

Application No: 11/00284/ADJ	Ward: Outside Cherwell Area	Date Valid: 21/02/11
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Applicant:	Waste Recycling Group Ltd - Mr Mike Abbott
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Site Address:	Calvert Landfill Site Brackley Lane Calvert Oxfordshire
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Proposal: Energy from waste facility; incinerator bottom ash processing; air pollution control residue treatment; access road from A41, revision to pit 6 restoration contours and restoration scheme, surface water management and habitat management and the application is accompanied by an Environmental Statement - Ref 11/20000/AWD

1. Site Description and Proposal

- 1.1 The proposed development consists predominantly of the erection a energy from waste facility, including associated access road, surface water and habitat management, and a revision to restoration contours. The site is located approximately 6300 metres from the edge of the Cherwell District at its approximate closest point.
- 1.2 The site forms part of an extensive area of land that has planning permission for clay extraction, followed by backfilling with waste. Currently the site is in agricultural use. The energy from waste site would measure approximately 9.6 hectares, with the footprint of the building occupying 8746 square metres. The dimensions of the building would be 204 metres in length and a width varying between 54 metres and 72 metres. The height of the building would also vary, being 15 metres at its lowest point and 52 metres at its highest, with the exception of the stack that would reach a height of 95 metres.
- 1.3 The applicant has proposed a curved roof design with a choice of colours intended to 'camouflage' the building within the landscape; green, pale grey and grey, with anthracite lower and ground level elements.

2. Application Publicity

- 2.1 The application is being dealt with my Buckinghamshire County Council and they will be undertaking all relevant consultations. Cherwell District Council is a consultee only.

3. Appraisal

- 3.1 The key issue is the impact of the proposed development upon the Cherwell District.
- 3.2 The SDPHE considers that the facility has the potential to affect the Cherwell District in two ways; environmental pollution and visual amenity.
- 3.3 Matters of pollution (odour, noise and dust) would be handled by Buckinghamshire County Council and the Environment Agency and whilst these are possible implications of the development, the SDPHE does not consider that it is the place of Cherwell District Council to seek to control these matters. Further, Government guidance contained within PPS 23 that states, *“The planning system should focus on whether the development itself is an acceptable use of the land, and the impacts of those uses, rather than the control of processes or emissions themselves. Planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced. They should act to complement but not seek to duplicate it.”*
- 3.4 It is clear that the proposed facility would represent a significant alteration to the landscape due to both the footprint and height of the building and associated works. At 95 metres at the highest point above ground level, the stack would be visible from various viewpoints, and potentially from vantage points within the Cherwell District. However, due to the distance separating the site from the boundary of the District, the SDPHE does not consider that it would represent an overly prominent feature of the landscape or that it would result in significant detriment to the visual amenity of the Cherwell District.

4. Recommendation

The SDPHE therefore recommends that **no objection** is raised to the proposed development subject to the imposition of relevant conditions to prevent environmental pollution.

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