high level of protection of the environment, taken as a whole by, in particular, preventing or (where that is not practicable) minimising and controlling emissions into air, water and land. It requires regulators to set permit conditions to achieve a high level of protection for the environment as a whole.

Directive on Waste Incineration (2000/76/EC)

- 3.4.12 This EU Directive introduced stringent operating conditions and sets minimum technical requirements for waste incineration and co-incineration. The requirements of the Directive have been developed to reflect the ability of these facilities to more cost effectively achieve high standards of emission control in comparison to the 1980s. It covers virtually all waste incineration and co-incineration plants.
- 3.4.13 The main aim of the Directive is to prevent and limit adverse environmental effects by emissions to air, soil, surface and ground-water, and the resulting risks to human health, from the incineration and co-incineration of waste. It is not of itself concerned with the

¹ http://www.waste-management-world.com/display_article/326232/123/ONART/Display/none/1/Recovery-rather-than-disposal?/

place of incineration in waste management strategies, but with ensuring that these facilities continue to be appropriately regulated.

Strategic Planning for Sustainable Waste Management: Guidance on Option Development and Appraisal (October 2002).

- 3.4.14 This guidance was published by the Office of the Deputy Prime Minister (ODPM) in October 2002 and is aimed primarily at the waste Regional Technical Advisory Bodies (RTABs) to assist them in advising on the preparation of Regional Waste Strategies. However, it emphasises the need for significant investment in new and upgraded waste management facilities to achieve the Government's targets for waste recycling/composting and the fact that "waste management is central to the sustainable development agenda". It also endorses an integrated approach and a long-term approach, referred to as a "planning horizon of at least 20 years".

3.5 National Policy

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development (2005)

- 3.5.1 Whereas much of the guidance offered by PPS1 is of general or background relevance to the current proposals, the following specific points are noteworthy:
- Paragraph 3 of PPS1 identifies sustainable development as 'the core principle underpinning planning'.
 - Paragraph 12 highlights pre-application discussions between developers and local planning authorities as being 'critically important'. Paragraph 8 reinforces the importance of the development plan in making decisions about development proposals.
 - Paragraphs 40-44 outline the importance of effective community involvement.
 - Supplementary to PPS1, is guidance relating to climate change. This addresses, amongst other things, design for environmental performance, including energy consumption, renewable or low carbon energy supply.

Planning Policy Statement: Planning and Climate Change Supplement to Planning Policy Statement 1

- 3.5.2 PPS1 sets out the overarching planning policies on the delivery of sustainable development through the planning system. This PPS on climate change supplements PPS1 by setting out how planning should contribute to reducing emissions and stabilising climate change, whilst taking into account the unavoidable consequences. The policies in this PPS take precedence over any policies relating to climate change in other PPS's. Tackling climate change is a key Government priority for the planning system. It sets out how applicants for planning permission should consider how well their proposals for development contribute to the Government's ambition of a low-carbon economy and how well adapted they are for the expected effects of climate change.

Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation

- 3.5.3 Planning Policy Statement 9 (PPS9) sets out planning policies on protection of biodiversity and geological conservation through the planning system. Published August 2005. This replaces PPG Note 9 on nature conservation (published October 1994). It is

accompanied by Government Circular 06/05: Biodiversity and Geological Conservation which covers relevant legislative provisions at the international and national level that can impact on planning decisions affecting biodiversity and geological conservation issues and Good Practice Guidance.

- 3.5.4 The PPS sets out the Government's broad policy objectives in relation to the protection of biodiversity and geological conservation in England through the planning system and its proposed planning policies that will help deliver these objectives. These policies reflect statutory obligations for nature conservation and are firmly based on the principles set out in 'Working with the grain of nature – a biodiversity strategy for England' (DEFRA 2002).

Planning Policy Statement 10 (PPS10): Planning for Sustainable Waste Management PPS10, July 2005

- 3.5.5 Planning Policy Statement 10: Planning for Sustainable Waste Management (PPS10) was published in July 2005 and replaces Planning Policy Guidance Note 10: Planning and Waste Management (PPG10) issued in 1999. As in PPG10, PPS 10 sets out guidance for all those involved in making decisions about the management of waste and relies on the waste hierarchy principle to bring waste management in line with the objectives of sustainable development.

- 3.5.6 Para. 1 of PPS10 states in this respect:-

“Through more sustainable waste management, moving the management of waste up the ‘waste hierarchy’ of reduction, reuse, recycling and composting, using waste as a source of energy, and only disposing as a last resort the Government aims to break the link between economic growth and the environmental impact of waste.”

- 3.5.7 It goes on to explain that the planning system is pivotal to the adequate and timely provision of the new facilities that will be needed.

- 3.5.8 Paragraph 3 of the document sets out the key planning objectives that regional planning authorities should prepare and deliver through their strategies. These are:

- Help deliver sustainable waste management through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be adequately catered for;
- Provide a framework in which communities take more responsibility for their own waste, and enable sufficient and timely provision of waste management facilities to meet the needs of their communities;
- Help implement the national waste strategy, and supporting targets, are consistent with obligations required under European legislation and support and complement other guidance and legal controls such as those set out in the Waste Management Licensing Regulations 1994;
- Help secure the recovery or disposal of waste without endangering human health and without harming the environment, and ensure waste is disposed of in one of the nearest appropriate installations;
- Reflect the concerns and interests of local communities, the needs of waste collection authorities, waste disposal authorities and businesses, and encourage competitiveness.

