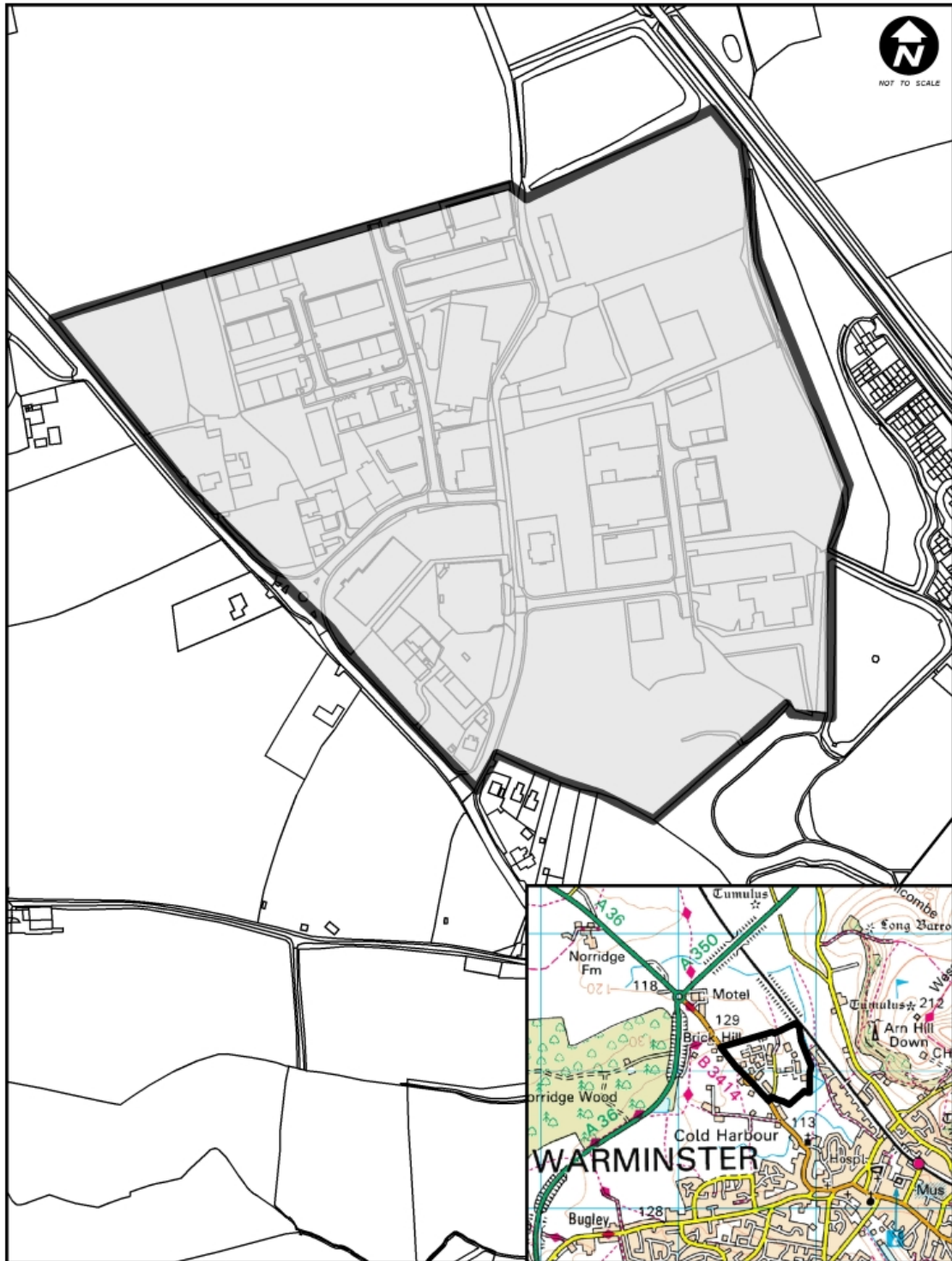


Warminster Business Park, Warminster



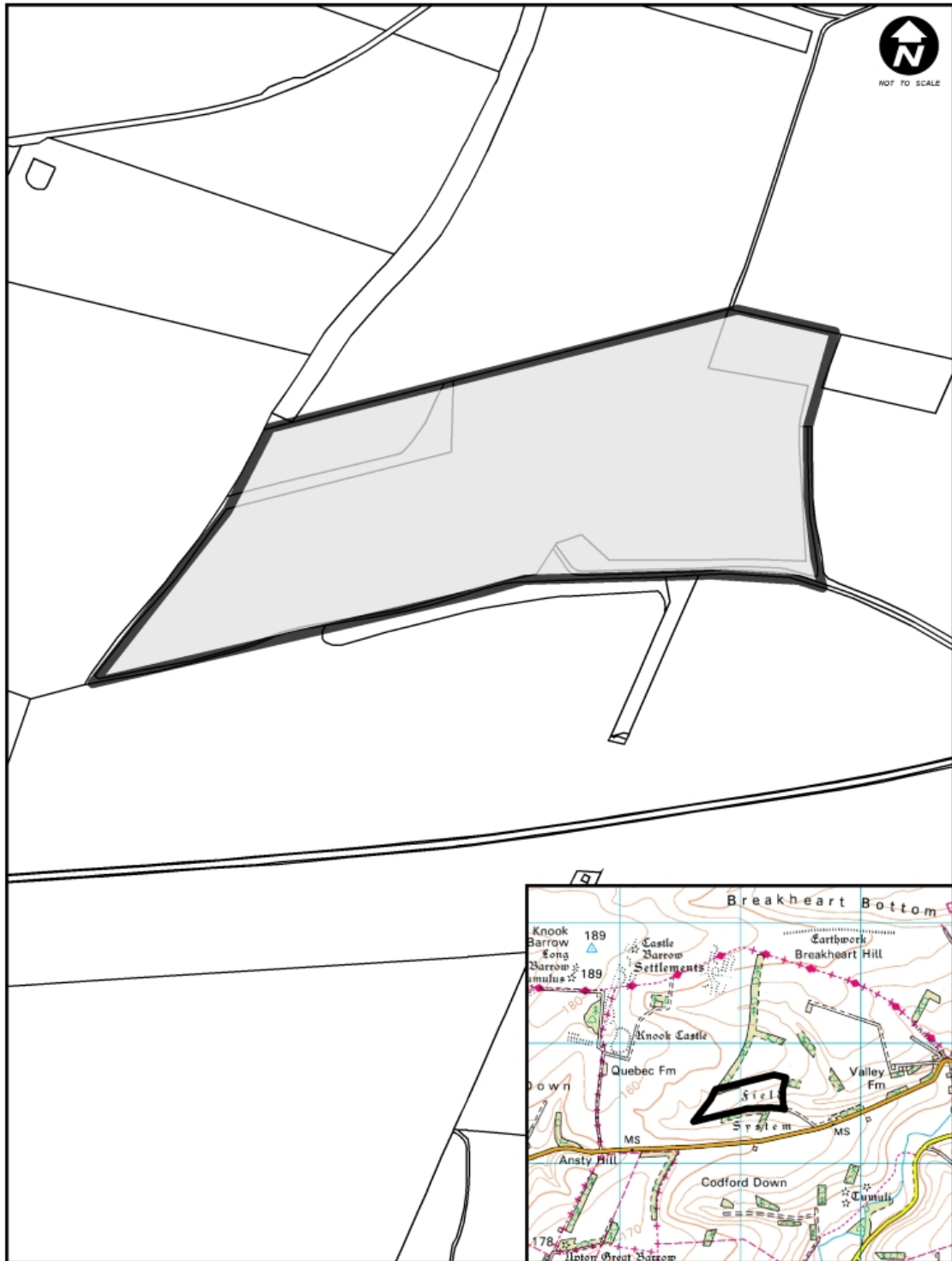
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Table 3.8 Warminster Business Park, Warminster

