



NEW WASTE RECYCLING FACILITY
(RE-LOCATION OF EXISTING OPERATIONS
FROM SLAPEHILL QUARRY, GLYMPTON)

SITE SEARCH

166MWT/11

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1.0 INTRODUCTION

1.1 **Background**

1.1.1 The applicant currently operates a skip waste recycling and transfer facility at Slape Hill Quarry, Glympton, northwest of Woodstock, which is a former limestone working that is in the process of being landfilled. The skip waste recycling operations will need to be removed upon restoration of the landfill site, which is anticipated to be completed in about 4 years time. As a consequence the applicant has identified the need to find another site for re-location of the existing skip waste recycling operations.

1.1.2 On 14 January 2014 the County Council refused planning permission for an application to site a replacement facility on greenfield land known as the Marshes adjoining the applicant's existing haulage yard at Knightsbridge Farm, Yarnton in the Green Belt. The Council considered that an alternative site search provided in support of the application was inadequate, because the evidence in support of discounting other sites was said to be limited.

1.1.3 Consequently a revised site search has been carried out adopting the same methodology that was used by consultants Mouchel in 2010 for a new Council run household waste recycling centre (HWRC) for the North Oxford area. Whilst differing in some respects a HWRC is in principle the same form of development with similar kind of characteristics and potential impacts as a skip waste recycling facility. The site search assessment carried out by Mouchel was submitted in support of a Regulation 3 application for a new HWRC at Langford Lane, Kidlington, on land which is also greenfield and in the Green Belt. The Council considered that the Mouchel site search was an appropriate exercise, which demonstrated the requirement that there were no more acceptable sites than the application site.

1.2 **Search Criteria**

1.2.1 The same search criteria have been used as in the Mouchel study, with some adjustment to fit the particular circumstances of the skip waste recycling facility, all of which have made the requirements for the site less restrictive than in the Mouchel report. The differences are:

- the minimum site size was reduced to the minimum possible that the site could operate under of 0.8 hectares or 2 acres. (The proposed operational area of the Marshes site, not including the access road, is 0.84 hectares).
- the search area was wider at an 16 km radius from St Giles, which is slightly further than the existing distance between this point and the existing Slape Hill site.

- the original search criteria of the site being within 5km of an A road was not used as this was found not to result in the exclusion of any sites in the Mouchel study.
- the requirement that the site should not be within 8km of an existing HWRC was not used, as it was not relevant in this case.

1.2.2 The initial search criteria were therefore:

- Site size minimum 0.8 hectares (2 acres)*.
- Within 16 km of St Giles, Oxford (circular search area).
- All of site in floodzone 1.
- All of site >100m from the nearest dwelling?
- Site is not a proposed housing LDF site?

* It should be noted that where it was evident that sites were below this size, and could not therefore provide sufficient land for the required facility, they were not identified in the table for further examination.

1.3 Objectives of the Study

- 1.3.1 The key objective of the site search is to find a suitable site to re-locate an existing skip waste recycling, which cannot remain at its current location, in order to maintain and improve upon currently recycling capacity. The new site needs to be suitably located to minimise adverse impacts once operational.

2.0 WASTE PLANNING BACKGROUND

2.1 National Policy

- 2.1.1 The Government's National Planning Policy Framework (NPPF) was introduced in March 2012. It does not contain specific waste policies, but requires that decisions on waste applications should have regard to policies in the Framework so far as relevant.
- 2.1.2 The NPPF makes clear at the outset that the purpose of the planning system is to contribute to the achievement of sustainable development, and that there are three dimensions to sustainable development: economic, social and environmental. The economic role is concerned with building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; the social purpose is to support strong, vibrant and healthy communities by creating a high quality built environment which reflects the community's needs; and the environmental role means contributing to protecting

and enhancing the natural, built and historic environment including using natural resources prudently, minimising waste and pollution, and moving to a low carbon economy.

2.1.3 Planning Policy 10: Planning for Sustainable Management (PPS10) contains the Government's current policy on waste management. Paragraph 21 states:

"in deciding which sites and areas to identify for waste management facilities, waste planning authorities should:

(i) assess their suitability for development against each of the following criteria:

- the extent to which they support the policies in this PPS;*
- the physical and environmental constraints on development, including existing and proposed neighbouring land uses (Anne E);*
- the cumulative effect of previous waste disposal facilities on the well-being of the local community, including any significant adverse impacts on environmental quality, social cohesion and inclusion or economic potential;*
- the capacity of existing and potential transport infrastructure to support the sustainable movement of waste, and products arising from resource recovery, seeking when practicable and beneficial to use modes other than road transport.*

(ii) give priority to the re-use of previously-developed land, and redundant agricultural and forestry buildings and their curtilages."

2.1.4 Annex E of PPS10 sets out more specific site suitability criteria.

- a) protection of water resources: proximity of vulnerable surface and ground water;
- b) land instability;
- c) visual intrusion: setting of the proposed location and potential for design solutions to produce acceptable development and need to protect landscapes' of national importance e.g. Areas of Outstanding Natural Beauty (AONB);
- d) nature conservation: adverse effect on sites of international importance;
- e) historic environment and built heritage;
- f) traffic and access: suitability of the road network and reliance on local roads;
- g) air emissions, including dust: proximity of sensitive receptors;
- h) odours: proximity of sensitive receptors;
- i) vermin and birds: proximity of sensitive receptors;
- j) noise and vibration;
- k) litter;
- l) potential land use conflict: likely proposed development in the vicinity of the proposed location.

2.2 Local Waste Planning Policy

2.2.1 The saved policies of the Oxfordshire Minerals and Waste Local Plan (1996) include several that provide guidance on the location of new waste recycling facilities.

“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 not 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 and other means – should be in place before any waste stockpiling or treatment begins.”

“Policy W6

The County Council will seek to develop a waste reception centre on the north side of Oxford in a manner which encourages recycling of household and minor trade wastes. Subject to there being no more acceptable site on the north of Oxford, and subject to the detail of the development meeting W3(c) and W5, a waste reception centre will be developed at Langford Lane.”

2.2.2 The Council’s draft Minerals and Waste Core Strategy also provides guidance on the siting of waste management facilities.

“Policy W6

Priority will be given to siting waste management facilities on land that:

- Is already in waste management or industrial use; or*

- *Is previously developed, derelict or underused; or*
- *Is an active mineral site; or*
- *Involves existing agricultural buildings and their curtilages; or*
- *Is at a waste water treatment works.*

Proposals for facilities on land that is being used temporarily for another purpose (including mineral working and landfill sites) should include removal of the facility before that temporary use is required to cease.

Waste management facilities will not be permitted on green field land unless there is an over-riding need that cannot be met in any other way.

Within the Green Belt, waste management facilities may be permitted provided that very special circumstances are demonstrated. Proposals for such facilities will need to demonstrate that they are required to serve a recognised need arising in Oxford and that there is no reasonable prospect of a suitable alternative site becoming available outside the Green belt. Controls may be imposed to ensure that such facilities serve a waste management need arising in Oxford.”

3.0 SITE IDENTIFICATION

3.1 The Process of Site Identification

3.1.1 In compiling the long list of potential sites, the same sources of information were looked at as in the Mouchel study, with the exception of the Oxfordshire County Council land terrier plans. The information sources therefore include:

- Commercial property websites and local agent direct enquiries;
- West Oxfordshire District Council Commercial Property Register (June 2014)
- West Oxfordshire District Council Employment Land Audit 2007 and Update November 2012
- Data from the Cherwell/M40 Investment Partnership website
- Direct enquiries with the agents for Thames Water property, West Oxfordshire District Council’s Estates Manager, Oxford City Council’s Major Projects & Disposal Team, Cherwell District Council’s Head of Regeneration & Estates, South Oxfordshire Economy, Leisure & Property Team and Vale of White Horse Strategic Property Team.
- Homes and Communities Agency Surplus Public Sector Land Register (February 2013)
- West Oxfordshire District Local Development Framework Submission Sites
- Cherwell District Local Development Framework Submission Sites
- Oxford City Local Development Framework Allocation Sites

- South Oxfordshire District Local Development Framework Site Allocations DPD Submission Sites
- Cherwell District Adopted Local Plan Allocation Sites
- Cherwell District Non-Statutory Local Plan Allocation Sites
- West Oxfordshire District Local Plan Allocation Sites
- Oxford City Local Plan Allocation Sites
- South Oxfordshire District Local Plan Allocation Sites
- Vale of White Horse Local Development Framework Proposed Allocation Sites
- Vale of White Horse Local Plan Allocation Sites
- Cherwell Employment Land Review (July 2006)
- Cherwell Employment Land Study (February 2012)
- Oxford Employment Land Study 2006
- Oxford Strategic Employment Land Availability Assessment (April 2013)
- South Oxfordshire Employment Land Review (April 2007)
- Vale of White Horse Employment Land Review 2013
- Vale of White Horse and South Oxfordshire Districts Combined Commercial Property Register (April 2014)
- Oxfordshire Local Enterprise Partnership
- Oxfordshire County Council Adopted Minerals and Waste Local Plan Allocation Sites
- Waste Management Licence Sites (from Environment Agency Registers)
- Oxfordshire Minerals & Waste Development Framework – Possible Mineral and Waste Sites
- The ERM 2005 Strategic Waste Recycling Centre Feasibility Study
- Other ad hoc sources

3.1.2 206 additional sites were identified to the 162 sites provided in the Mouchel report, giving 368 sites in total. Each of the sites was assessed against the site search criteria and a new table produced including both the Mouchel sites and the new sites. The Mouchel sites are those where the plan reference numbers are highlighted in yellow in the table at Appendix 1.

3.1.3 The details of the sites identified by Mouchel were reproduced as in their report, with the exception that the responses to the first two criteria of site size and area of search were altered as required to reflect the revised site size and distance of the site search area. As the effect of the revisions to these site search criteria was to make the requirements less restrictive, where adjustments were made, it was always a case of a “no” being changed to “yes”.

- 3.1.4 The only other changes to original Mouchel sites was to correct the response on the 4th criteria in relation to the Old Brickworks Farm site (CL-01/SR-15/121), Yarnton Waste Water Treatment Works (CDD26) to a “no” in accordance with the findings at page 7 of the Mouchel report that the sites were within 100m of a dwelling, which had not been clear at the initial appraisal stage of that study, and when they should have been sieved out. In addition the same correction was made to CLP8, which is Oxford Business Park at Yarnton and is within 100m of a dwelling.
- 3.1.5 The plans of the locations of the Mouchel sites are reproduced at Appendix 2 and the location of the new sites are indicated on the plan at Appendix 3.
- 3.1.6 The short list of sites arising from the site search included those sites, which met all the search criteria. The short list amounted to 25 sites and was as follows:
- | | |
|-------------|---|
| WLP1 | Lakeside Industrial Estate, Standlake |
| WES6 | Eynsham Park Sawmill, North Leigh |
| WES12 | Cotswold Farm, Standlake |
| CDD8/012 | Gosford Grain Silos, Kidlington |
| CDD25/261 | Knightsbridge Farm, Yarnton |
| CDD34 | North of Oxford Gateway and W of A34 |
| CDD50/CLP11 | Begbroke Employment Zone |
| CLP1, 092 | Oxford Spires Business Park, Kidlington |
| CES1/091 | West of Canal, Langford Locks, Kidlington |
| OLP6 | Fenchurch Court, Bobby Fryer Close, Oxford |
| OLP7 | Chiltern Business Centre, Garsington Road, Oxford |
| OES4 | Unipart Site, Garsington Road, Oxford |
| SES5 | Haseley Trading Estate, Great Haseley |
| VWH4 | West of Didcot Power Station, Milton |
| MWLP2 | Land North of Langford Lane, Kidlington |
| MWLP3 | Rail Depot – A4165/A34, Kidlington |
| MWLP6 | Rail Depot, Sutton Courtenay |
| OCC2 | Land at Stratfield Brake, Kidlington |
| SR-14/004 | Slape Hill Quarry, Glympton |
| 070 | Spires Business Park (TWA Depot), Kidlington |
| 003 | Dix Pit, Stanton Harcourt |
| 236 | Controlled Reclamation, Dix Pit, Stanton Harcourt |
| 019 | Bicester Sewage Treatment Works, Bicester |
| 144 | Land east of Didcot Power Station |
| 217 | Culham No.4 Site |

3.2 Initial Option Appraisal

3.2.1 In line with the Mouchel report the short listed sites were assessed more closely against a set of further sieving criteria, as part of the initial stages of a draft option appraisal. The draft option appraisal criteria were as follows:

- Housing proximity
- Economics of developing a suitable site
- Highways - accessibility and technical issues (getting to site and access to site/visibility)
- Proximity to end processing plant/facilities
- Landscape and environmental issues
- Deliverability within timescales/availability
- Area of demand/service location requirement – proximity to main population centre
- Existing/allocated land use type

(NB. Distance to an A road was not included for the reasons given at paragraph 1.2.1 above.)