- 3.5.9 Annex E of PPS10 also sets out locational criteria to test the suitability of sites for waste management activities. These are listed below:-

- Protection of water resources;

- Land instability;
- Visual intrusion;
- Nature conservation;
- Historic environment and built heritage;
- Traffic and access;
- Air emissions, including dust;
- Odours;
- Vermin and birds;
- Noise and vibration;
- Litter; and
- Potential land use conflict.

3.5.10 The evolution of the current scheme in accordance with social, economic and employment considerations has taken place at a time where the planning system is in a period of transition. Section 19 of the Planning and Compulsory Purchase Act 2004 now requires local planning authorities to carry out Sustainability Appraisals of proposals within each of their local development documents. PPS 12 states that::

“sustainability appraisal is a systematic and iterative appraisal process, incorporating the requirements of the Strategic Environmental Assessment Directive”, where “The purpose of sustainability appraisal is to appraise the social, environmental, and economic effects of the strategies and policies in a local development document from the outset of the preparation process”.

PPS10 advises that Regional planning bodies and all planning authorities should, to the extent appropriate to their responsibilities, adhere to the principles in preparing planning strategies including sustainability appraisal (incorporating strategic environmental assessment)”.

3.5.11 Sustainability appraisal should be applied so as to shape planning strategies that support the Government’s planning objectives. PPS10 further states that *“in considering planning applications for waste management facilities before development plans can be reviewed to reflect this PPS, [waste planning authorities should] have regard to the policies in this PPS as material considerations which may supersede the policies in their development plan. Any refusal of planning permission on grounds of being premature will not be justified unless it accords with the policy in “The Planning System: General Principles”.*

3.5.12 The Planning and Compulsory Purchase Act 2004 requires that the Minerals and Waste Development documents be prepared with a view to contributing to sustainable development. Local Development Frameworks as set out above are to be subject to a process of Sustainability Appraisals and Strategic Environmental Assessment. The first stage in the sustainability appraisal process is the preparation of a Generic Scoping Report, which sets out how the appraisal of documents is to be carried out. The original Scoping Report was published for comment in August 2005. This has now been updated to be in line with Government guidance, new information and the consultation responses.

Planning For Sustainable Waste Management: Companion Guide To Planning Policy Statement 10, June 2006

3.5.13 This guide, published in June 2006, supports the implementation of Planning Policy Statement 10 (PPS10) Planning for Sustainable Waste Management 1 within the wider

context of reforms of the land use planning system flowing from the 2001 Planning Green Paper 2 and the Planning and Compulsory Purchase Act 2004 (PCPA).

- 3.5.14 The Guide provides advice, ideas, examples of current practice and signposts to further information in support of the implementation of Planning Policy Statement 10: Planning for Sustainable Waste Management (PPS10) and replaces the Living draft published 15 November 2005.

Planning Policy Guidance 13 (PPG13): Transport, 2001

- 3.5.15 PPG13 has the objectives of integrating planning and transport at the national, regional, strategic and local level to promote more sustainable transport choices for both people and for moving freight, promoting accessibility and reducing the need to travel, especially by car.

Planning Policy Guidance 15 (PPG15): Planning and the Historic Environment

- 3.5.16 PPG 15 provides guidance on the role of the planning system in the protection of the historic environment. Early consultation with the local planning authority and English Heritage is identified as important where development proposals may affect historic sites and structures such as listed buildings and conservation

Planning Policy Guidance 16 (PPG16): Archaeology and Planning

- 3.5.17 This guidance advises on how to preserve and record archaeological remains in the urban and rural environment. The statutory frameworks for protecting remains are outlined and the development control procedure is clearly identified.

Planning Policy Statement 23 - Planning and Pollution Control (PPS23)

- 3.5.18 PPS23 offers guidance to local authorities on the relationship between controls over development under planning law, and under pollution control legislation. PPS 23 advises that:

- any consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to impacts on health, is capable of being a material planning consideration, in so far as it arises or may arise from or may affect any land use;
- the planning system plays a key role in determining the location of development which may give rise to pollution, either directly or indirectly, and in ensuring that other uses and developments are not, as far as possible, affected by major existing or potential sources of pollution;
- the controls under the planning and pollution control regimes should complement rather than duplicate each other;

- 3.5.19 PPS23 also takes into account the Air Quality Strategy, the system of local air quality management under Part IV of the Environment Act 1995 and climate change.

Planning Policy Guidance Note 24 (PPG24): Planning and Noise, 1994

- 3.5.20 PPG24 provides guidance to planning authorities on the use of their planning powers to minimise the adverse impacts on noise. PPG24 recognises however that the impact of

noise must be balanced against other impacts of development, and states in para. 10: *“Much of the development which is necessary for the creation of jobs and the construction and improvement of essential infrastructure will generate noise. The planning system should not place unjustifiable obstacles in the way of such development.”*

Planning Policy Guidance Note 25 (PPS25): Development and Flood Risk

3.5.21 PPS 25 which was published in December 2006 explains how positive planning has an important role in helping to deliver sustainable development and applying the Government's policy on flood risk management. Positive planning avoids and reduces and manages flood risk by taking full account in decisions on plans and applications of present and future flood risk and the wider implications for flood risk of development located outside flood risk areas. The statement sets out the aims of planning policy on development and flood risk are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from the areas at highest risk.

