

PHASE 1

DEFINING THE STUDY AREA

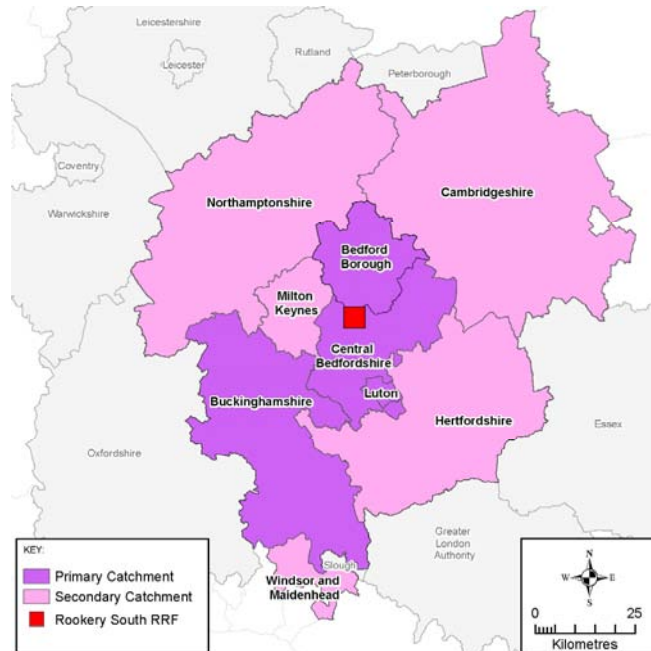
The Study Area covers the whole of the Waste Catchment Area.

PRIMARY WASTE CATCHMENT AREA

- Bedfordshire and Luton sub region
- Buckinghamshire

SECONDARY WASTE CATCHMENT AREA

- Milton Keynes
- Northamptonshire
- Cambridgeshire
- Hertfordshire
- Windsor and Maidenhead



PHASE 2

IDENTIFYING THE LONG LIST OF SITES

Sites identified from

Adopted or most recent emerging waste development plan document for each Authority.

and

National Land Use Database

Industrial estates across Central Bedfordshire, Bedford Borough and Luton Borough

369 sites

PHASE 3

IDENTIFYING SITES POTENTIALLY APPROPRIATE FOR DEVELOPMENT

PHASE 3A - Desk based assessment applying exclusionary criteria

SIEVE	DESCRIPTION
Sieve 1	Site size - Requires minimum area of 4 ha
Sieve 2	Access - Requires ready access to 'A' road
Sieve 3	European Nature Conservation Designations - Sites within 1 km of 'Natura 2000 sites' were discounted
Sieve 4	Area of Outstanding Natural Beauty - Sites within or adjacent to an AONB were discounted
Sieve 5	Existing or Proposed Use - Sites not identified for strategic waste development, employment or mixed use were discounted
Sieve 6	Green Belt - Sites located within Green Belt were discounted
Sieve 7	Flood Risk - Sites without flood risk or covered by Flood Zone 1 or 2 were retained
Sieve 8	Deliverability - Sites not deliverable for development of an EfW facility were discounted

66 sites

PHASE 3B - Site Visit

Of the 66 sites identified, enough information was gathered through Phase 3A to conclude that 11 of these sites should be subject to more detailed assessment (Phase 4). Site visits were carried out for the remaining 55 in order to clarify their potential for development.

The site visit considered:

- existing use and condition of the site
- surrounding uses
- access arrangements
- site context
- availability
- any other physical constraints eg overhead pylons

21 of these 55 sites were found to be suitable in principle for development of an EfW facility. All were significantly developed, many with modern buildings. None of the development plots appeared to offer the minimum site requirement of 4 ha.

PHASE 3C - Review of industrial estate plot sizes

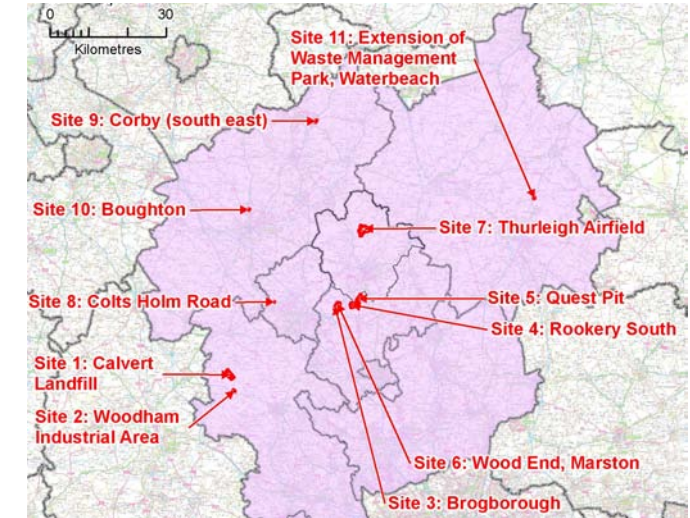
Plot sizes across all the industrial estates were checked. Few were found to provide 4 ha of land; all of these were developed or otherwise in use and so not available.

11 sites

PHASE 4

THE DETAILED SITE ASSESSMENT

The criteria used to consider the 11 sites were gained from the draft NPS EN-3, PPS 10 and each Authority's local policy.



PHASE 4A - Baseline data review

Desk based research and contact with local authorities and land agents to collate relevant information.

PHASE 4B - Site visits

Each site was visited to understand site specific opportunities and constraints.

PHASE 5

CONCLUSION AND IDENTIFICATION OF THE PREFERRED SITE

Consideration of key benefits and constraints across all sites eg promotion in policy, CHP opportunities and detailed access arrangements.

SITE CHOICE - ROOKERY SOUTH, STEWARTBY

The alternative site assessment confirmed that Covanta's commercial decision to develop Rookery South was sound in planning terms.

Key benefits include:

- central location
- avoidance of "no go" areas
- location in an area designated for extensive regeneration and redevelopment (the Northern Marston Vale)
- large area which allows both an EfW facility and a MRF to be co-located
- combined heat and power opportunities
- opportunity to enhance green infrastructure
- avoidance of adverse environmental impacts
- suitable road access and future potential for rail

CLIENT: COVANTA	A3	TITLE: SITE SELECTION METHODOLOGY
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