3.3 Final Option Appraisal

3.3.1 This lead to the following sites being sieved out, for the reasons given below:

- Site WES6 - Eynsham Park Sawmill, North Leigh is fully occupied as a sawmill and there is no other space on the site.
- Site CDD8/012 - Gosford Grain Silos, Kidlington is being developed for a new railway station.
- Site CES1/091 - West of Canal, Langford Locks, Kidlington has insufficient space remaining on the site.
- Site OLP6 - Fenchurch Court, Bobby Fryer Close, Oxford consists of occupied small industrial buildings and there is no other space available on the site.
- Site OLP7- Chiltern Business Centre, Garsington Road, Oxford consists of occupied small industrial buildings and there is no other space available on the site.
- Site OES4 - Unipart Site, Garsington Road, Oxford is fully occupied as the headquarters of a major concern and there is no other space available on the site.
- Site SES5 - Haseley Trading Estate, Great Haseley has no space remaining on site.
- Site MWLP3 - Rail Depot – A4165/A34, Kidlington is required (and safeguarded as a minerals rail depot and there is insufficient space remaining on the site.
- Site SR-14/004 - Slape Hill Quarry, Glympton is the site for which a replacement facility is required, and will shortly be no longer available.

3.3.2 The final short list of 16 sites was:

WLP1	Lakeside Industrial Estate, Standlake
WES12	Cotswold Farm, Standlake
CDD25/261	Knightsbridge Farm, Yarnton
CDD34	North of Oxford Gateway and W of A34
CDD50/CLP11	Begbroke Employment Zone
CLP1/092	Oxford Spires Business Park, Kidlington
VWH4	West of Didcot Power Station, Milton
MWLP2	Land North of Langford Lane, Kidlington
MWLP6	Rail Depot, Sutton Courtenay
OCC2	Land at Stratfield Brake, Kidlington
070	Spires Business Park (TWA Depot), Kidlington
003	Dix Pit, Stanton Harcourt
236	Controlled Reclamation, Dix Pit, Stanton Harcourt
019	Bicester Sewage Treatment Works, Bicester
144	Land east of Didcot Power Station
217	Culham No.4 Site

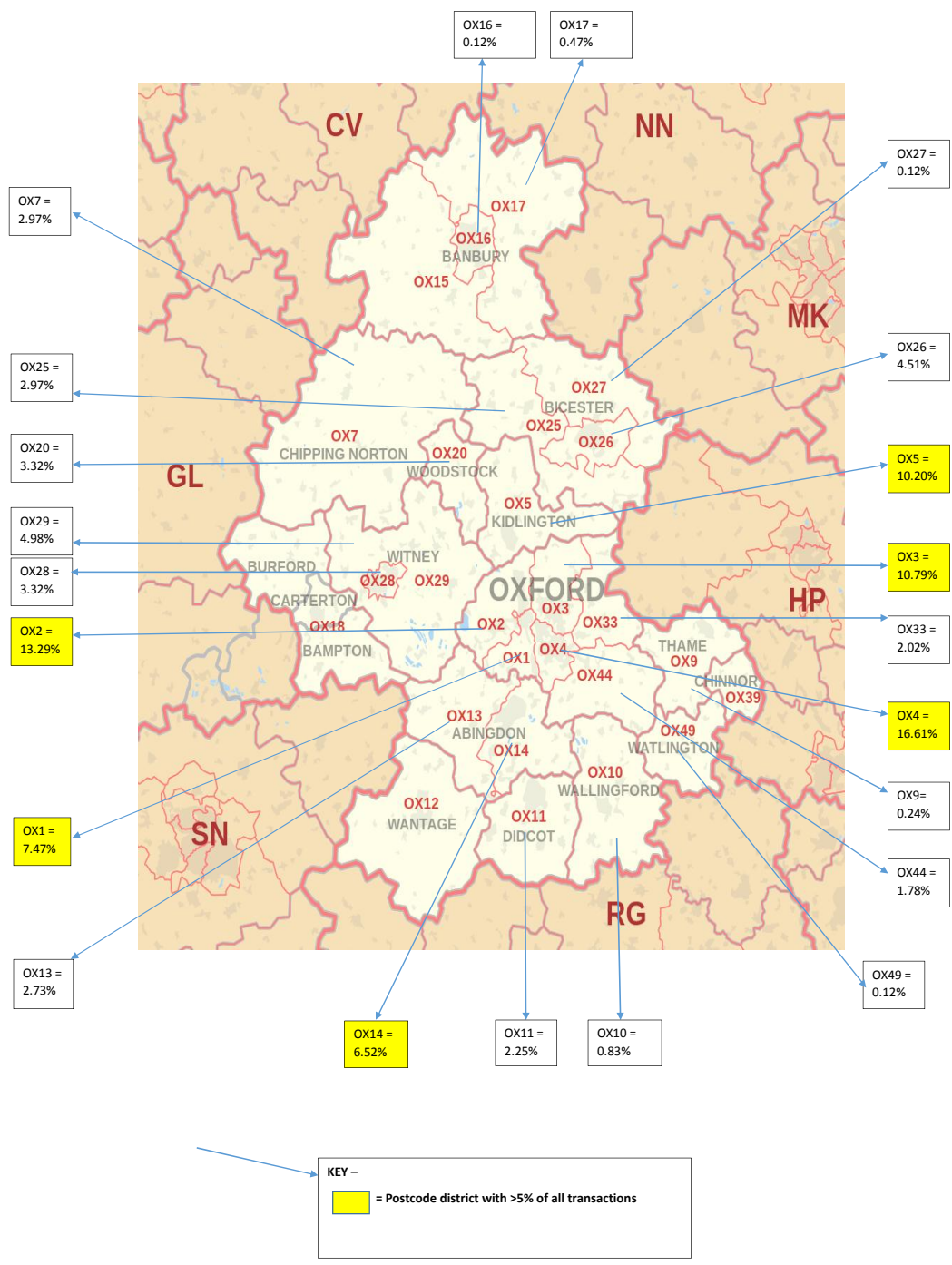
3.3.3 The final criteria for comparing the performance of the sites, again following the Mouchel assessment approach, were:

- Housing amenity assessment
- Economics of developing a suitable site
- Highways – accessibility and technical issues (getting to site and access to site/visibility)
- Proximity to end processing plant/facilities
- Landscape and environmental issues
- Deliverability within timescales/availability
- Area of demand/service location requirement – proximity to main population centre
- Existing / allocated land use type

3.3.4 With regard to the area of demand/service criterion, the Mouchel study considered the proximity to Pear Tree Roundabout. However, this is not relevant to a replacement facility for the skip waste recycling operations at Slape Hill.

Therefore the proximity to the central point of the site search of St Giles, Oxford (first of the initial sieving criteria) has been adopted.

SHEEHAN HAULAGE AND PLANT HIRE – SKIP TRANSACTIONS BY POSTCODE MARCH 2014



3.3.5 In order to ascertain the robustness of this assumption that St Giles is the central point of the appropriate area of demand/service, the skip transaction data for the month of March 2014 has been analysed by postcode. As demonstrated by the map above this demonstrates that the postcodes with >5% of all transactions are the OX1-OX5 Oxford City and Kidlington postcodes plus OX14 Abingdon. This accounts for 65% of the waste and confirms that the identified point for assessing proximity to demand/service is appropriate.

3.3.6 The final shortlist of sites has then been scored against the option appraisal criteria using the approach adopted in the Mouchel study, where the criteria were weighted to emphasise the criteria considered to be the most important, which were the economics of development and deliverability. Furthermore the sites have also been scored using no weighting of criteria at all. The option appraisal tables are at Appendix 4. The results of the two approaches are reproduced in the tables below.

TABLE 1

SITE REF	OPTION	TOTAL	RANKING
CDD25/261	Knightsbridge Farm, Yarnton	390	1
MWLP2	Land North of Langford Lane, Kidlington	380	2
OCC2	Land at Stratfield Brake, Kidlington	360	3
CDD34	North of Oxford Gateway and W of A34	330	4
070	Spires Business Park (TWA Depot), Kidlington	320	5
CLP1/092	Oxford Spires Business Park, Kidlington	310	6
236	Controlled Reclamation, Dix Pit, Stanton Harcourt	310	6
CDD50/CLP11	Begbroke Employment Zone	290	8
019	Bicester Sewage Treatment Works, Bicester	290	8
VWH4	West of Didcot Power Station, Milton	280	10
144	Land east of Didcot Power Station	280	10
003	Dix Pit, Stanton Harcourt	270	12
WLP1	Lakeside Industrial Estate, Standlake	260	13
WES12	Cotswold Farm, Standlake	260	13
217	Culham No.4 Site	260	13
MWLP6	Rail Depot, Sutton Courtenay	240	16

TABLE 2

SITE REF	OPTION	TOTAL	RANKING
CDD25/261	Knightsbridge Farm, Yarnton	300	1
MWLP2	Land North of Langford Lane, Kidlington	290	2
OCC2	Land at Stratfield Brake, Kidlington	280	3
070	Spires Business Park (TWA Depot), Kidlington	250	4
CDD34	North of Oxford Gateway and W of A34	250	4
CLP1/092	Oxford Spires Business Park, Kidlington	250	4
VWH4	West of Didcot Power Station, Milton	240	7
236	Controlled Reclamation, Dix Pit, Stanton Harcourt	240	7
CDD50/CLP11	Begbroke Employment Zone	230	9
019	Bicester Sewage Treatment Works, Bicester	230	9
WLP1	Lakeside Industrial Estate, Standlake	220	11
003	Dix Pit, Stanton Harcourt	220	11
WES12	Cotswold Farm, Standlake	210	13
144	Land east Of Didcot Power Station	210	13
217	Culham No.4 Site	200	15
MWLP6	Rail Depot, Sutton Courtenay	200	15

3.3.7 Both tables demonstrate that the Knightsbridge Farm site (CDD25/261) scores highest with land at Langford Lane (MWLP2/181) next, followed by Land at Stratfield Brake (OCC2).

3.3.8 The Knightsbridge Farm site was not included in the shortlist of sites carried out by Mouchel, because the existing yard (CDD25), at 1.04 hectares fell below the minimum size required, and they would not have been aware of the nomination as a waste site of the adjoining land at the Marshes (261). It was nominated in October 2010, shortly after the Mouchel site search was carried out in September 2010.

3.3.9 The Mouchel report explains in more detail that there are issues with the Council's intentions for the Stratfield Brake site as a bio fuel crop site and with difficulties in providing a safe and convenient access into the site. There are no such difficulties with the Knightsbridge Farm site. In addition it should be noted that the proposal for a HWRC site on the land north of Langford Lane is now not to happen due to difficulties that have arisen in delivering the site. It is understood that the landowners are not able to show title to all the land, in particular a strip of land adjoining the roadside, which means that the proposed access to the land would not be secure.

- 3.3.10 Furthermore both the Langford Lane and Stratfield Brake sites are highly visible and do not have the enclosure and screening from views that the Knightsbridge Farm benefits from. There is in addition a public footpath running along the eastern edge of the Langford Lane site. Stratfield Brake also lies in the important strategic gap of open land between Oxford and Kidlington, and as the Mouchel report records was originally purchased by the County Council to safeguard the land in the interests of deterring coalescence between the settlements.
- 3.3.11 All three top sites are in the Green Belt, as are the next two highest ranked sites, North of Oxford Gateway and W of A34 (CDD34), and Oxford Spires Business Park (TWA Depot), Kidlington (070).
- 3.3.12 North of Oxford Gateway and W of A34 (CDD34) is a very open greenfield site, highly visible from the A34 and A40, and is unlikely to have an access solution that would be acceptable to the Highways Authority. The existing field entrance onto the A40 is below the A34 flyover, because of the A40 needing to rise from this point to bridge the railway line to the west. Providing a safe and convenient access would therefore be very difficult. There would also be problems with visibility and with traffic queuing towards the Wolvercote roundabout to the east. The site is very close to the Oxford Meadows SAC, and as such may well have adverse implications for the European site's conservation objectives.
- 3.3.13 With regard to the Oxford Spires Business Park, (TWA Depot), Kidlington (070), it has transpired since the original final option appraisal was carried out in June 2010, that the site is not operationally available. (See email response from Thames Water property agents at Appendix 5). In any event it is not clear whether sufficient space would be available on the site. Furthermore the volume of traffic associated with the proposed facility, which would have to travel through the business park and past the airport entrance, is likely to give rise to amenity and safety issues.
- 3.3.14 Of the other sites identified in the final shortlist there are serious issues relating to their availability and/or development requirements, which would make them unviable as options. These sites are:
- Lakeside Industrial Estate, Standlake (WLP1), which is piled up with a huge quantity of unauthorised waste, which needs removing and makes development of the site cost prohibitive;
 - Cotswold Farm, Standlake (WES12), which is permitted for B8 only, and the existing buildings would need to be demolished in addition to a change of use;
 - Oxford Spires Business Park, Kidlington (CLP1/092), which has permission and is being marketed for a high quality office building;

- Begbroke Employment Zone (CDD50/CLP11), which is a Science Park designated for research and development;
- West of Didcot, Milton (VWH4), which is part of a proposal for a new business park, recently recommended for approval;
- Rail Depot, Sutton Courtenay (MWLP6)), which is operational as and safeguarded as a minerals rail depot, with large stockpiles of material, and would not be available within the required timescale; and
- It is now apparent that, as with the Oxford Spires Business Park, (TWA Depot), Kidlington (070), the Bicester Sewage Treatment Works, Bicester (019) is not available. (See email from Thames Water property agents at Appendix 5).