3.5.22 With respect to Risk Based approach and the Sequential Test, paragraph 16 of PPS25 states:

“Local Planning Authorities allocating land in Local development Documents for development should apply the Sequential Test to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed. A sequential approach should be used in areas known to be at a risk from other forms of flooding.”

3.5.23 Paragraph 17 states *‘In areas at risk of river or sea flooding, preference should be given to locating new development in Flood Zone 1. If there is no reasonably available site in Flood Zone 1, the flood vulnerability of the proposed development can be taken into account in locating development in Flood Zone 2 and then Flood Zone 3. Within each Flood Zone new development should be directed to sites at the lowest probability of flooding from all sources as indicated by the Strategic Flood Risk Assessment.*

3.6 Regional Policy

The Development Plan

3.6.1 Of particular importance in the policy framework is the development plan, which is produced in accordance with statutory procedures to guide the development and use of land and provide a framework for the determination of individual planning applications.

3.6.2 According to PPS12: Local Development Frameworks (2008):

“3.1. The development plan is made up of the Regional Spatial Strategy (RSS), and Development Plan Documents (DPD) produced by local planning authorities within the local development framework.”

i) *“ The Local Development Framework is the collection of local development documents produced by the local planning authority which collectively delivers the spatial planning strategy for its area. The Core Strategy is the key plan within the Local Development Framework.”*

3.6.3 Oxfordshire is a two tier Authority, with Oxfordshire County Council responsible for the production of strategic, minerals and waste planning policy and determination of planning

applications for minerals and waste related development. However, the proposed development site falls within the administrative area of the Vale of the White Horse Council. In this context, the development plan thus comprises:

- Regional Planning Guidance for the South East (RSS9) (Mar 2001)
- Draft Regional Spatial Strategy (The South East Plan)
- Oxford Structure Plan (Oct 2005)
- Oxfordshire County Minerals and Waste Local Plan (Jul 1996)
- Vale of the White Horse Local Plan (Jul 2006)

3.6.4 **Regional Planning Guidance for the South East** (now referred to as the regional spatial strategy (RSS)) was published in March 2001 and covers the period up to 2016. A number of chapters were reissued after consultation and public examination in 2006. These include:

- Chapter 9 – Regional Transport Strategy
- Chapter 10 (part) – Energy Efficiency and Renewable Energy
- Chapter 10 (part) – Waste
- Chapter 11 – Minerals
- Chapter 12 – Ashford Growth Area
- Chapter 14 – Tourism and Related Sport and Recreation
- Milton Keynes & South Midlands Sub-Regional Growth Strategy

3.6.5 The South East Regional Assembly formally submitted the **draft Regional Spatial Strategy (The South East Plan)** to Government on 31st March 2006. The plans Examination in Public ended on 30th March 2007 and the report was published on 29th August 2007.

- The **Oxford Structure Plan**, adopted in October 2005, covering the period to 2016;
- The **Oxfordshire County Minerals and Waste Local Plan**, adopted in July 1996, covering the period to 2006. A revised Minerals and Waste Development Scheme covering from 2007 to 2010 was submitted to the Secretary of State in March 2007.
- The **Vale of the White Horse Local Plan**, adopted in July 2006 and covering the period to 2011.

3.6.6 Under the Planning and Compulsory Purchase Act 2004, policies in existing Local Plans were 'saved' for three years up to 27 September 2007, when they would expire unless the Secretary of State agreed to 'save' them beyond that date. In March 2007 Oxfordshire County Council applied to the Secretary of State for those policies in the Oxfordshire Minerals and Waste Local Plan 1996 that met criteria specified by the Government to be saved beyond 27 September 2007. This was to avoid a gap in planning policy for minerals and waste development pending preparation of the Minerals and Waste Development Framework.

Regional Spatial Strategy for the South East

3.6.7 Regional Spatial Strategy (RSS) for the South East is provided by the Secretary of the State for Transport, Local Government and the Regions and was published in March 2001. It guides planning and transport policy up to 2016 for the South-east up to 2016.

- 3.6.8 Local Authorities must take this regional planning guidance into account in developing their local development frameworks and local transport plans. Local Development Documents prepared under the Planning and Compulsory Purchase Act 2004 must be in general conformity with the RSS. A new Regional Spatial Strategy, a draft of which was consulted upon in June 2006. The plan was subject to an Examination in Public and the Inspectors Report was published in August 2007. It will form a statutory document with which local authority development plans will need to conform.
- 3.6.9 Section 3 sets out the Spatial Vision for the South East and identifies that urban areas should become the main focus for development in the region. The vision also states that development should be located and designed to enable more sustainable use of the Region's natural resources, in the supply of food, water, energy, minerals and timber, in the effective management of waste, the promotion of renewable energy sources and to assist in reducing pollution of air, land and water.
- 3.6.10 Section 10 relates to the supply and development of infrastructure. This section provides policy relating to sustainability issues such as flooding, the water cycle, waste and energy. RSS states that there is a need to introduce new resource efficient practices and appliances and the development of new infrastructure as part of the urban development and renewal proposed by this guidance. The challenge for the South East is to find more sustainable approaches to infrastructure provision.
- 3.6.11 RSS states that the sustainable management of waste is an increasingly important issue facing modern society. It is a particularly critical issue for the South East, who, as a region generates a large volume of waste and faces increasing difficulty in identifying new sites for waste disposal. The Government is concerned that provision is made for the re-use, recovery and disposal of waste, taking account of the potential for waste minimisation.
- 3.6.12 Issued in 2006, the waste and minerals revision to Regional Planning Guidance 9 sets out policy guidance which has the key aim of moving waste management up the waste hierarchy. The following policy applies.