Warminster Business Park, Warminster	
Potential use/s	Materials Recovery Facility/Waste Transfer Station and Local Recycling.
Grid reference	386700 146000
Current use/s	The site was previously a gas works (1941) but is now is an existing industrial estate that contains a local HRC and other small businesses including manufacturing and engineering.
Description of site	The site is located on the northern edge of Warminster, 15km south of Trowbridge. The business park is accessed directly off the B3414 which leads to the A36/A350 Warminster–Westbury interchange (approximately 500m north of the site). There are two existing access points to the estate; Furnax Way to the south and Roman Way to the north. The northern boundary of the site is formed by fields and approximately 500m beyond this is the A350, to the east is a local railway line and the properties at Arn View. New residential areas are located to the east of the site and new B1 uses are being developed to the west at Bath Road Business Park. A river runs along the eastern boundary of the site and consequently this area is within Flood Zone 2/3.
Size of site	23 ha
Planning context	The site is allocated as an Employment Area (Policy E2) in the adopted West Wiltshire District Local Plan. The Wiltshire 2026 consultation (undertaken in October 2009 as part of the emerging Wiltshire Core Strategy) identified a large area immediately to the west of the site for Housing/Mixed use.
Site development - key issues and potential mitigation measures	
Biodiversity and geodiversity	Reptile, badger and water vole surveys should be undertaken, particularly if any ditches are affected. Additional survey work should be undertaken if development is on, or adjacent to, part of the site that is currently occupied by trees, hedgerow or grass/scrub, or if any existing buildings are to be demolished and rebuilt.
Historic environment and cultural heritage	Development should have due regard to the setting of the SM located approximately 800m to the east of the site boundary (SM12295 - round barrow on Arn Hill). There are also other archaeological discoveries in the area, with the potential for buried archaeological remains within the site. Further investigations will need to be undertaken and the results should be used to inform a mitigation strategy. The scope of any programme of archaeological investigations should be agreed in advance with the Wiltshire County Archaeologist.
Human health and amenity	<p>Potential impacts on air quality (including fumes), noise and vibration levels affecting existing uses on the business park and surrounding properties will need to be investigated.</p> <p>Acoustic screening in the form of bunds, buildings or fences may be required. The facilities should be sited towards the centre of the site with a minimum separation distance of 100m from Bath Road and 120m from the residential properties to the east.</p>

Warminster Business Park, Warminster	
	Air quality risks for the intended use are low to moderate without mitigation. Dust and odour mitigation will be required, although detailed assessment should not be necessary.
Traffic and transportation	Access from the B3414, capacity impacts on the A350/A36 and implications of Warminster weight limit restrictions will need to be investigated. Parking and access arrangements will need to be considered. Mitigation may involve lorry restrictions through Warminster. A Transport Assessment should be submitted with a planning application to identify the measures that will be taken to adequately mitigate or compensate for the anticipated transport and related environmental impacts of the proposal.
Water environment	The site is in Flood Zone 1 with the exception of the southern-most tip in Flood Zone 2 and the eastern edge in Flood Zone 3. Areas along the eastern and southern sides of the site are shown to be 'Areas Susceptible to Surface Water Flooding'. There are surface water courses in close proximity to the site and the site is close to drainage channels to the east, south and west along with an adjacent attenuation pond to the south. The site is located on a major aquifer of high vulnerability and SPZ 2. There is limited risk of fluvial flooding but there is potential for pluvial and groundwater flooding. There are potentially contaminating land uses in the area and a high level of engineering containment will be required at this site to safeguard the groundwater environment. Proposals should consider mitigation such as SuDS within site design and infiltration devices. Further assessment and work required to assess any risks to the water environment includes a FRA, Surface Water Management Plan, Contamination Assessment and liaison with the EA to support a planning application.
Any other issues or comments	Any new facilities must not prejudice the existing waste operations already permitted within the site boundary.
Cumulative effects	Potential for impacts on traffic and transportation.
Links to the Waste Core Strategy	Site is located within 16km of Trowbridge and will make a positive contribution to meeting capacity requirements in line with policies WCS1, WCS2 and WCS3 of the Waste Core Strategy.

Chitterne Waste Management Facility, Chitterne



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Table 3.9 Chitterne Waste Management Facility, Chitterne