3.3.15 Of the remaining sites they are either greenfield or Green Belt and are also in locations which are not well located to the market and/or processing facilities, which would introduce significant disbenefits in terms of the operation's carbon footprint. This is demonstrated by the plan at Appendix 6, which maps the location of the 16 final shortlisted sites. The sites at Dix Pit, Stanton Harcourt (003 and 236) are the closest of the non-green belt sites, but are some 17 km from St Giles in terms of actual road distance, and the Council would seek routeing via Witney, effectively taking the sites out of the search area. The potential alternatives are therefore not an improvement (even when compared with the existing facility at Slape Hill Quarry) and none of them would offer a preferable or more suitable option.

3.3.16 Overall, given the established need for the recycling capacity to continue, and the demonstrated need to provide a sustainable service to Oxford, justification can therefore be made for a Green Belt site, and the Marshes at Knightsbridge Farm would be the least harmful Green Belt option. Indeed it scores higher than the Green Belt site that was selected for the Council's own proposed waste recycling centre and scores considerably higher than any of the non-Green Belt options.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 **Conclusions**

4.1.1 368 sites were assessed against the search criteria contained in the tables at Appendix 1 and their locations are plotted on the plans at Appendices 2 and 3.

4.1.2 Following from the initial site search process a number of short listed sites were scored against criteria in a draft option appraisal.

4.1.3 Following further review of the draft appraisal criteria and further research into some of the short listed sites, a final set of short listed sites was produced, and each site was subjected to the final weighted and non-weighted option appraisal criteria (Appendix 4). This led to the final ranking of the top three sites, as follows:

- 1st Knightsbridge Farm, Yarnton
- 2nd Land North of Langford Lane, Kidlington
- 3rd Land at Stratfield Brake, Kidlington

3.3.17 The scoring in the ranking of the top three sites was not far apart, but there are issues with the second and third ranked sites, which clearly discount them from displacing the first choice. These issues are that the second choice, Langford Lane, is no longer available and would in any event have had consequences in visual, landscape terms that are not characteristic of the first choice site at Knightsbridge Farm. Alternatively the third choice of Stratfield Brake provides an important area of open land within the strategic gap between Oxford and Kidlington and its development would also have greater landscape and visual impacts than the Knightsbridge Farm site. There would also be difficulties in providing a suitable access to the Stratfield Brake site, which is not the case with the Knightsbridge Farm site.

4.2 Recommendations

4.2.1 In consideration of the above it is recommended that the site at the Marshes, Knightsbridge Farm should be pursued. It performs best having regard to the criteria agreed by the County Council in their search for a new waste recycling centre for the North of Oxford.

Waste Recycling and Transfer Station, The Marshes, Yarnton - Alternative Site Search: Central Oxfordshire

APPENDIX 1

West Oxfordshire District Local Development Framework Submission Sites					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commerical Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
WLD1	The Close, Freeland	0.62	H	230	N	Y	Y	N	N	
WLD2	Land S of Witney Rd, Freeland	2.91	H	269	Y	Y	Y	N	N	
WLD3	Land NW of Long Hanborough	13.05	MU	166	Y	Y	Y	N	N	
WLD4	Land SW of Long Hanborough	11.80	MU	167	Y	Y	Y	N	N	
WLD5	Tuckwell Pit, Long Hanborough	9.00	MU	225	Y	Y	Y	N	N	
WLD6	Church Rd, Long Hanborough	4.79	H	245	Y	Y	Y	N	N	
WLD7	Land E Cricket Pavillion, Long Hanborough	1.90	MU	169	Y	Y	Y	N	N	
WLD8	Land adj Hurdswell, Long Hanborough	0.85	H	168	Y	Y	Y	N	N	
WLD9	Park Rd, Combe	0.28	H	260	N	Y	Y	N	N	
WLD10	Medcroft, Tackley	0.26	H	218	N	Y	Y	N	N	
WLD11	Balliol Farm, Tackley	4.07	MU	157	Y	Y	Y	N	N	
WLD12	Medcroft Rd/Nethercote Rd, Tackley	1.75	H	217,243	Y	Y	Y	N	N	
WLD13	Land at/adj Home Farm, Bladon	0.74/0.56	H	170,171	N	Y	Y	N	N	
WLD14	Bladon Pits, Bladon	0.70	H/E	172	N	Y	Y	N	N	
WLD15	Woodstock East, Woodstock	16.20	MU	162	Y	Y	Y	N	N	
WLD16	Land N Marlborough School, Woodstock	2.30	H	163	Y	Y	Y	N	N	
WLD17	Banbury Rd, Woodstock	0.52	H	255	N	Y	Y	N	N	
WLD18	Hensington Farm, Woodstock	0.80	H	165	N	Y	Y	N	N	
WLD19	Woodstock Football Club, Woodstock	2.20	H	164	Y	Y	Y	N	N	
WLD20	Hordley Farm, Wootton	0.67	H/E	173	N	Y	Y	N	N	
WLD21	Marriott Close, Wootton	0.73	H	152	N	Y	Y	N	N	
WLD22	Allotments, Wootton	0.50	H	176	N	Y	Y	N	N	
WLD23	Balliol Farm, Wootton	0.54	Live/Work/E	251	N	Y	Y	N	N	
WLD24	West End Barn, Wootton	0.18	H	252	N	Y	Y	N	N	
WLD25	Land off Witney Rd, Ducklington	2.65	MU/S/H	136	Y	Y	Y	N	N	
WLD26	Land at Ducklington Lane, Ducklington	3.17	E	137	Y	N	Y	Y	Y	
WLD27	Land S of A415, Ducklington	6.20	E/MU/C	185,254	Y	Y	Y	N	Y	
WLD28	Land off Mead Lane W of B4449, Eynsham	1.88	H	140	Y	Y	N	N	N	
WLD29	Land N of A40, Eynsham	5.40	MU/P&R/H	150	Y	Y	N	N	N	
WLD30	Land W of Eynsham	10.46	H/S	179	Y	Y	N	N	N	
WLD31	Fruitlands	1.31	H	180	Y	Y	Y	N	N	
WLD32	Land adj Wasties Motors, Eynsham	3.50	E	205	Y	Y	Y	N	Y	
WLD33	Land W of Station Rd, Eynsham	2.30	H	209	Y	Y	N	N	N	
WLD34	Land E of Sation Rd, Eynsham	2.52	H	210	Y	Y	N	N	N	
WLD35	Chilbridge Rd, Eynsham	2.15	H	224	Y	Y	N	N	N	
WLD36	Land at Downs Rd, Standlake	2.10	H	184	Y	Y	N	N	N	
WLD37	Malthouse Farm, Standlake - Brighthampton	0.91	H	158	Y	Y	Y	N	N	
WLD38	Land W of North Farm, Stonesfield	1.76	MU/H/E	135	Y	PART	Y	N	N	
WLD39	Land NE of Stonesfield	6.25	H	229	Y	Y	Y	N	N	
WLD40	Buttercross Works, Witney	3.00	H	178	Y	N	Y	N	N	
WLD41	Woolgate, Witney	4.20	MU/H/E	202	Y	Y	N	N	N	
WLD42	Land S of A40, Witney	107.10	MU/H/E/School/C/S	189	Y	N	Y	N	N	
WLD43	Land off Stanton Harcourt Rd, Witney	6.17	H	199	Y	Y	N	N	N	
WLD44	Cogges Triangle, Witney	31.73	MU/CF/P&R	200	Y	Y	Y	N	N	
WLD45	Land N of Oxford Rd, Witney	23.01	MU/CF/E	201	Y	Y	Y	N	N	
WLD46	Land N of Witney	60.71	H/Infrastructure/S	198,250	Y	PART	N	N	N	
WLD47	Land to rear of Brook Lane, Stonesfield	2.74	H	241	Y	Y	Y	N	Y	
WLD48	Land at Charity Farm, Stonesfield	2.50	H	246	Y	Y	Y	N	N	
WLD49	The Ridings, Farley Lane, Stonesfield	2.88	H	247	Y	N	Y	N	N	
WLD50	Land adj Springwell, The Ridings, Stonesfield	1.10	H	264	Y	N	Y	N	N	

West Oxfordshire District Local Plan Allocation Sites					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commerical Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
WLP1	Lakeside Industrial Estate, Standlake	1.90	E	E1	Y	Y	Y	Y	Y	Y
WLP2	North East Development Area, Witney	NK	MU	Committed site	Y	Y	N	N	N	
WLP3	Station Lane, Witney	3.00	E/H	Proposal 5 (Also 178)	Y	N	Y	N	N	
West Oxfordshire District Economy Study Sites (Not identified elsewhere)					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commerical Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site	Site size above 0.8 hectares (2 acres)?	Site within 18km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
WES1	Blenheim Sawmills, Combe	2.00	E	92	Y	Y	N	N	Y	
WES2	Oakfield Industrial Estate, Eynsham	10.10	E	56	Y	Y	N	N	Y	
WES3	Siemens, Eynsham	4.60	E	53	Y	Y	N	N	Y	
WES4	Wroslyn Road Estate, Freeland	1.00	E	50	Y	Y	Y	N	Y	
WES5	Long Hanborough Business Park	6.90	E	49	Y	Y	Y	N	Y	
WES6	Eynsham Park Saw Mill, North Leigh	1.30	E	51	Y	Y	Y	Y	Y	Y
WES7	Oasis Business Park, Stanton Harcourt	1.94	E	55	Y	Y	Y	N	Y	
WES8	Green Lane, Woodstock	1.10	E	67	Y	Y	Y	N	N	
WES9	North Leigh Busniess Park	1.02	E	52	Y	Y	Y	N	Y	
WES10	Stanton Harcourt Industrial Estate	9.51	E	57	Y	Y	Y	N	Y	
WES11	Ducklington Mill, Ducklington	2.58	E	70	Y	Y	Y	N	Y	
WES12	Cotswold Farm, Standlake	3.00	E	S2	Y	Y	Y	Y	Y	Y
Cherwell District Local Development Framework Submission Sites					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commercial Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
CDD1	Land south of Begbroke	9.51	H	BE1	Y	Y	N	N	N	
CDD2	Builders yard rear of A44, Begbroke	1.14	MU	BE2	Y	Y	Y	N	N	
CDD3	Heathfield Village	4.62	H/E	BT1	Y	Y	Y	N	N	
CDD4	By-Ingleby, Enslow	0.76	H/E (live work)	BT2	N	Y	Y	N	N	
CDD5	Gosford Farm	1.66	H	GO1	Y	Y	N	N	N	
CDD6	Land E of Water Eaton lane and W of A34	24.12	MU	GO2	Y	Y	N	N	N	
CDD7	Land at Gosford Hill	28.69/28.41	H/E (live work), Open Space	GO3	Y	Y	Y	N	N	
CDD8	Grain Silo land/bdgs, A4165, Gosford	1.57	TI, E, W	GO4	Y	Y	Y	Y	Y	Y
CDD9	St Frideswide Farm	55.00	H/E	GO5	Y	Y	N	N	N	
CDD10	Land at Horton Farm, Horton-cum-Studley	3.98	H	HC1	Y	Y	Y	N	N	
CDD11	Church Lane, Horton-cum-Studley	0.45	H	HC2	N	Y	Y	N	N	
CDD12	Land S of Kidlington Rd, Islip	4.52	H	IS1	Y	Y	Y	N	N	
CDD13	Land N of Mill St, Islip	2.36	H	IS2	Y	Y	Y	N	N	
CDD14	Land S of Islip Railway Station, Islip	1.45	H	IS3	Y	Y	Y	N	N	
CDD15	Oxford Airport	20.30	MF	KI4	Y	Y	Y	N	Y	
CDD16	Rugby Ground, Kidlington	8.24	H/E	KI3/KI13	Y	Y	Y	Y	N	
CDD17	Land S of Langford Locks	2.29	Carpark/E	KI2	Y	Y	Y	N	Y	