Policy W1: Waste Reduction (part)

- 3.6.13 *"The Regional Assembly, SEEDA, the Environment Agency and other Regional Partners will work together to reduce growth of all waste to 1% per annum by 2010 and 0.5% per annum by 2020".*

Policy W3 Regional Self Sufficiency (part)

- 3.6.14 *"Waste Authorities and waste management companies should provide management capacity equivalent to the amount of waste arising and requiring management within the regions boundaries, plus a declining amount of waste from London. Provision of capacity for rapidly increasing recycling, composting and other recovery should be made reflecting the targets and requirement set out within the strategy".*

Policy W5 Targets for Diversion from Landfill

- 3.6.15 A substantial increase in the 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:

Table 5.1 Diversion from Landfill in the South East

South East Regional Diversion from Landfill Targets

Year	MSW		C&I		C&D		All Waste	
	Mt/yr	%	Mt/yr	%	Mt/yr	%	Mt/yr	%
2005	1.7	35%	4.3	54%	9.8	81%	15.8	63%
2010	2.8	52%	5.9	65%	10.1	83%	18.8	71%
2015	4.4	74%	7.5	75%	10.4	86%	22.3	79%
2020	5.4	83%	8.7	81%	10.7	88%	24.8	84%
2025	5.8	84%	9.5	84%	10.9	90%	26.2	86%

Source RPG 9 for South East - Waste and Minerals 2006

Waste planning authorities 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); or*
- *Thermal treatment (to recover energy).*
- *Priority should be given to processes higher up this waste hierarchy.*

Waste planning authorities should continue to provide sufficient landfill capacity for residues and waste that cannot practicably be recovered”.

Policy W6: Recycling and Composting Targets

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

South East Regional Recycling and Composting Targets

Year	MSW		C&I		C&D		All Waste	
	Mt/yr	%	Mt/yr	%	Mt/yr	%	Mt/yr	%
2005	1.4	30%	3.2	40%	5.5	45%	10	40%
2010	2.2	40%	4.5	50%	6.1	50%	13.3	50%
2015	3	50%	5.5	55%	6.1	50%	15.5	55%
2020	3.6	55%	6.5	60%	7.3	60%	17.6	60%
2025	4.2	60%	7.4	65%	7.3	60%	19.8	65%

Source RPG 9 for South East - Waste and Minerals 2006

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 W7: Waste Management Capacity Requirements (part)

3.6.19 *“Waste planning authorities should provide for an appropriate mix of development opportunities to support the waste management facilities required to achieve the targets set out in this Strategy. The annual average rates of waste to be managed (set out in*

Table 3) provide benchmarks for the preparation of Development Plan Documents and annual monitoring.

Annual Average Tonnages to be managed (Thousand Tonnes)

Sub Region	2005- 2009	2010- 2014	2015-2019	2020-2024	2025
Oxfordshire					
MSW	386	432	473	509	532
C&I	600	672	734	783	807

Source RPG 9 for South East - Waste and Minerals 2006

In bringing forward and safeguarding sites for waste management facilities, waste planning authorities should consider type, size and mix of facilities that will be required, taking into account:

- *Activities dealing with mixed materials requiring enclosed industrial premises such as mechanical bio treatment, anaerobic digestion and energy from waste facilities;*

In areas of major new developments considerations should be given to identifying sites for integrated resource recovery facilities and new resource parks accommodating a mix of activities where they meet environmental, technical and operational objectives”

Policy W12; Other Recovery and Diversion Technologies

- 3.6.20 *“The Regional Assembly, SEEDA, the Environment Agency and other regional partners will promote and encourage the development and demonstration of anaerobic digestion and advanced recovery technologies that will be expected to make a growing contribution towards the delivery of the regional targets for recovery, diversion from landfill, and renewable energy generation over the period of the strategy.*

Waste Development Documents and Municipal Waste Management Strategies should only include energy from waste as part of an integrated approach to management.

All proposed waste facilities should:

- *Operate to the required pollution control standards; and*
- *Include measures to ensure that appropriate materials are recycled, composted and recovered where this has not been carried out elsewhere.*

Proposed thermal facilities should, wherever possible, aim to incorporate combined generation and distribution of heat and power”.

Policy W17: Location of Waste Management Facilities (part)

- 3.6.21 *“Waste Development Documents should, 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:

- *Good accessibility from existing urban areas or major new planned development*
- *Good transport connections including, where possible, rail or water;*

- *Compatible land uses;*
- *Be capable of meeting a range of locally based environmental and amenity criteria.”*

South East England Regional Assembly – No Time to Waste, The Regional Waste Strategy for the South East (March 2004)

- 3.6.22 This strategy is part of the review of selected policies in Regional Planning Guidance (RPG9). The Strategy formally covers the period up to 2016, the same timescale as RPG9, but also looks further ahead, setting out a vision and planning framework looking to 2026 and beyond.
- 3.6.23 Section 1 of this document sets out the vision for waste in the South East region which, in turn is supported by a series of principles. The Waste Strategy seeks to ensure that the region is one in which natural resources are used and managed efficiently so that by 2025:
- the amount of waste produced will be minimised;
 - the overwhelming majority of materials will be re-used, recycled or have value recovered from them;
 - and the environment will be protected and enhanced for future generations.
- 3.6.24 Section 2 sets out policies in relation to waste minimization, recycling and composting, other recovery and diversion from landfill, landfill, self-sufficiency, market development and advocacy and inter-regional links.
- 3.6.25 Policies W1 – W16 address the provision of facilities for the management of waste with Policies W17-W20 identifying the region's sequential approach to locating facilities for the management of Waste.