Chitterne Waste Management Facility, Chitterne	
Potential use/s	Materials Recovery Facility/Waste Transfer Station, Local Recycling, Inert Waste Recycling/Transfer, Composting and Waste Treatment
Grid reference	396846 143421
Current use/s	Greenfield site. This site is currently pasture land located adjacent to a large scale inert landfill/landraise site.
Description of site	This Greenfield site is located north of the B390, 1km west of the village of Chitterne and 25km north west of Salisbury. The inert landfill site adjacent to the proposed site has an existing access off the B390 which provides good access to the A36 to the west. The site lies within a relatively remote rural area of open rolling grade 3 agricultural land surrounded by a few isolated farms. To the north of the site an area of young woodland has been planted, whilst the northern boundary is defined by a strong belt of mature trees. Mature trees also run along the southern boundary, 230m beyond which lies the B390. The site is in the vicinity of Salisbury Plain Special Protection Area/Special Area for Conservation/Site of Special Scientific Interest (SPA/SAC/SSSI) and Cranborne Chase and West Wiltshire Downs AONB (approximately 1.2km south west of the site).
Size of site	15.5 ha
Planning context	The site is not allocated in the adopted West Wiltshire District Local Plan.
Site development - key issues and potential mitigation measures	
Biodiversity and geodiversity	The proposed allocation is situated on a site that appears to be either rough grassland or arable field and within 300m to the north of Codford Down CWS (chalk grassland). However, it is considered that if the proposed allocation were to be developed, it would be unlikely to impact on the designated feature since the prevailing wind is from the south west and there is no hydrological connectivity between the allocation site and the CWS. There are several existing records in the immediate area for badgers and reptiles therefore an extended phase 1 habitat survey with particular reference to (although not exclusively) these species, will be required to inform any future planning application process.
Historic environment and cultural heritage	Ancient settlements and earthworks (cropmarks present and possible presence of a Bronze Age settlement) are located to the north west of the site. A Cultural Heritage Assessment will be required to support a planning application to understand the potential, extent, significance and type of possible archaeological remains on site. The scope of any programme of archaeological works will need to be agreed in advance with the Wiltshire County Archaeologist. Impacts of the setting of archaeological assets may be mitigated with appropriate screening and landscaping.
Human health and amenity	Potential impacts on air quality (including odour, dust and fumes), noise, vibration and nuisance levels affecting surrounding receptors will need to be investigated.
Land use	Potential loss of grade 3 agricultural land will need to be considered.

Chitterne Waste Management Facility, Chitterne	
Landscape, townscape and visual	<p>Potential for landscape and visual impacts on the surrounding area due to the highly visible site location. Mitigation will be required and could include the planting of a 15m woodland buffer around site boundaries to screen views into the site, integrating it with the surrounding rural character. The woodland should connect with existing trees and planting within the area. In addition strategic off-site hedgerow planting, along the B390 to reduce perceptions of the erosion of the rural landscape character of the area will be required.</p> <p>Any development will need to safeguard PRow.</p>
Traffic and transportation	<p>Improvements will need to be made to the site access to accommodate HGVs turning left into the site from the west along the B390. A Capacity/Impact Assessment will also be required to investigate the likely impacts on the A36 and A303 and potential impact on Chitterne village from traffic approaching from the east. Development at the site should be controlled by condition and legal agreement to prevent, or at least minimise, unnecessary vehicle movements accessing or leaving via Chitterne village. A Transport Assessment should be submitted with a planning application to identify the measures that will be taken to adequately mitigate or compensate for the anticipated transport and related environmental impacts of the proposal.</p>
Water environment	<p>The site is in Flood Zone 1 and is located on a major aquifer of high vulnerability. The site is situated within a valley between two SPZ 3 areas. A SPZ 1 is situated 2.3km towards the east. Groundwater beneath the site is likely to be discharged within the Chitterne Brook (located 1.7km downslope of the site towards the east). Given that that the site lies on a principal aquifer and is in close proximity to a SPZ 1 for a public water supply source a high level of engineering containment will be required at this site to safeguard the groundwater environment. Areas along the southern boundary of the site are shown to be 'Areas Susceptible to Surface Water Flooding'. There is no risk of fluvial flooding but the potential for pluvial and groundwater flooding should be investigated. Proposals should consider mitigation such as SuDS within site design and infiltration devices. Further assessment and work required to assess any risks to the water environment includes a FRA, Surface Water Management Plan, Contamination Assessment and liaison on hydrology/surface water drainage issues with the EA.</p>
Any other issues or comments	<p>Any new facilities must not prejudice the existing waste operations already permitted within the site boundary. Any inert waste recovery operation will only be permitted at this site where it is clearly demonstrated to be associated with existing waste inputs to the adjacent landfill operation - additional inputs solely to service the recovery of inert waste at this site will not be acceptable at this location.</p>
Cumulative effects	<p>No cumulative effects identified at the plan-making stage.</p>
Links to the Waste Core Strategy	<p>Site is not located within 16km of a Strategically Significant City or Town (SSCT), therefore is only allocated for local scale use. The site will make a positive contribution to meeting capacity requirements in line with policies WCS1, WCS2 and WCS3 of the Waste Core Strategy.</p>