CDD18	Land N of Kidlington	21.64	U	K116	Y	Y	N	N	N	
CDD19	Land W of Kidlington	148.90	New Settlement	K19 (includes BE4)	Y	Y	N	N	N	
CDD20	Yarnton Nurseries & Papaver, Sandy Lane, Yarnton	6.40	H	YA4, YA5, YA10	Y	Y	Y	N	N	
CDD21	154-160 Woodstock Rd, Yarnton	0.44	H	YA9	N	Y	Y	N	N	
CDD22	Land S of Sandy Lane, Yarnton	18.90	H	YA1	Y	Y	Y	N	N	
CDD23	Tyre depot, S of Cassington Rd, Yarnton	0.90	H	YA7	Y	Y	Y	N	N	
CDD24	Land N of Cassington Rd, Yarnton	5.87	H/POS	YA2	Y	Y	Y	N	N	
CDD25	Knightsbridge Farm, Yarnton	1.04	E	YA6	Y	Y	Y	Y	Y	Y
CDD26	Yarnton Waste Water Treatment Works	3.45	E/Commercial	YA3	Y	Y	Y	N	Y	
CDD27	Yarnton House, Rutten Lane, Yarnton	0.84	H	YA8	Y	Y	Y	N	N	
CDD28	Manor Farm Pony Paddock, Kidlington	1.50	H	KI12	Y	Y	Y	N	N	
CDD29	Thornbury House, The Moors, Kidlington	1.11	H	KI15	Y	Y	Y	N	N	
CDD30	Land W of Webbs Way, Kidlington	1.16	H	KI1 (also KI22)	Y	Y	Y	N	N	
CDD31	Land E of Webbs Way, Kidlington	2.94	H/E	KI10	Y	Y	Y	N	N	
CDD32	Land rear of Hampden Farm, Kidlington	1.04	H	KI14	Y	Y	N	N	N	
CDD33	Thames Valley Police HQ, Kidlington	2.30	H	KI7	Y	Y	Y	N	N	
CDD34	North of Oxford Gateway and W of A34	2.30	E/Commercial/Support Uses	KI17	Y	Y	Y	Y	Y	Y
CDD35	E of Heyford, Rd Kirtlington	3.11	H/E	KR2	Y	Y	Y	N	N	
CDD36	Akeman Spinney, Kirtlington	0.30	H	KR9	N	Y	Y	N	N	
CDD37	E of Crowcastle Lane, Kirtlington	0.99	H	KR3	Y	Y	Y	N	N	
CDD38	Crowcastle Lane, Kirtlington	0.49	H/E	KR4	N	Y	Y	N	N	
CDD39	Engineering works, Mill Lane, Kirtlington	0.41	H	KR7	N	Y	Y	N	N	
CDD40	Land W of Oxford Close/Corner Farm, Kirtlington	5.79	H/L/Rural Industries	KR5, KR10	Y	Y	Y	N	N	
CDD41	Land off Bletchingdon Rd, Kirtlington	2.26	H	KR1	Y	Y	Y	N	N	
CDD42	Land off Gossway Fields, Kirtlington	0.59	H	KR6	N	Y	Y	N	N	
CDD43	Stonehaven, Troy Lane, Kirtlington	1.60	H	KR8	Y	Y	Y	N	N	
CDD44	Shipton Quarry, Shipton-on-Cherwell	72.62	New Settlement	SC1	Y	Y	N	N	N	
CDD45	Home Farm, Church Lane, Wendlebury	0.98	H	WE1	Y	Y	Y	N	N	
CDD46	Land E of former A43, Weston-on-the-Green	1.26	H	WG1	Y	Y	Y	N	N	
CDD47	Land opposite Chequers PH, Weston-on-the-Green	1.53	H/E	WG2	Y	Y	Y	N	N	
CDD48	Land at weston-on-the-Green	185.75	New Settlement	WG3	Y	Y	N	N	N	
CDD49	Kidlington Employment Zone	37.16	E	BK11	Y	Y	Y	N	Y	
CDD50	Begbroke Employment Zone (see also CLP11)	4.85	E	BBE1	Y	Y	Y	Y	Y	Y
CDD51	Yarnton Employment Zone	6.16	E	BYA1	Y	Y	Y	N	Y	
CDD52	Weston-on-the-Green Employment Zone	4.61	E	BWG1	Y	Y	Y	N	Y	
CDD53	Land N of Begbroke Lane, Begbroke	19.41	MU	BE3	Y	Y	Y	N	N	
CDD54	Land E of A44, N of Yarnton	16.34	H	BE4 (also part of K19)	Y	Y	N	N	N	
CDD55	B-Line Business Centre, Enslow	0.45	H	BT3	N	Y	N	N	N	
CDD56	Gosford House Farm, Gosford	9.62	H	GO7	Y	Y	N	N	N	
CDD57	Land W of Water Eaton Lane, Gosford	4.40	H/S	GO6	Y	Y	N	N	N	
CDD58	Land at Pear Tree Roundabout, Oxford	4.20	MU/TI	GO9 (a)	Y	Y	Y	N	N	
CDD59	Land at Frieze Farm, Frieze Way, Pear Tree	29.85	E/S	GO8	Y	Y	N	N	Y	
CDD60	Land at Pear Tree Roundabout, Oxford	10.77	MU/TI	GO9(b)	Y	Y	Y	N	N	
CDD61	Land at Pear Tree Roundabout, Oxford	6.59	MU/TI	GO9(c)	Y	Y	Y	N	N	
CDD62	Land W of Bletchingdon Rd, Islip	4.68	H	IS4	Y	Y	Y	N	N	
CDD63	Gosford Bridge, Kidlington	3.26	H	K123	Y	Y	N	N	N	
CDD64	Land W of Webbs Way, Kidlington	1.36	H	KI22 (also KI1)	Y	Y	Y	N	N	
CDD65	Land adj Oxford Spire, Langford Lane, Kidlington	8.58	H/E/MU	KI24	Y	Y	Y	Y	N	
CDD66	Land at Campsfield House, Kidlington	5.13	H	KI25	Y	Y	Y	N	N	
CDD67	Land at new Barn Farm, Kirtlington	2.83	H	KR11	Y	Y	Y	N	N	
CDD68	Land at Shipton Quarry, Shipton-on-Cherwell	180.00	New Settlement	SC2 (extensions to SC1)	Y	Y	N	N	N	
CDD69	Land N of Rectory Close, Wendlebury	2.81	H	WE2	Y	Y	N	N	N	
CDD70	Bumble Cluumps, Weston-on-the-Green	1.11	Care Home	WG4	Y	Y	Y	N	Y	
CDD71	Paddock, Fir Tree Farm, Weston-on-the-Green	0.28	H	WG5	N	Y	Y	N	N	
CDD72	Land at Fir Tree Farm, Weston-on-the-Green	0.78	H	WG6	N	Y	Y	N	N	
CDD73	Knowle Farm, Knowle Lane, Weston-on-the-Green	0.34	H	WG7	N	Y	Y	N	N	
CDD74	Land at weston-on-the-Green	671.96	New Settlement	WG8	Y	Y	N	N	N	
CDD75	Land W of A44, Yarnton	142.62	MU/H/E	YA11	Y	Y	Y	N	N	
CDD76	Land N of Home Close, Ambrosden	0.85	H	AM1	Y	Y	Y	N	N	
CDD77	W of West Hawthorn, Ambrosden	1.29	H	AM7	Y	N	Y	N	N	
CDD78	Former MOD Housing Estate, Ambrosden	3.41	H	AM8	Y	Y	Y	N	N	
CDD79	Ambrosden Poultry Farm, Ambrosden	60.62	H/E	AM13	Y	PART	Y	N	N	
CDD80	Land rear of 63 Ploughley Rd, Arncott	0.98	H/E	AN1	Y	Y	Y	N	N	
CDD81	Land between The Plough PH and 43 Ploughley Rd, Arncott	0.88	H/E	AN2	Y	Y	Y	N	N	
CDD82	S of Patrick Haugh Rd, Arncott	1.71	H/E	AN3	Y	Y	Y	N	N	

CDD83	Land N of Patrick Haugh Rd, Arncott	5.30	H	AN4, AN13	Y	Y	Y	N	N
CDD84	Land S of Greenfields, Arncott	2.35	H	AN6	Y	Y	Y	N	N
CDD85	MOD Bicester (Disused Rail Sidings), Arncott	1.35	H	AN8	Y	Y	Y	N	N
CDD86	MOD Bicester (C Site Boleros), Arncott	6.31	H	AN9	Y	Y	Y	N	N
CDD87	Land W of Murcott Rd, Arncott	1.66	H	AN10	Y	Y	Y	N	N
CDD88	Home Farm, Chesterton	2.37	H	CH1	Y	Y	N	N	N
CDD89	Home Farm (land to rear of school), Chesterton	6.02	H	CH2	Y	Y	N	N	N
CDD90	Land adj to the allotments, Chesterton	2.72	H	CH3,CH9	Y	Y	Y	N	N
CDD91	SW of the allotments, Chesterton	5.83	H	CH4,CH8	Y	Y	Y	N	N
CDD92	Land S of Green Lane, Chesterton	3.11	H	CH5	Y	Y	Y	N	N
CDD93	Bignell Park, off Kirtlington Rd, Chesterton	2.10	H/E	CH6	Y	Y	Y	N	N
CDD94	Land at Akeman St, Chesterton	12.86	S	CH7	Y	Y	Y	N	Y
CDD95	Springfield Farm, Ambrosden	21.13	MU/H/C/S	AM14	Y	Y	Y	N	N
CDD96	MOD Bicester (DSDA HQ) E of Ploughley Rd, Arncott	2.09	H	AN11	Y	Y	Y	N	N
CDD97	Whitelands Farm South, Chesterton	55.34	S	CH10	Y	PART	Y	N	Y
CDD98	Land off A41, Chesterton	3.99	E	CH11	Y	Y	Y	N	Y
CDD99	Land at SW Bicester	150.01	MU	B16	Y	PART	Y	N	N
CDD100	Blooms of Gressingham Centre, Oxford Rd, Bicester	10.87	C/H	BI41	Y	Y	N	N	Y
CDD101	MOD Bicester (E Site Entrance)	3.36	H	BI45	Y	PART	Y	Y	N
CDD102	SW of Bicester/N of Chesterton	77.03	MU	BI66	Y	PART	Y	N	N
CDD103	Land E of A41 - Oxford Rd, Bicester	31.12	C/E	BI46, B153, BB12	Y	PART	N	N	Y

Cherwell District Local Plan Allocation Sites Initial Sieving Criteria SHORTLIST?

Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commercial S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site Ref.	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?
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CLP1	Oxford Spires Business Park, Kidlington	3.00	E	EMP3	Y	Y	Y	Y	Y
CLP2	Station Fields Industrial Estate, Kidlington	7.68	E	EMP3	Y	Y	Y	N	Y
CLP3	Land S of Lock Crescent, Kidlington	90 dwellings	H	H1/H9	Y	Y	Y	N	N
CLP4	Poultry Farm, Fireacres, Murcott	11 dwellings	H	H1	N	Y	N	N	N
CLP5	Land at Weston-on-the-Green	1.50	E	EMP1/EMP4	Y	Y	N	N	Y

Cherwell District Non-Statutory Local Plan Allocation Sites Initial Sieving Criteria SHORTLIST?

Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commercial S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site Ref.	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?
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CLP6	Land E of Yarnton	43 dwellings	H	Committed Housing Site	N/K	Y	Y	N	N
CLP7	Land N of Cassington Rd, Yarnton	5.94	H	H14/H1b	Y	Y	Y	N	N
CLP8	Committed employment site - Cassington Rd, Yarnton	<1.62	E	EMP1	Y	Y	Y	N	Y
CLP9	Thames Valley Police HQ	2.30	H	H1b	Y	Y	Y	N	N
CLP10	Oxford Airport and Thames Water Depot	N/K	Major Developed Site	GB5/GB6	Y	Y	Y	Y	N
CLP11	Begbroke Hill Farm, Yarnton (see also site CDD50)	4.85	Major Developed Site	GB5/GB6	Y	Y	Y	Y	N
CLP12	N of Crutchmore Crescent, Kidlington	15 dwellings	H	H1b	Y	Y	Y	N	N
CLP13	Sipton Quarry	N/K	Major Developed Site	GB5/GB6/GB7	Y	Y	N	N	N

Cherwell District Submission Local Plan Allocation Sites (Not identified elsewhere)					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commercial S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, M=Minerals	Original Source Document Site Ref.	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
CLPS1	Bicester Gateway	15.00	E	Bicester 10	Y	PART	N	N	Y	
Cherwell District Employment Land Review Sites (Not identified elsewhere)					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commercial S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site Ref.	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
CES1	West of Canal (Langford Locks), Kidlington	1.40	E	K4	Y	Y	Y	Y	Y	Y
Oxford City Local Development Framework Allocation Sites NB. Sites allocated <u>only</u> for residential, student accommodation, elderly persons accommodation, medical facilities, educational facilities, sports and community facilities and public open space with no other uses allowed are not included.					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commercial S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site Ref.	Site size above 0.8 hectares (2 acres)?	Site within 18km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
OCD1	Northern Gateway, Peatree, Oxford	N/K (>2ha)	MU/E/H	CS6	Y	Y	Y	N	N	
OCD2	West End Area	8.34	H/E (B1)/C/S/CF	CS5	Y	Y	N	N	N	
OCD3	Barton	14.57	H/CF/S	CS7	Y	Y	N	N	N	
OCD4	Blackbird Leys Central Area	5.34	MU/C/Start-up E/H/CF	SP5	Y	Y	N	N	N	
OCD5	Cowley Centre	3.65	MU/C/CF/E/H	SP10	Y	Y	Y	N	N	
OCD6	Diamond Place and Ewert House, Summertown	1.73	MU/H/E	SP14	Y	Y	Y	N	N	
OCD7	John Radcliffe Hospital Site	27.03	MU/E/Medical/Education/H/C	SP23	Y	Y	Y	N	N	
OCD8	Littlemore Park	5.44	E/H	SP30	Y	Y	N	N	N	
OCD9	Nielsen, London Rd	4.84	H/E	SP34	Y	Y	Y	N	N	
OCD10	Oxford Business Park	7.94	E	SP42	Y	Y	Y	N	Y	
OCD11	Oxford Science Park, Littlemore	8.06	E	SP43	Y	Y	N	N	Y	
OCD12	Oxford Science Park, Minchery Farm	2.35	E	SP44	Y	Y	N	N	Y	
OCD13	Oxford University Press Sports Ground, Jordan Hill	3.65	H/S/E	SP45	Y	Y	Y	N	N	
OCD14	Rover Sports and Social Club	9.92	E (car manufacturing only)	SP49	Y	Y	Y	N	Y	
OCD15	Warneford Hospital	8.67	H/Medical/E	SP59	Y	Y	Y	N	N	
OCD16	Wolvercote Paper Mill, Mill Rd	4.95	H/S/E	SP63	Y	Y	N	N	N	

Oxford City Local Plan Key Employment Sites					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commerical Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
OLP1	Warehouses off Kiln Lane, Shelley Close	1.53	E	KE2	Y	Y	Y	N	Y	
OLP2	Blanchfords Builders' Yard, Windmill Rd	1.01	E	KE3	Y	Y	Y	N	Y	
OLP3	University Press, Walton St	2.08	E	KE16	Y	Y	N	N	Y	
OLP4	BMW, Garsington Rd	82.00	E	KE21	Y	Y	Y	N	Y	
OLP5	County Trading Estate, Watlington Rd	42.00	E	KE22	Y	Y	Y	N	Y	
OLP6	Harrow Road Industrial Estate, Watlington Rd	4.10	E	KE23	Y	Y	Y	N	Y	
OLP7	Fenchurch Court, Bobby Fryer Close	1.20	E	KE25	Y	Y	Y	Y	Y	Y
OLP8	Chiltern Business Centre, Garsington Rd	1.00	E	KE26	Y	Y	Y	Y	Y	Y
OLP9	Nuffield Industrial Estate, Sandy Lane West	6.40	E	KE27	Y	Y	Y	N	Y	
OLP10	Jordan Hill Business Park, Banbury Rd	2.90	E	KE28	Y	Y	Y	N	Y	
OLP11	Osney Mead Industrial Estate	18.30	E	KE31	Y	Y	N	N	Y	
OLP12	Horspath Industrial Estate, Peterley Rd/Pony Rd	8.00	E	KE35	Y	Y	Y	N	Y	
Oxford Strategic Employment Land Availability Assessment and Employment Land Study Sites (Not identified elsewhere)					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commerical Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
OES1	Oxford Business Centre, Osney Lane	3.40	E	Site 18	Y	Y	Y	N	Y	
OES2	Littlemore Park	8.50	E	Site 17	Y	Y	Y	N	Y	
OES3	Salter Brothers, Meadow Lane	1.69	E	S4	Y	Y	N	N	Y	
OES4	Unipart Site, Garsington Road	32.00	E	KE7	Y	Y	Y	Y	Y	Y
South Oxfordshire Local Development Framework Submission Sites					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commerical Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
SDD1	Land N Woodperry Rd, Beckley	0.60	H/C	Site 134	N	Y	Y	N	N	
SDD2	Land off Oxford Rd, Garsington	1.40	H	Site 009	Y	Y	Y	N	N	
SDD3	Culham No. 1 Site, Clifton Hampden, Culham	16.60	N/S	Site 010 (Also RUR6-8)	Y	Y	N	N	N	
SDD4	Land adj Oxford Park Homes, Sandford-on-Thames	1.10	H/Gypsy site	Site 016	Y	Y	Y	N	N	
SDD5	Land adj Reading Rd, Clifton Hampden	3.00	MU	Site 023	Y	Y	Y	N	N	
SDD6	Land between Great Haseley and Tetsworth	505.00	New Settlement	Site 024	Y	PART	N	N	N	
SDD7	Land adj Wheatley Rd, Garsington	1.30	H	Site 029	Y	Y	Y	N	N	
SDD8	Land E of Berinsfield	20.00	H	Site 034	Y	Y	N	N	N	
SDD9	Land at Downs Farm, Garsington	1.79	H	Site 041	Y	Y	Y	N	N	
SDD10	Land S of Grenoble Rd, Sandford-on-Thames	230.00	U	Site 046,047,153	Y	Y	N	N	N	
SDD11	Land at London Rd, Wheatley	5.00	H	Site 065	Y	Y	N	N	N	
SDD12	Land adj Mill Lane, Chalgrove - Site 1	3.20	H	Site 067	Y	N	N	N	N	
SDD13	Land adj Mill Lane, Chalgrove - Site 2	0.87	H	Site 068	Y	N	Y	N	N	
SDD14	Land adj Manor Rd, Horspath	22.00	H	Site 082,118	Y	Y	Y	N	N	

SDD15	Land at Queenford Lakes, Berinsfield	32.60	S/Holiday Lodges	Site 088	Y	Y	N	N	Y
SDD16	Bayswater Farm, Forest Hill	2.50	H	Site 092	Y	Y	Y	N	N
SDD17	Land at Berrick Road, Chalgrove	0.80	H	Site 102	N	N	N	N	N
SDD18	Land adj Wheatley Campus, Wheatley	1.50	H	Site 108	Y	Y	Y	N	N
SDD19	Land W of Berinsfield	1.50	H	Site 114	Y	Y	N	N	N
SDD20	Land between London Rd and A40, Wheatley	17.15	H	Site 115,135,152,171,235	Y	N	N	N	N
SDD21	Land S of Garsington	3.00	H	Site 119	Y	Y	Y	N	N
SDD22	Land at London Rd, Holton	2.00	H	Site 124,150	Y	Y	Y	N	N
SDD23	Land at Wimblestraw Rd, Berinsfield	1.10	H	Site 127	Y	Y	Y	N	N
SDD24	Land at Earlywood Paddock, Wheatley	0.80	H	Site 128	N	Y	Y	N	N
SDD25	Land at Milton Common, Tiddington	5.25	H/E	Site 132	Y	Y	Y	N	N
SDD26	Land at Milton Common, Great Haseley	17.80	H/E	Site 133	Y	Y	Y	N	N
SDD27	Land at Manor Farm, Waterperry	2.00	H	Site 136	Y	Y	Y	N	N
SDD28	Land at Northfield Farm, Garsington	70.00	H	Site 159	Y	Y	N	N	N
SDD29	Land at Littleworth, Wheatley	4.00	H	Site 162	Y	Y	Y	N	N
SDD30	Land at Vent Farm, Forest Hill	1.30	H	Site 194	Y	Y	Y	N	N
SDD31	Land at Pond Farm, Holton	1.00	H	Site 195	Y	Y	Y	N	N
SDD32	NW Little Milton (off Thame Rd)	1.62	H	Site 204	Y	Y	Y	N	N
SDD33	Land at Long Wittenham	15.04	H	Site 205	Y	Y	Y	N	N
SDD34	Land to rear of 157-175 Oxford Rd, Garsington	1.50	H	Site 210	Y	Y	Y	N	N
SDD35	Land off Kiln Lane, Garsington	1.00	H	Site 217	Y	Y	Y	N	N
SDD36	Land at the Belfry, Milton Common	4.00	H	Site 218	Y	Y	Y	N	N
SDD37	Land N of Didcot	90.00	U	Site 224,225,275	Y	PART	N	N	N
SDD38	Land adj to Hill View Cottage, High St, Little Milton	1.10	H	Site 227	Y	Y	Y	N	N
SDD39	Land at Kiln Farm, Garsington	NK	H	Site 228	Y	Y	Y	N	N
SDD40	Land N of Littleworth Rd, Wheatley	5.00	H	Site 240	Y	Y	N	N	N
SDD41	Lane to S of Berinsfield	13.50	H	Site 241	Y	Y	N	N	N
SDD42	Land at Gidley Way, Horspath	9.27	H	Site 248	Y	Y	N	N	N
SDD43	Land SW of Roman Rd, Wheatley	1.58	H	Site 257	Y	Y	Y	N	N
SDD44	Land adj Wheatley Campus, Holton	15.00	H	Site 278	Y	Y	Y	N	N
SDD45	Land E of Roman Rd, Wheatley	1.42	H	Site 295	Y	Y	Y	Y	N
SDD46	Land at Bayswater, Beckley	12.00	H	Site 316	Y	Y	N	N	N

South Oxfordshire District Local Plan Sites Initial Sieving Criteria SHORTLIST?

Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commerical Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?
SLP1	Culham Science Centre	77.80	E	RUR3	Y	Y	N	N	Y
SLP2	Culham No.1 Site	16.60	E	RUR6-8	Y	Y	N	N	N
SLP3	Sandford Sewage Works	17.00	E	RUR9	Y	Y	Y	N	Y
SLP4	Southmead Business Park, Didcot	2.92	E	DID9	Y	Y	N	N	Y

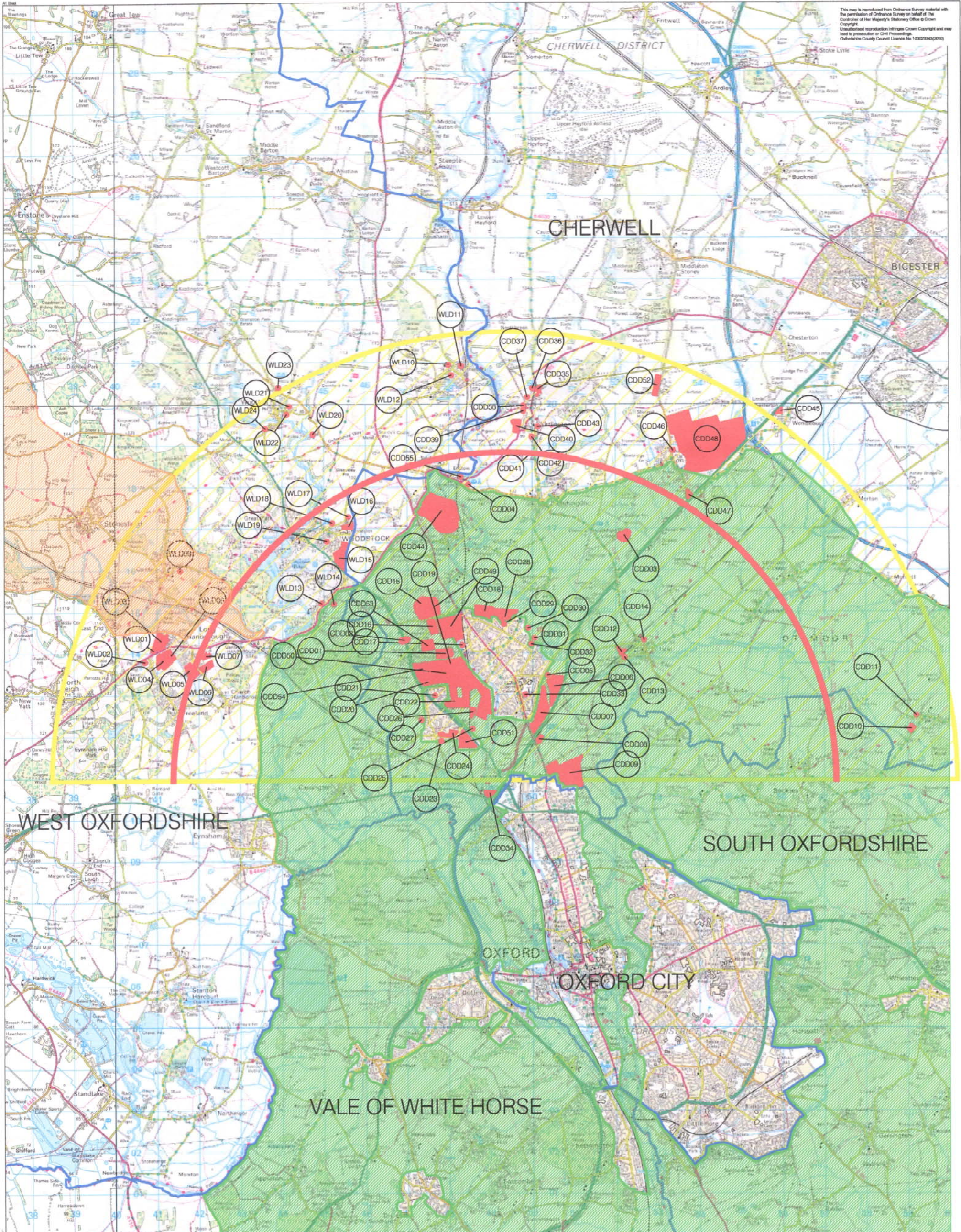
South Oxfordshire District Employment Land Review Sites Initial Sieving Criteria SHORTLIST?

Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commerical Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?
SES1	London Road Industrial Estate, Wheatley	3.43	E	1	Y	Y	N	N	Y
SES2	Littleworth Industrial Estate	1.22	E	2	Y	Y	Y	N	Y
SES3	Tower Industrial Estate, Fane Drive, Berinsfield	3.37	E	31	Y	Y	Y	N	Y
SES4	Boundary Business Park, Wheatley Rd, Garsington	0.87	E	35	Y	Y	Y	N	Y
SES5	Haseley Trading Estate, Great Haseley	2.00	E	36	Y	Y	Y	Y	Y
SES6	Albury Court, Albury	1.06	E	40	Y	Y	Y	N	Y
SES7	Rycote Lane Farm, Milton Common	3.56	E	41	Y	N	Y	N	Y
SES8	Camp Industrial Estate, Rycote Lane, Milton Common	1.42	E	42	Y	Y	Y	N	Y
SES9	Ashurst Court, Wheatley	1.20	E	50	Y	Y	Y	N	Y
SES10	Highways Agency Depot, Milton Common	3.37	E	62	Y	Y	Y	N	Y
SES11	Chalgrove Airfield, Warpsgrove Lane, Chalgrove	5.03	E	78	Y	N	Y	N	Y

Vale of White Horse Local Plan Sites					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commerical Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site Ref.	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
VWH1	Abingdon Science Park	11.01	E	E1/E10	Y	Y	N	N	Y	
VWH2	Thames View (incl. Burgess) Industrial Estate	2.73	E	E1/E10	Y	Y	N	N	Y	
VWH3	Milton Park, Milton	77.00	E	E5/E10	Y	PART	Y	N	Y	
VWH4	West of Didcot Power Station, Milton	1.20	E	E6	Y	Y	Y	Y	Y	Y
VWH5	Kingston Business Park, Kingston Bagpuize	5.38	E	E8/E11	Y	Y	Y	N	Y	
VWH6	Abingdon Business Park	37.53	E	E10	Y	Y	Y	N	Y	
VWH7	Ashville and Drayton Road Industrial Estate, Abingdon	1.02	E	E10	Y	Y	N	N	Y	
VWH8	Radley Road Industrial Estate, Abingdon	2.26	E	E10	Y	Y	Y	N	Y	
VWH9	Minns Business Park, North Hinksey	1.59	E	E2/E10	Y	Y	N	N	Y	
VWH10	Hinksey Business Centre and Curtis Industrial Estate, Botley	2.47	E	E10	Y	Y	N	N	Y	
VWH11	Sandford Lane Industrial Estate, Kennington	1.19	E	E11	Y	Y	Y	N	Y	
VWH12	Wootton Business Park, Wootton	2.24	E	E11	Y	Y	Y	N	Y	
VWH13	Amey, Sutton Courtney	6.19	E	E12	Y	Y	Y	N	N	
VWH14	Tubney Wood - Oxford Instruments	2.50	E	E12	Y	Y	Y	N	Y	
VWH15	North of West Way, Botley (Seacourt Tower)	1.66	E	E10	Y	Y	N	N	Y	
VWH16	Barton Mill, Audlett Drive	2.50	E	E10	Y	Y	N	N	Y	
Vale of White Horse Local Development Framework and Employment Land Review Sites (Not identified elsewhere)					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commerical Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site Ref.	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
VES1	Didcot A Power Station	58.00	MU	C29	Y	PART	Y	Y	N	
Oxfordshire County Council Minerals and Waste Local Plan Allocation Sites					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commerical Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site Ref.	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
MWLP1	Worton Rectory Farm, Worton	Approx 180.00	MI	CY1-CY4	Y	Y	N	Y	Y	
MWLP2	Land N of Langford Lane, Kidlington	Approx 3.80	W	W6	Y	Y	Y	Y	Y	Y
MWLP3	Rail Depot -A4165/A34, Kidlington	Approx 0.90	MI (aggregates railhead)	SD7	Y	Y	Y	Y	Y	Y
MWLP4	Sutton Wick Area	Approx. 60.00	MI	SW1-SW5	Y	Y	N	N	Y	
MWLP5	Stanton Harcourt Area	Approx 120.00	MI	SH1-SH4	Y	Y	N	N	Y	
MWLP6	Rail Depot, Sutton Courtenay	Approx 6.00	MI (aggregates railhead)	SD7	Y	Y	Y	Y	Y	Y
Waste Management Permit Sites (from Environment Agency Registers) (Not identified elsewhere)					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commerical Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site Ref.	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
WML1	Manor Farm, Wendlebury	N/K	W	86155	N/K	Y	Y	N	Y	

Commerical Property Resgister Sites (Not identified elsewhere)					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commerical Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site Ref.	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
NONE										
Commerical Agency Search Sites					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commerical Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site Ref.	Site size above 0.8 hectares (2 acres)?	Site within 18km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
CAS1	Land and Priory at Springhill Rd, Begbroke	5.75	H/Priory/Convent	N/A	Y	Y	Y	N	Y	
CAS2	Land at Cassington	59.00	G	N/A	Y	Y	Y	N	Y	
CAS3	Unit 15 Stationfields Ind Est, Kidlington	0.18	E	N/A	N	Y	Y	Y	Y	
CAS4	Land S of Langford Lane, Kidlington	0.54	Open storage	N/A	N	Y	Y	Y	Y	
CAS5	Oxford Industrial Park, Yarnton	0.33	E	N/A	N	Y	Y	Y	Y	
CAS5	Chancery Business Centre, Kidlington	0.50	E	N/A	N	Y	Y	Y	Y	
CAS7	Stonehouse Farm, Bletchingdon	236.70	G/H	N/A	Y	Y	Y	N	Y	
CAS8	Compound & Workshop, Banbury Rd, Shipton	0.73	E	N/A	N	Y	Y	Y	Y	
CAS9	Giant, West Of Didcot A Power Station	25.07	E	N/A	Y	Y	Y	N	Y	
CAS10	Yarnton Manor, Yarnton	11.90	Eudcational	N/A	Y	Y	Y	N	Y	
CAS11	Sturdys Garage Depot, Cotswold Business Park	0.80	E	N/A	N	Y	Y	N	Y	
Homes and Communities Agency Surplus Public Sector Land Register (Feb 2013)					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commerical Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site Ref.	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
HCA1	Warneford Meadow, Oxford	7.33	s	48056	Y	Y	Y	N	Y	
HCA2	South End Yard, Oxford	3.22	Open storage	40784	Y	Y	N	N	Y	
Oxfordshire County Council owned sites					Initial Sieving Criteria					SHORTLIST?
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use H=Housing, G=Greenfield, E= Employment, MU=Mixed Use, H/E =Housing or Employment, A=Agriculture, TI= Transport Interchange, U=Urban Extension, C=Commerical Ref. S=Sports/Leisure/Recreation, CF=Community Facilities, MF=Modernisation of Facilities, W=Waste, MI=Minerals	Original Source Document Site Ref.	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
OCC1	Land at Blenheim Centre, Blenheim Rd, Kidlington	0.40	G	Countryside Service	N	Y	Y	N	N	
OCC2	Land at Stratfield Brake, Kidlington	6.10	G (Biofuel plantation)	Terrier ref 1/41/16	Y	Y	Y	Y	Y	Y
OCC3	Smallholding, Woodeaton Manor, Woodeaton	17.70	G	terrier ref 3/90/1	Y	Y	Y	N	Y	
OCC4	Alma Rd, Combe	0.70	G	Terrier ref 5/21/4	N	Y	N	N	Y	
OCC5	Land N of Medcroft Rd, Tackley	5.80	G	Terrier ref 5/76/0/00	Y	Y	Y	N	N	
OCC6	Land Sof Medcroft Rd, Tackley	0.60	G	Terrier ref 5/76//0/00g	N	Y	Y	N	N	