Draft Regional Spatial Strategy

The Draft South East Plan – A Clear Vision for the South East (March 2006)

- 3.6.26 The South East Plan is a full revision of Regional Planning Guidance 9 (RPG9 - the current Regional Spatial Strategy for the South East) to cover the period to 2026. The plan was submitted to the Secretary of State in March 2006. The Inspector's Report was published in August 2007. The proposed changes will be issued in Summer of 2008 to be followed by a 6 weeks consultation period.
- 3.6.27 Section 2 highlights the regions vision: Through the Plan and other measures, the South East will show a sustained improvement in its quality of life over the period to 2026, measured by the wellbeing of its citizens, the vitality of its economy, the wealth of its environment and the prudent use of natural resources.
- 3.6.28 *The Regional Assembly, SEEDA, the Environment Agency and other regional partners will work together to reduce growth of all waste to 1% per annum by 2010 and 0.5% per annum by 2020 by:*
- *Encouraging waste reduction in all regional and local strategies*
 - *Identifying and disseminating examples of good practice and encouraging local authorities and businesses to implement waste minimisation programmes*

- *Establishing a regional working group to identify opportunities and priorities for waste reduction in relation to supply chains, product design, manufacture, labelling, retailing, procurement, consumption and resource recovery*
- *Developing enhanced regional information and awareness programmes to alter individual and corporate behaviour.*

3.6.29 Policy W3 explains the need for the region to be self sufficient in terms of treating and processing waste, it expresses support for the “*provision of capacity for increasing recycling, composting and recovery*”.

3.6.30 Policy W5 looks at the waste hierarchy and 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	MSW	C&I	C&D	All Waste	
	Mt/Yr	Mt/Yr	Mt/Yr	Mt/Yr	%
2005	1.7	4.3	9.8	16	64
2010	2.8	5.9	10.1	18.9	71
2015	4.4	7.5	10.4	22.2	79
2020	5.4	8.7	10.7	24.7	84
2025	5.8	9.5	10.9	26.2	86

Waste Planning Authorities 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. Waste Planning Authorities should continue to provide sufficient landfill capacity to process residues and waste that cannot practicably be recovered.”

3.6.31 Policy W10 looks at Regionally Significant Facilities and states that the Regional Assembly will encourage the provision of facilities on a pan-regional scale including two strategic resource recovery parks.

“The Regional Assembly will work with waste authorities, the Environment Agency, SEEDA, industry and WRAP to encourage provision of appropriate new or expanded regional and pan-regional scale recovery and processing facilities, supported by a sub regional network of bulking and sorting facilities. This should include two strategic resource recovery parks located at or with good access to ports. Those material streams requiring regional or pan-regional facilities are:

- *Paper and card*

- *Plastics*

Those requiring sub-regional facilities are:

- *Glass*
- *Wood*
- *Tyres*
- *Electrical and electronic equipment*
- *End of life vehicles.*

Having regard to Regional Planning Guidance it is important that any proposal for an EfW plant is made on the basis that it is developed alongside measures to improve waste reduction, recycling and composting in accordance with the waste hierarchy. Proposed plant should also form part of a combination of facilities that best meets environmental, social and economic needs for the area”.

Structure Plan Policy

Oxfordshire Structure Plan

- 3.6.32 The Oxfordshire Structure Plan was adopted with modifications on 21 October 2005 and sets out the strategic planning framework for the administrative areas of Cherwell District Council, Oxford City Council, South Oxfordshire District Council, Vale of the White Horse Council and West Oxfordshire Council.
- 3.6.33 Under the provisions of the Planning and Compulsory Purchase Act (2004) the Structure Plan will eventually be replaced by the South East Plan, which will provide the strategic framework to guide development in Oxfordshire.
- 3.6.34 The South East Plan will contain sub-regional policies for parts of Oxfordshire, covering some of the issues addressed by the structure plans. Local Plans will be replaced by Local Development Documents prepared by the district councils for all matters except minerals and waste, which will be covered by a Development Document prepared by the County Council. Structure plans that had reached the statutory deposit stage by the Act's commencement date continued to adoption with such plans being saved for three years from adoption. Policies will then be replaced by revisions to the new Regional Spatial Strategy.
- 3.6.35 Policies from the plan considered relevant to this application are detailed in the following paragraphs.
- 3.6.36 Policy G1 relates to Sustainable Development and explains the need to locate new development in locations which are easily accessible by public transport and where the proposal would involve the reuse of previously developed land. This policy also further explains that the larger urban areas will be the main focus for development, and that development in smaller towns and villages should be of an scale and type which is appropriate to the social and economic needs of that community. The policy states that:
- “The general strategy is to provide a framework for development to sustain economic prosperity, meet housing and other requirements and guide the investment decisions of a range of organisations for the period to 2016 in ways which will:*
- a) deliver the level of development required to meet the objectives of this Plan while protecting and enhancing the environment, character and natural resources of the county;*

b) concentrate development in locations where;
i. a reasonable range of services and community facilities exist or can be provided;
and
ii. the need to travel, particularly by private car, can be reduced and walking, cycling and the use of public transport can be encouraged;

c) make the best use of previously developed land and buildings within urban areas to reduce the need for the development of greenfield sites, while not permitting development on important open spaces. The larger urban areas will be the main focus for development. In smaller towns and villages development will be of an appropriate scale and type to meet the social and economic needs of local communities.”

3.6.37 Policy G2 relates to improving the quality and design of development and explains that development should be of a scale and type which is suitable for that specific area. It further explains that design should be of a high quality standard and development should not have an unacceptable impact on the environment due to the scale, location or of its nature. The policy states that:

“All development should;

- a) be of a scale and type appropriate to the site and its surroundings, and not cause harm to the character and amenities of the area;*
- b) incorporate a high quality of layout, design and landscaping; and*
- c) be designed so as to reduce the need to travel and encourage the use of walking, cycling and public transport and telecommunications as alternatives to the car.*

Development which would have an unacceptable impact on the environment because of its nature, scale, location or cumulative effects will not be permitted.”

3.6.38 Policy G3 relates to Infrastructure and Service provision and states:

“Proposals for development will not be permitted unless the planning authorities are satisfied that necessary infrastructure, on- or off-site transport measures, recreation, leisure, educational, health and community facilities, services and environmental improvements are available, or will be provided. Where appropriate phasing will be used to coordinate development with the provision of infrastructure. In determining infrastructure and other requirements the local planning authorities will take into account the cumulative impacts of development. Contributions will be sought from developers and/or landowners in accordance with Government advice. The provision of recreation, leisure, educational, health and community facilities will be encouraged in settlements where there are deficiencies.”

3.6.39 Policy G5 relates to development outside settlements and states:

“The countryside will be protected from harmful development. Special consideration will be given to development for agricultural, forestry or outdoor recreational needs or for other uses appropriate to a rural area which cannot reasonably be accommodated in a nearby settlement.”

3.6.40 Policy G6 relates to energy and resource conservation and states:

“G6 All new developments should incorporate best practice in energy efficiency and resource conservation, in particular through passive solar design, small scale renewable energy, providing high levels of insulation, water conservation measures and by minimising the use of construction materials, maximising use of recycled and secondary materials in place of primary aggregates and minimising production of

waste. New developments should make adequate provision to facilitate storage, re-use, recycling and composting of waste.”

3.6.41 Policy EG1 relates to proposals for renewable energy development and states that:

“Proposals for renewable energy development will be encouraged to help meet Oxfordshire’s contribution to regional targets, and to support the development of a more dispersed and locally based pattern of energy generation and use. Proposals will be permitted subject to consideration of their impact on the environment, local communities and traffic generation and their wider environmental and economic benefits. New renewable energy generating plant should be located as close to the energy source material as possible.”

3.6.42 Justification for Policy EG1 states that although waste management options can contribute towards meeting renewable energy targets, decisions on waste management should be driven by the waste hierarchy and consideration of the best practicable environmental option. It goes on to say that proposals for waste management should be considered against the policies on waste.

3.6.43 Policy EG2 relates to combined heat and power and the recovery of waste and states:

“Wherever practical proposals for new energy generation plant should include combined heat and power or the recovery of waste heat for use in other processes. The use of combined heat and power in proposals for major development, including proposals for district heating, will be encouraged.”

3.6.44 Section 12 of the Structure Plan addresses issues in relation to waste management and gives a broad indication of the amounts and types of controlled waste arising in Oxfordshire. Policy WM1 relates to the provision of waste management and states:

“Provision will be made for the treatment and/or disposal of a quantity of waste equivalent to the total quantity of waste produced in Oxfordshire, except for that waste which requires management at specialised sub-regional, regional or national facilities. Provision will also be made for the reception and treatment and/or disposal of waste from London, provided it is consistent with regional policy and the waste is transported by rail or water for the principal component of its journey.”

3.6.45 Policy WM2 relates to waste management facilities and states:

“Permission will be granted for waste management facilities (for re-use, recycling, composting, resource recovery, treatment, transfer, and landfill) to ensure sufficient capacity for the management of that waste which needs to be managed within Oxfordshire, having due regard to the principle of best practicable environmental option, including the waste hierarchy and the proximity principle. Proposals which move waste management up the hierarchy will be encouraged. Permission will only be granted for landfill required for the disposal of waste which remains after reduction, re-use, recycling and recovery policies have been applied.”

3.7 Local Plan Policy

Oxfordshire Minerals and Waste Local Plan

3.7.1 The Oxfordshire Minerals and Waste Local Plan (OMWLP) was adopted in 1996 and covers the period to 2006. This is now due for replacement, which will be in the form of a new-style Minerals and Waste Development Framework. The Minerals and Waste Development Scheme (Second Revision, March 2007), which covers the period to March 2010, states that all policies and proposals from the Oxfordshire Minerals and Waste Local Plan are to be saved as part of the Development Framework.

3.7.2 The OMWLP provides land-use policies for managing minerals and waste in the Oxfordshire area. Its policies aim to balance social, environmental and economic costs and benefits, after full consideration of the principles of sustainable development.

3.7.3 Policies within the plan considered relevant to this application are detailed in the following paragraphs. Policy W1 which was not saved beyond September 2007 stated that

“The County Council considers that Oxfordshire should be self-sufficient in dealing with its own waste, other than that requiring specialised provision of a sub-regional or regional nature, and will seek to ensure that the necessary facilities are available to achieve this.”

This policy was not saved because it does not accord with the criteria which has been set by the Government to save such policies beyond September 2007.