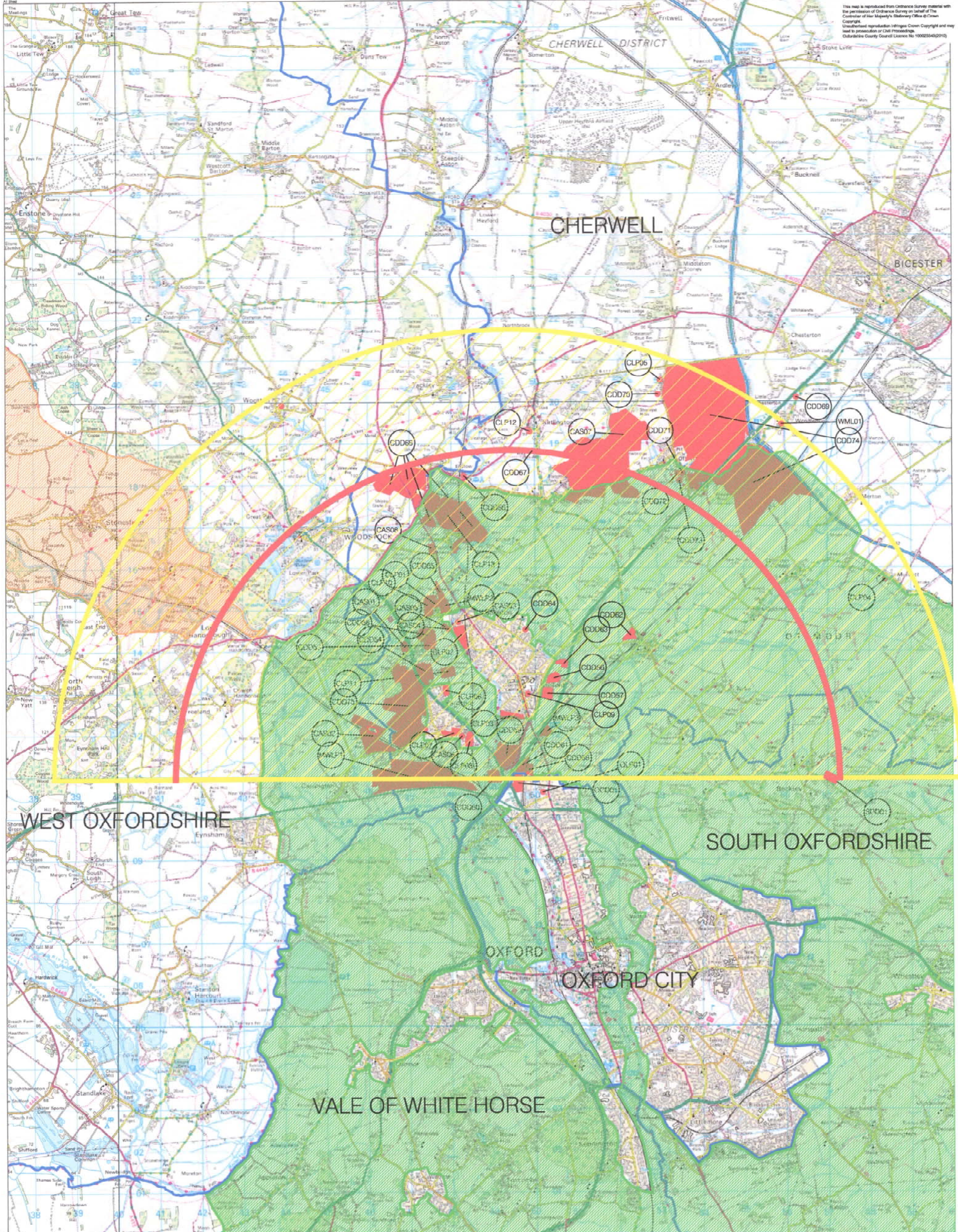
Oxfordshire Minerals & Waste Development Framework - Possible Mineral Sites					Initial Sieving Criteria					SHORTLIST?
NB. Additional sites do not include proposed areas for mineral working on mineral sterilisation grounds, or sites identified elsewhere.										
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use W=Waste, CR=Crushed Rock, SG= Sand & Gravel, CL=Clay, SR=Secondary & Recycled	Original Source Document Site Ref.	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
SG-04	Land at Mead Farm, Yarnton	7.00	SG	SG-04	Y	Y	N	N	Y	
SG-05	Land to E of Cassington Quarry, Cassington	9.30	SG	SG-05	Y	Y	N	N	Y	
SG-08	Land at Lower Rd, Church Hanborough	216.60	SG	SG-08	Y	Y	N	N	Y	
SG-16	Land at Stonehouse Farm, Yarnton	31.90	SG	SG-16	Y	Y	N	N	Y	
CR-01	Merton Grounds Farm, Wendlebury	63.70	CR	CR-01	Y	Y	N	N	Y	
CL-01	Old Brickworks Farm, Bletchingdon	5.25	CL	CL-01	Y	Y	Y	N	Y	
SR-13	New Wintles Farm, Eynsham	N/K	SR	SR-13	N/K	Y	Y	N	Y	
SR-14	Slope Hill Quarry, Glympton	8.00	SR	SR-14	Y	Y	Y	Y	Y	Y
SR-15	Old Brickworks Farm, Bletchingdon	5.25	SR	SR-15	Y	Y	Y	N	Y	
SR-20	Worton Farm, Cassington	N/K	SR	SR-20	N/K	Y	N	Y	Y	
SR-31	Grenhill Farm Quarry, Enslow	N/K	SR	SR-31	N/K	Y	N	N	Y	
SR-38	Shipton-on-Cherwell Quarry, Shipton-on-Cherwell	69.00	SR	SR-38	Y	Y	N	N	N	
Oxfordshire Minerals & Waste Development Framework - Possible Waste Sites					Initial Sieving Criteria					SHORTLIST?
(Additional sites do not include sites identified elsewhere)										
Plan Ref	Settlement/Site Name	Site Size (Ha)	Proposed Use W=Waste, CR=Crushed Rock, SG= Sand & Gravel, CL=Clay, SR=Secondary & Recycled	Original Source Document Site Ref.	Site size above 0.8 hectares (2 acres)?	Site within 16km of St Giles, Oxford?	All of site in Floodzone 1?	All of site >100m from nearest dwelling?	Site is not a proposed housing LDF site?	
004	Slope Hill Quarry, Glympton	8.00	W	004	Y	Y	Y	Y	Y	Y
007	Greenhill Quarry, Bletchingdon	13.70	W	007	Y	Y	N	N	Y	
008	New Wintles Farm, Eynsham	3.00	W	008	Y	Y	Y	N	Y	
009	Worton Farm Yarnton	5.60	W	009	Y	Y	N	Y	Y	
012	Gosford Grain Silos	2.40	W	012	Y	Y	Y	Y	Y	Y
030	Shipton-on-Cherwell Quarry, Shipton-on-Cherwell	69.00	W	030	Y	Y	N	N	N	
036	Station Road (B-Line), Enslow	1.00	W	036	Y	Y	N	N	Y	
070	Spires Business Park (TWA Depot), Kidlington	1.70	W	070	Y	Y	Y	Y	Y	Y
091	Langford Locks (Site B), Kidlington	0.70	W	091	N	Y	Y	Y	Y	
092	Spires Business Park (Phase 3), Kidlington	1.00	W	092	Y	Y	Y	Y	Y	Y
117	City Farm, Eynsham	16.10	W	117	Y	Y	N	N	Y	
121	Old Brickworks Farm, Bletchingdon	5.20	W	121	Y	Y	Y	N	Y	
244	North Leigh Wood Recycling	1.00	W	244	Y	Y	Y	N	Y	
246	Northern Gateway Land, Peartree	N/K	W	246	N/K	Y	Y	N	Y	
003	Dix Pit, Stanton Harcourt	6.39	W	003A,C & D	Y	Y	Y	Y	Y	Y
236	Controlled Reclamation, Dix Pit, Stanton Harcourt	8.00	W	236	Y	Y	Y	Y	Y	Y
010,114	Sutton Courtney Landfill	136.99	W	010,114	Y	Y	N	N	Y	
018	Holloway Farm, Waterstock	3.40	W	018	Y	Y	Y	N	Y	
019	Bicester Sewage Treatment Works, Bicester	3.28	W	019	Y	Y	Y	Y	Y	Y
027	Former Quarry, Off Downs Rd, Standlake	24.00	W	027	Y	Y	Y	N	Y	
028	Gill Mill Quarry, Ducklington	16.50	W	028	Y	Y	N	Y	Y	
065	Former Airfield, Stanton Harcourt	4.00	W	065	Y	Y	Y	N	Y	
115	Radley PFA Lagoons	N/K	W	115	Y	Y	N	Y	Y	
118	Tubney Wood, Besselsleigh	20.00	W	118	Y	Y	Y	N	Y	
144	Land east of Didcot Power Station	8.06	W	144	Y	Y	Y	Y	Y	Y
211	Former Camping Ground, Didcot	6.35	W	211	Y	Y	Y	N	Y	
217	Culham No. 4 Site	16.79	W	217	Y	Y	Y	Y	Y	Y
234	Didcot Sewage Works	4.00	W	234	Y	N	Y	N	Y	
247	Upwood Park, Besselsleigh	22.40	W	247	Y	Y	Y	N	Y	
248	Tuckwells, Thrupp Lane	10.00	W	248	Y	Y	Y	N	Y	
249	High Cogges Farm, Witney	N/K	W	249	Y	Y	Y	N	Y	
261	The Marshes, Knightsbridge Farm, Yarnton	3.40	W	261	Y	Y	Y	Y	Y	Y
264	Swannybrook Farm, Kingston Bagpuize	NK	W	264	Y	Y	Y	N	Y	



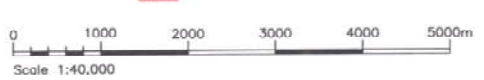
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KEY DISTRICT BOUNDARY GREEN BELT 5 MILE (8 KM) RADIUS		AREA OF SEARCH (11 Km) AREA OF OND		SMALL SITES LARGE SITES		SITES DESCRIPTION CDD - Cherwell District Delivery DP sites WLD - West Oxfordshire District LDF sites		Scale 1:40,000 		 Station Court 1 Kettle Head Abingdon Oxfordshire OX14 1SG T +44 (0)1235 467 400 F +44 (0)1235 467 501 www.mouchel.com		Project: N. Oxford H/Hold Waste Recycling Centre Site Search Plan 1 Location Plan Reduced Copy Not to Scale Client: OXFORDSHIRE COUNTY COUNCIL Designer: JMA Checker: JEA Author: JF Date: 27.06.10 Project No: 1026752-002-001 Scale: 1:40,000	
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- KEY**
- DISTRICT BOUNDARY
 - GREEN BELT
 - 5 MILE (8 KM) RADIUS
 - AREA OF ONB
 - AREA OF SEARCH
 - SMALL SITES
 - LARGE SITES



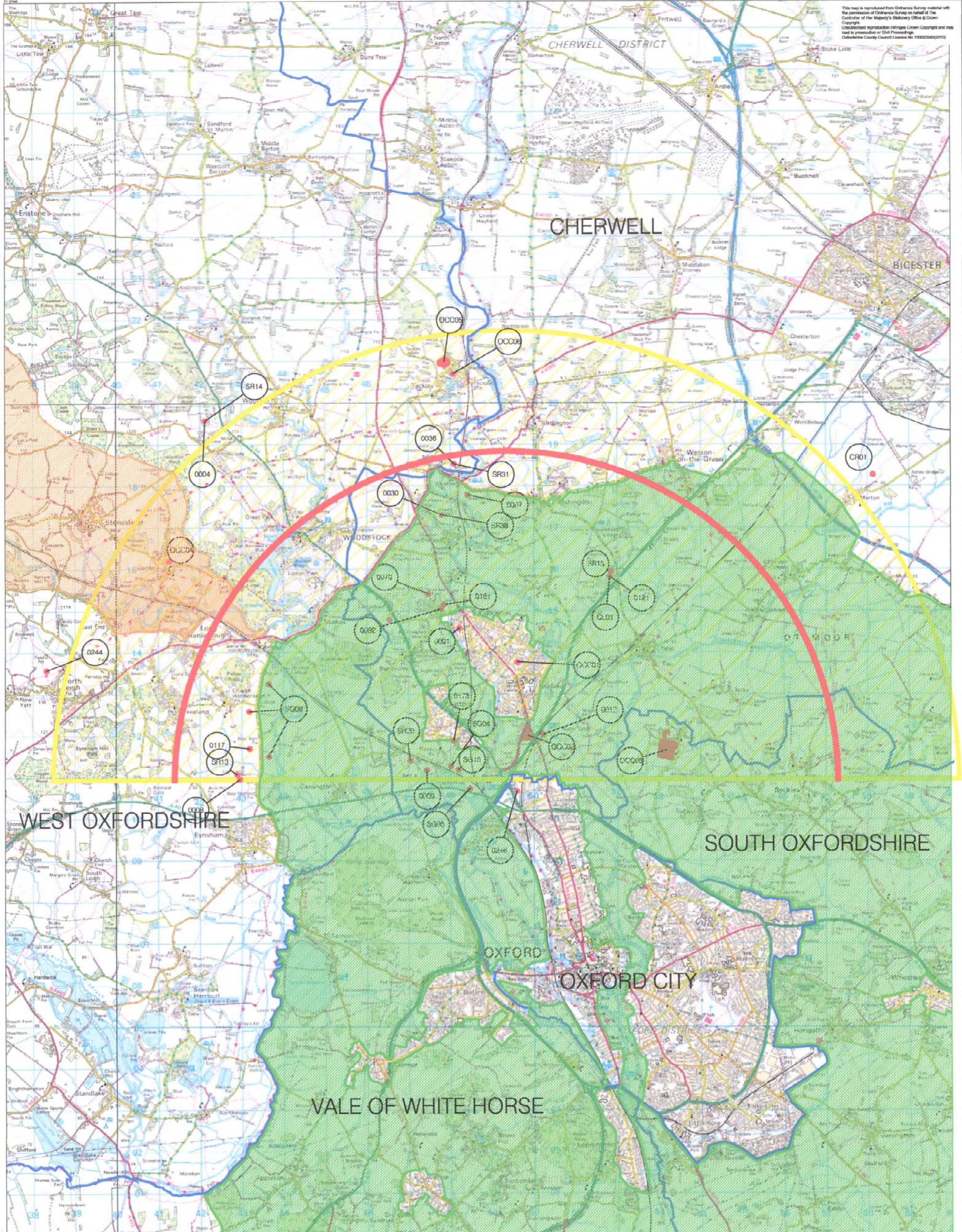
- SITES DESCRIPTION**
- CDD - Cherwell Delivery DPD Sites
 - CLP - Cherwell adopted & non statutory Local Plan Sites
 - OCD - Oxford City Core Strategy sites
 - SDD - South Oxfordshire Site Allocations DPD Sites
 - OLP - Oxford City Local Plan Sites
 - MWLP - Oxfordshire Minerals & Waste Local Plan Sites
 - WML - EA Waste Management Licence Sites
 - CAS - Commercial Agency Sites



Shefferson Court, 1 Kimber Road
Abingdon
Oxfordshire
OX14 1SD
T +44 (0)1235 467 100
F +44 (0)1235 467 101
www.mouchel.com

Project			
N. Oxford H/Hold Waste Recycling Centre			
Site Search			
Plan 2			
Location Plan			
Reduced Copy Not to Scale			
Client			
OXFORDSHIRE COUNTY COUNCIL			
Designed	Drawn	Checked	Authorised
JMA	JCA	JCA	JF
Report No.	Drawings	Drawn By	Scale
1026753-002-001	6503		1:40,000