3.7.4 Policy W 2 relates to the provision of waste from other areas and states:

“Provision will be made to accept waste from London and other parts of the South East for treatment and/or disposal within Oxfordshire, provided that the treatment or disposal is consistent with regional structure and local plan policies. Proposals for the treatment or disposal of waste from London requiring road transport for the principal component of its journey will not be permitted.”

3.7.5 Policy W 5 relates to the screening of waste treatment plant, buildings, machinery and stockpiles and states:

“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.”

3.7.6 Policy PE 3 relates to buffer zones and states:

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

3.7.7 Policy PE 4 relates to restoration including waste disposal and states that:

“Proposals for mineral extraction and restoration (including waste disposal) will not be permitted where they would have an impact on groundwater levels in the surrounding area which would harm existing water abstraction, river flow, canal, lake or pond levels or important natural habitats. Proposals must not put at risk the quality of groundwater.”

3.7.8 Policies PE 8 and PE 9 relate to archaeology and state that:

“Before determining an application for mineral extraction the County Council will normally require the applicant to carry out a preliminary archaeological assessment to determine the nature and significance of any archaeological remains. The County Council may, subject to the results of this initial assessment, require an archaeological field evaluation of the site to determine the appropriate means for mitigating the impact of extraction on the archaeological resource.

Scheduled Ancient Monuments, other archaeological remains of national importance and their settings should be preserved in situ. For all other remains of importance preservation in situ will be preferred. Where this is not appropriate and for all other remains, adequate provision should be made for their excavation and recording. This policy applies to all remains, including those not revealed by policy PE8.

3.7.9 Policy PE 10 relates to proposals not damaging or destroying woodland and states:

“Mineral working and waste disposal should not damage or destroy woodland and forestry. Proposals which would affect woodland will be assessed by taking into account the importance of the affected woodland, economically, scenically and ecologically; the local abundance or scarcity of woodland; the remaining life of the woodland; the extent of replacement proposed; and the time which it can be expected to take for replacement woodland to make a positive contribution to the landscape.”

3.7.10 Policies PE 11 and PE 12 relate to the Rights of Way Network and state:

“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.

In appropriate cases general public access will be sought to restored mineral workings; where this is required, planning permission will not be granted until its provision and long-term management has been secured.”

3.7.11 Policy PE 18 relates to the determination of applications and states that:

“In determining applications covered by this Plan the County Council will:

- (a) have regard to the appropriate provisions of the Code of Practice in Annex 1, which is part of this Plan, and*
- (b) regulate and control development by the imposition of conditions on the grant of permission. Where this cannot satisfactorily be done, appropriate planning obligations will be sought.”*

Vale of White Horse Local Plan

3.7.12 The main part of the development site falls within the Vale of the White Horse Local Plan Area. The Vale of the White Horse Local Plan was adopted in July 2006. Policies within the plan considered relevant to this application are detailed in the following paragraphs.

3.7.13 Policy DC 1 (The Quality of New Development) explains the Council's view on the design and layout of new development. It is considered that the proposed development accords

well with this Policy, further details of the design of the proposed facility is detailed in the Design and Access statement which accompanies the planning application. Policy DC 1 states that:

“Development will be permitted provided that:

- i) It is of a high quality and inclusive design such that the layout, scale, mass, height, detailing, materials used and its relationship to adjoining buildings and open space do not adversely affect those attributes that make a positive contribution to the character of the locality;*
- ii) It takes into account local distinctiveness and character either in a modern or a traditional interpretation.”*

3.7.14 Policy DC 2 (Energy and Resource Conservation) aims to support development which integrates energy efficient technologies. It states that:

“In new developments consideration should be given to measures to Conserve energy and the use of other resources. These may include Passive solar design (which involves influencing the layout, design, orientation and shelter of buildings), the use of energy-efficient Technologies, measures to conserve the use of water and maximising the re-use of recycled and waste materials.”

3.7.15 Policy DC 5 (Access) seeks to ensure that all new development has a safe and convenient access point to the transport network. It states that:

“Proposals for development will only be permitted provided that:

- i) safe and convenient access will be provided both within the site and to and from the adjoining highway network for all users including those with impaired mobility, and for all modes of transport;*
- ii) the road network can accommodate the traffic arising from the development without causing safety, congestion or environmental problems;*
- iii) adequate provision will be made for loading, unloading, circulation, servicing and vehicle turning;*
- iv) adequate and safe provision will be made for parking vehicles and cycles;*
- v) off-site improvements to the highway infrastructure (including traffic management measures), cycleways, footpaths and the public transport network can be secured where these are not adequate to service the development; and*
- vi) the scheme is designed to minimise the impact of vehicles and give priority to the needs of pedestrians, cyclists, the users of public transport and those with impaired mobility.”*

3.7.16 Policy DC 6 (Landscaping) aims to ensure that any proposed landscaping scheme seeks to maximise the potential for habitat creation and enhancement. It states that:

“All proposals for development will be required to include hard and soft landscaping measures designed to:

- i) protect and enhance the visual amenities of the site and its surroundings including, where appropriate, existing important landscape features; and,*
- ii) maximise the opportunities for nature conservation and wildlife habitat creation.”*

3.7.17 Policy DC 9 (Hazardous Substances) aims to ensure that development which has the potential to cause undesirable effects upon adjacent occupiers is resisted and measures to control such effects are put in place. It states that:

“Development will not be permitted if it would unacceptably harm the amenities of neighbouring properties and the wider environment in terms of:

- i) loss of privacy, daylight or sunlight;*
- ii) dominance or visual intrusion;*
- iii) noise or vibration;*
- iv) smell, dust, heat, gases or other emissions;*
- v) pollution, contamination or the use of or storage of hazardous substances; and*
- vi) external lighting.”*

3.7.18 Policy DC 12 (Water Quality and Resources) aims to ensure that any proposed development does not have any negative impact on existing water resources. It states that:

“Development will not be permitted if it would adversely affect the quality of water resources, including groundwater, rivers and lakes, as a result of abstraction, or the nature of related surface or waste water discharge, or the disturbance of contaminated land.”