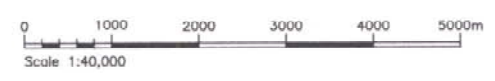
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- AREA OF SEARCH
- SMALL SITES
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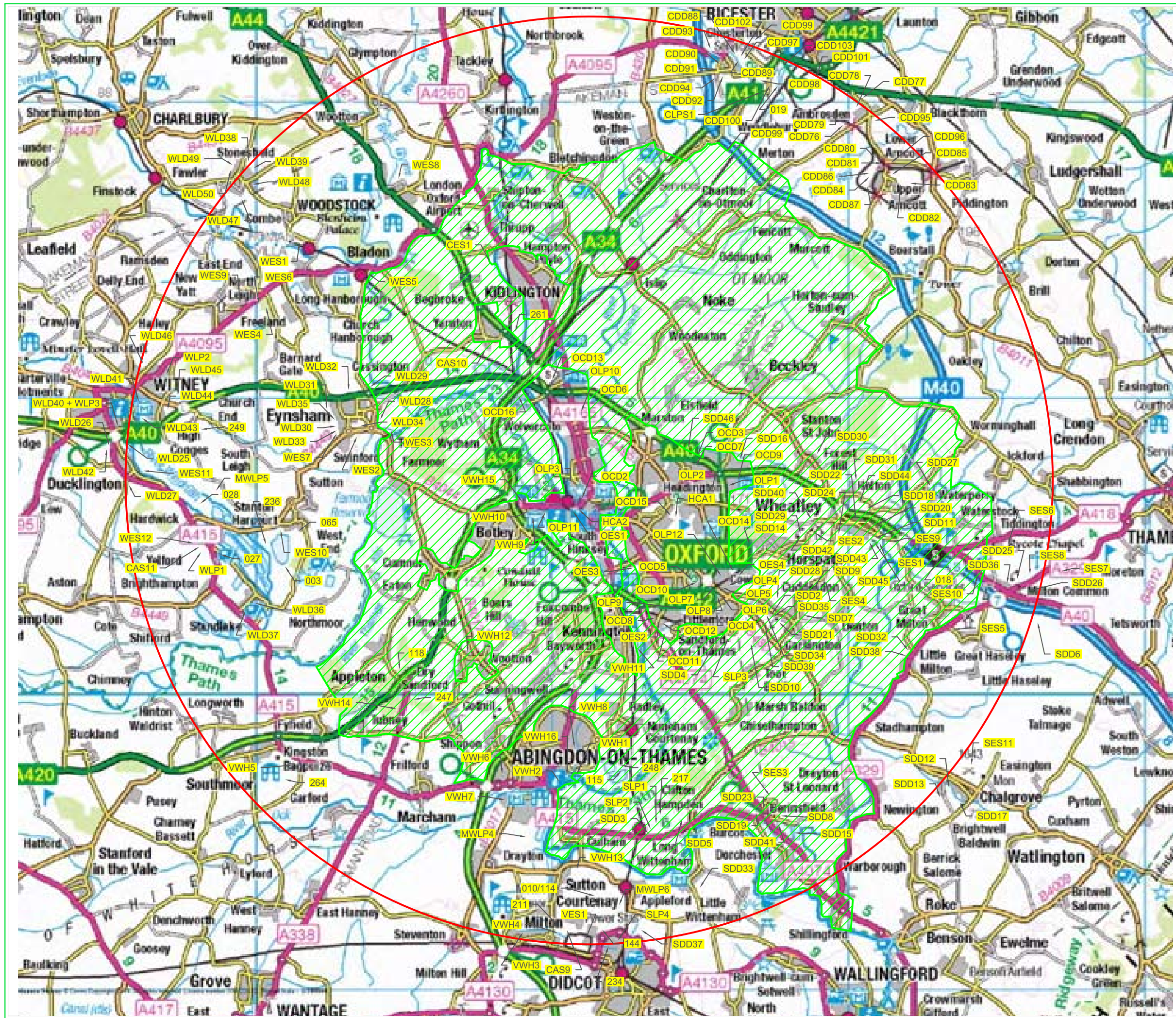
- SR/SG/CL/CR - Minerals Sites (From emerging minerals & waste framework)
- 0117 etc - Waste Sites
- OCC - Oxfordshire County Council Land



mouchel

Station Court, 1 Kimber Road
Aylesbury
Oxfordshire
OX14 1SD
T: +44 (0)1295 467 100
F: +44 (0)1295 467 101
www.mouchel.com

Rev	Date	Details	Checked
Project: N. Oxford H/Hold Waste Recycling Centre			
Site Search: Reduced Copy Not to Scale			
Plan: 3 Location Plan			
Client: OXFORDSHIRE COUNTY COUNCIL			
Design	Drawn	Drawn Date	Checked
JMA	JMA	03.08.10	JEA
Author	Author	Author	Author
JF	JF	JF	JF
Project No:	Discipline	Drawn No	Scale
1028752-002-001	6588		1:40,000



LEGEND

- Search Area
- Green Belt

Rev	Description	Date
© Crown copyright. All rights reserved. Licence number AL100036712.		
Client: Sheehan Haulage and Plant Hire Ltd		
Project: Relocation of Skip Waste Recycling Facility from Slape Hill Quarry		
Title: Site Search		
Drawn By:	Suzi Coyne	
Date:	July 2014	
Scale:	1:125,000 @ A3	
Drawing No.:	166MWT/12	

Suzi Coyne Planning

60 Blenheim Drive
Oxford, OX2 8DQ
Tel.: 01865 453747
Mob: 07779 099560
email: suzi.coyne@ntlworld.com

TABLE 1

QUALITY MATRIX

SITE REF	OPTION	Housing amenity Assessment	Economics of developing a suitable site	Accessibility/ Technical Highways Issues	Proximity to end processing plant/facilities	Landscape and Environmental Issues	Deliverability within timescales/ availability	Area of demand/service location requirement	Existing or Allocated Land Use Type	TOTAL	RANKING
WLP1	Lakeside Industrial Estate, Standlake	2	2	3	3	4	2	1	5	260	13
WES12	Cotswold Farm, Standlake	2	2	3	3	4	3	1	3	260	13
CDD25/261	Knightsbridge Farm, Yarnton	4	4	4	4	4	5	3	2	390	1
CDD34	North of Oxford Gateway and W of A34	4	4	1	4	2	4	4	2	330	4
CDD50/CLP11	Begbroke Employment Zone	3	4	1	4	3	2	3	3	290	8
CLP1/092	Oxford Spires Business Park, Kidlington	4	3	2	3	4	3	3	3	310	6
VWH4	West of Didcot Power Station, Milton	4	3	4	2	4	1	1	5	280	10
MWLP2	Land North of Langford Lane, Kidlington	3	4	4	3	3	5	3	4	380	2
MWLP6	Rail Depot, Sutton Courtenay	3	3	4	2	3	1	1	3	240	16
OCC2	Land at Stratfield Brake, Kidlington	4	3	3	4	3	5	4	2	360	3
070	Spires Business Park (TWA Depot), Kidlington	4	3	2	3	3	4	3	3	320	5
003	Dix Pit, Stanton Harcourt	2	3	3	4	4	2	2	2	270	12
236	Controlled Reclamation, Dix Pit, Stanton Harcourt	2	4	3	4	4	3	2	2	310	6
19	Bicester Sewage Treatment Works, Bicester	4	3	3	3	4	3	1	2	290	8
144	Land east of Didcot Power Station	3	4	3	2	3	3	1	2	280	10
217	Culham No.4 Site	2	3	2	2	3	3	2	3	260	13

Weight (total 100)	10	20	10	10	10	20	10	10	Sum	100
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Criteria	1	2	3	4	5
Housing amenity assessment	highly significant adverse impacts	major adverse impacts	limited adverse impacts	adverse impacts but mitigation would make acceptable	No adverse impacts
Economics of developing a suitable site	land, development and abnormal costs				modernisation/refurbishment works
Highways - accessibility and technical issues (getting to site and access to site/visibility)	poor				good
Proximity to end processing plant/facilities	furthest				nearest
Landscape and Environmental issues	major				minor
Deliverability within timescales/availability	no				yes
Area of demand/service location requirement-proximity to main population centre	furthest to St Giles, Oxford (</= 16km)	</=12 km	</=9 km	</=5km	closest to St Giles, Oxford (</=1km)
Existing / allocated land use type	major conflict				compliance

TABLE 2

SITE REF	OPTION	Housing amenity Assessment	Economics of developing a suitable site	Accessibility/ Technical Highways Issues	Proximity to end processing plant/facilities	Landscape and Environmental Issues	Deliverability within timescales/ availability	Area of demand/service location requirement	Existing or Allocated Land Use Type	TOTAL	RANKING
WLP1	Lakeside Industrial Estate, Standlake	2	2	3	3	4	2	1	5	220	11
WES12	Cotswold Farm, Standlake	2	2	3	3	4	3	1	3	210	13
CDD25/261	Knightsbridge Farm, Yarnton	4	4	4	4	4	5	3	2	300	1
CDD34	North of Oxford Gateway and W of A34	4	4	1	4	2	4	4	2	250	4
CDD50/CLP11	Begbroke Employment Zone	3	4	1	4	3	2	3	3	230	9
CLP1/092	Oxford Spires Business Park, Kidlington	4	3	2	3	4	3	3	3	250	4
VWH4	West of Didcot Power Station, Milton	4	3	4	2	4	1	1	5	240	7
MWLP2	Land North of Langford Lane, Kidlington	3	4	4	3	3	5	3	4	290	2
MWLP6	Rail Depot, Sutton Courtenay	3	3	4	2	3	1	1	3	200	15
OCC2	Land at Stratfield Brake, Kidlington	4	3	3	4	3	5	4	2	280	3
070	Spires Business Park (TWA Depot), Kidlington	4	3	2	3	3	4	3	3	250	4
003	Dix Pit, Stanton Harcourt	2	3	3	4	4	2	2	2	220	11
236	Controlled Reclamation, Dix Pit, Stanton Harcourt	2	4	3	4	4	3	2	2	240	7
19	Bicester Sewage Treatment Works, Bicester	4	3	3	3	4	3	1	2	230	9
144	Land east of Didcot Power Station	3	4	3	2	3	3	1	2	210	13
217	Culham No.4 Site	2	3	2	2	3	3	2	3	200	15

Weight (total 100)	10	10	10	10	10	10	10	10	10	Sum	80
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Criteria	1	2	3	4	5
Housing amenity assessment	highly significant adverse impacts	major adverse impacts	limited adverse impacts	adverse impacts but mitigation would make acceptable	No adverse impacts
Economics of developing a suitable site	land, development and abnormal costs				modernisation/refurbishment works
Highways - accessibility and technical issues (getting to site and access to site/visibility)	poor				good
Proximity to end processing plant/facilities	furthest				nearest
Landscape and Environmental issues	major				minor
Deliverability within timescales/availability	no				yes
Area of demand/service location requirement-proximity to main population centre	furthest to St Giles, Oxford (<= 16km)	<=12 km	<=9 km	<=5km	closest to St Giles, Oxford (<=1km)
Existing / allocated land use type	major conflict				compliance

From: Stephen Barden SBarden@savills.com 
Subject: Bicester & Kidlington
Date: 2 July 2014 09:26
To: suzi.coyne@ntlworld.com

Suzi

I am afraid that neither are operationally available or have a planning permission that would facilitate development.

Regards

Steve

Stephen Barden BSc, DMS, FRICS
Director
Corporate Real Estate

Savills, Ground Floor, Hawker House, 5-6 Napier Court, Napier Road, Reading, RG1 8BW



Tel : +44 (0) 1189 520 508
 Mobile : +44 (0) 7807 999 424
 Email : SBarden@savills.com
 Website : www.savills.co.uk

P Before printing, think about the environment



Dear Barden

I was wondering whether you could back to me on this.

Many thanks
 Suzi Coyne

On 23 Jun 2014, at 11:41, suzi coyne <suzi.coyne@ntlworld.com> wrote:

> Dear Mr Barden

>

> Further to our telephone conversation earlier, please find attached plans of two sites in Oxfordshire, for which I would be grateful if you could let me know whether there is any surplus land available to buy/let. (My client needs at least 0.8 hectare of developable land).

>

> Best regards

> Suzi Coyne

>

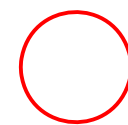
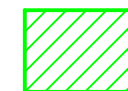
> <BicesterSewageWorksPlan.pdf><KidlingtonTWDpot.pdf>

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LEGEND

-  Search Area
-  Green Belt

Rev	Description	Date
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Client: Sheehan Haulage and Plant Hire Ltd		
Project: Relocation of Skip Waste Recycling Facility from Slape Hill Quarry		
Title: Shortlisted Sites		
Drawn By:	Suzi Coyne	
Date:	July 2014	
Scale:	1:125,000 @ A3	
Drawing No.:	166MWT/13	

Suzi Coyne Planning

60 Blenheim Drive
 Oxford, OX2 8DQ
 Tel.: 01865 453747
 Mob: 07779 099560

email: suzi.coyne@ntlworld.com