3.7.19 Policies DC 13 and DC 14 relate to the need to ensure that any proposed development does not have a negative impact regarding flooding, the policies also relate to the need to detail and specify adequate drainage and mitigation measures.

“Where a risk from flooding is identified, new development, including the intensification of existing development or proposals to raise the level of the land, will not be permitted unless:

- i) An adequate assessment has been made of that risk including whether the proposed development would increase the risk of flooding elsewhere; and*
- ii) The flood risk to the development and its possible effects on flood risks elsewhere in terms of flood flows, flood storage capacity and run-off implications are acceptable; and*
- iii) Any mitigation measures proposed to deal with these effects and risks are adequate, effective and acceptable and, as appropriate, maintain or enhance the biodiversity value of any associated land. where development is permitted under this policy, the nature and timing of any associated mitigation measures must be agreed before planning permission is granted.”*

3.7.20 Policy DC 14 relates to surface water runoff and states that:

“Development generating surface water run-off likely to result in adverse effects, such as an increased risk of flooding, changes in ground water levels, and river channel instability or damage to habitats, will not be permitted unless:

- i) the development’s surface water management system accords with sustainable drainage principles and has been designed as an integral part of the development layout; and*
- ii) the system will effectively control and adequately mitigate or attenuate any adverse effects from surface water run-off on people, habitats of acknowledged importance and property. Where development is permitted under this policy, the associate appropriate attenuation measures must be in place before the development commences.”*

3.7.21 Policy E6 (Business Development) seeks to ensure that business development for the B1, B2 and B8 industrial uses of the Town and Country Planning (Use Classes) Order (1987) are supported.

“New business development to the west of Didcot power station at the disused Milton reservoir and pumping station site in Sutton Courtenay Lane, as shown on the proposal map, will be permitted for B1, B2 and B8 Uses subject to the following criteria:

- i) that traffic serving the site is routed away from, and not through, Sutton Courtenay village, Milton village, or Milton Park;*
- ii) appropriate contributions funded by the landowner or developer are made to improving/upgrading access to and from the site from the A34 trunk road and the A4130 to the south.”*

3.7.22 Policy NE 1 (Ecological Appraisals) discusses the need for ecological appraisals on sites which may have an ecological value and be home to particular habitats. It states that:

“Applications for development which are likely to affect a known or potential site of nature conservation value will not be permitted unless they are accompanied by an ecological appraisal which enables a proper assessment to be made of the impact of the proposed development on the Ecological value of the site.”

3.7.23 Policy NE 5 (Protection of Species) explains the need to minimise and negative impacts on existing habitats and their environment. It states that:

“Development likely to have an adverse affect on a specially protected species will not be permitted unless the adverse affects, either directly or indirectly, can be prevented or acceptably minimised or adequate alternative habitats can be provided.”

3.7.24 Policy NE 9 (Lowland Vale) explains that development which will have an adverse impact on the landscape will not be supported.

“Development in the lowland vale will not be permitted if it would have an adverse effect on the landscape, particularly on the long open views within or across the area”

3.7.25 Policy NE 10 (Important Open Land) seeks to ensure that areas of land between settlements will not be inappropriately developed.

“In the urban fringes and important open gaps between settlements, as shown on the proposals map, development or changes of use which would harm their essentially open or rural character will not be permitted.”

3.7.26 Policy NE 11 (Area for Landscape Enhancement) seeks to ensure that proposals for development within or affecting areas of damaged or compromised landscape must provide a landscaping scheme which ‘enhances the appearance of the area’. Development which would further erode or damage the character of the landscape will not be permitted.

3.7.27 Policy TR 2 (Transport) aims to ensure that new development proposals attempt to facilitate sustainable transport options and to reduce dependency upon private means of transport. It states that:

“Proposals for development which would be likely to increase traffic will be required to include provision of specific measures designed to deliver more sustainable transport choices for people and/or the moving of freight and to promote access to jobs, shopping and leisure facilities whilst reducing the need to travel, especially by car. Such measures will include the provision and/or improvement of public transport, walking or cycling facilities, new highways infrastructure, and specific measures detailed in the integrated transport strategies.”

- 3.7.28 Policy TR 4 (Pedestrians & Cyclists) seeks to facilitate development which integrates the needs of the pedestrians and cyclists, and also it explains that development which does not accord with this policy would not be supported. It states that:

“The needs of pedestrians and cyclists will be taken into account in determining proposals for development and in the design and implementation of highway and traffic management schemes by seeking the provision of safe and convenient facilities and secure and covered Cycle parking.”

Vale of White Horse Local Development Framework

- 3.7.29 The Vale of White Horse LDF is at an early stage, as preparation of the Core Strategy background is currently underway. The Statement of Community Involvement (SCI) was adopted in December 2006 and forms the basis on which the local authority will use to encourage greater public participation in the decision making process regarding planning applications and the formation of the LDF documents.