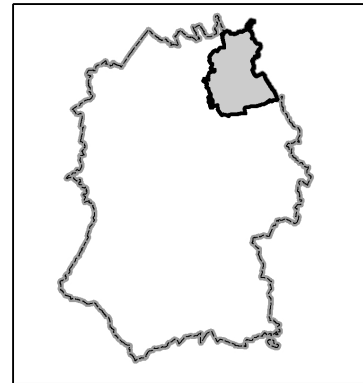


6 Swindon

6.1 Strategic sites

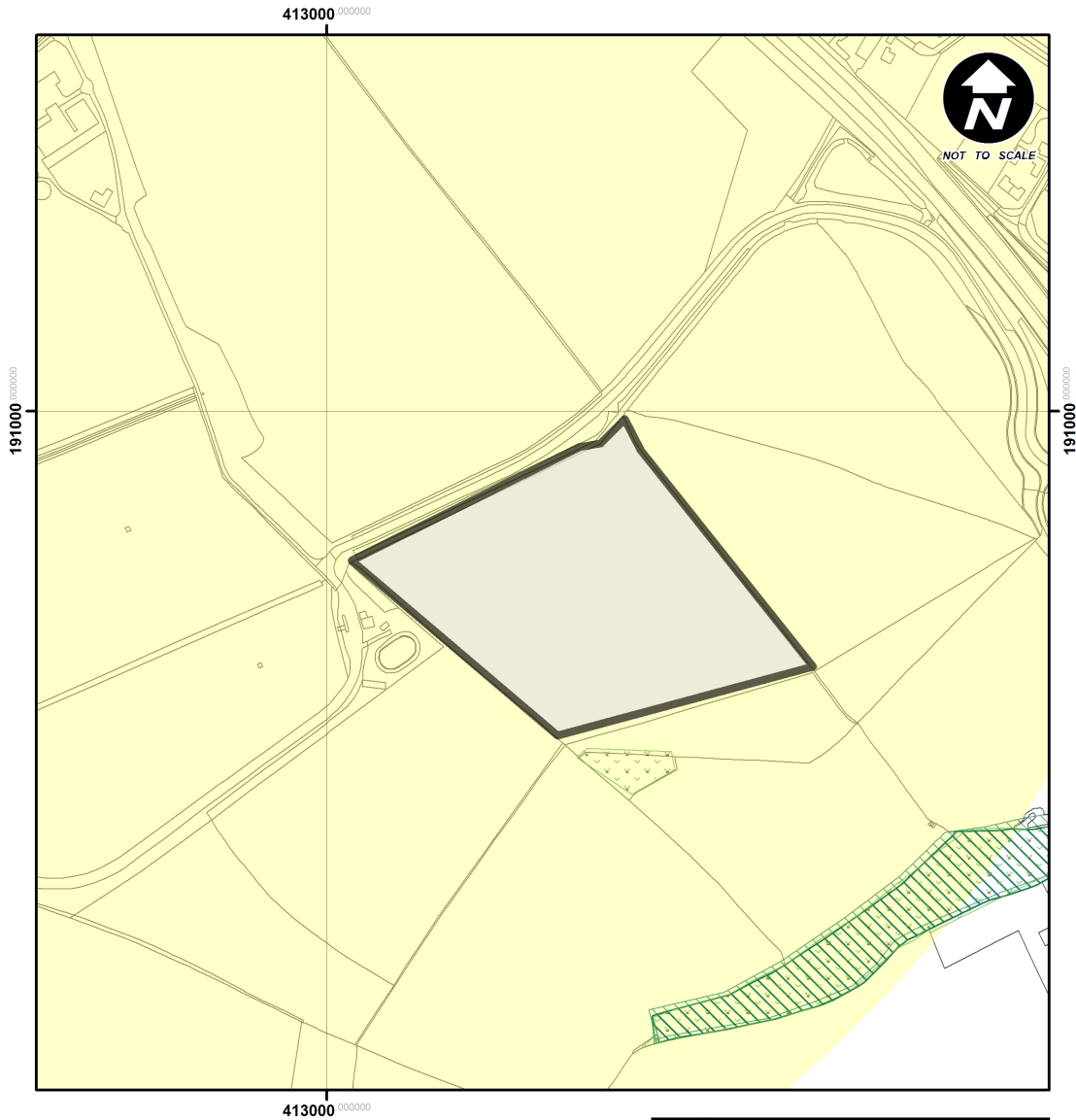
Swindon strategic scale waste sites



Key

-  Key settlement
-  Strategic waste sites in Swindon
-  Swindon Area

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Inset map SBC1

Chapel Farm,
Blunsdon

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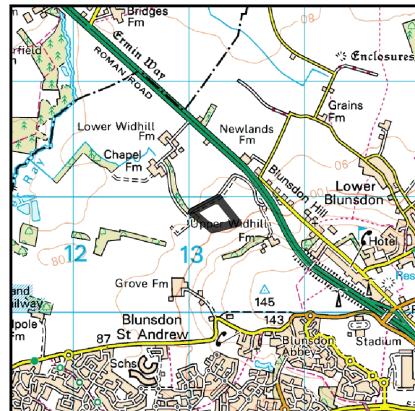


Table 6.1 Chapel Farm, Blunsdon

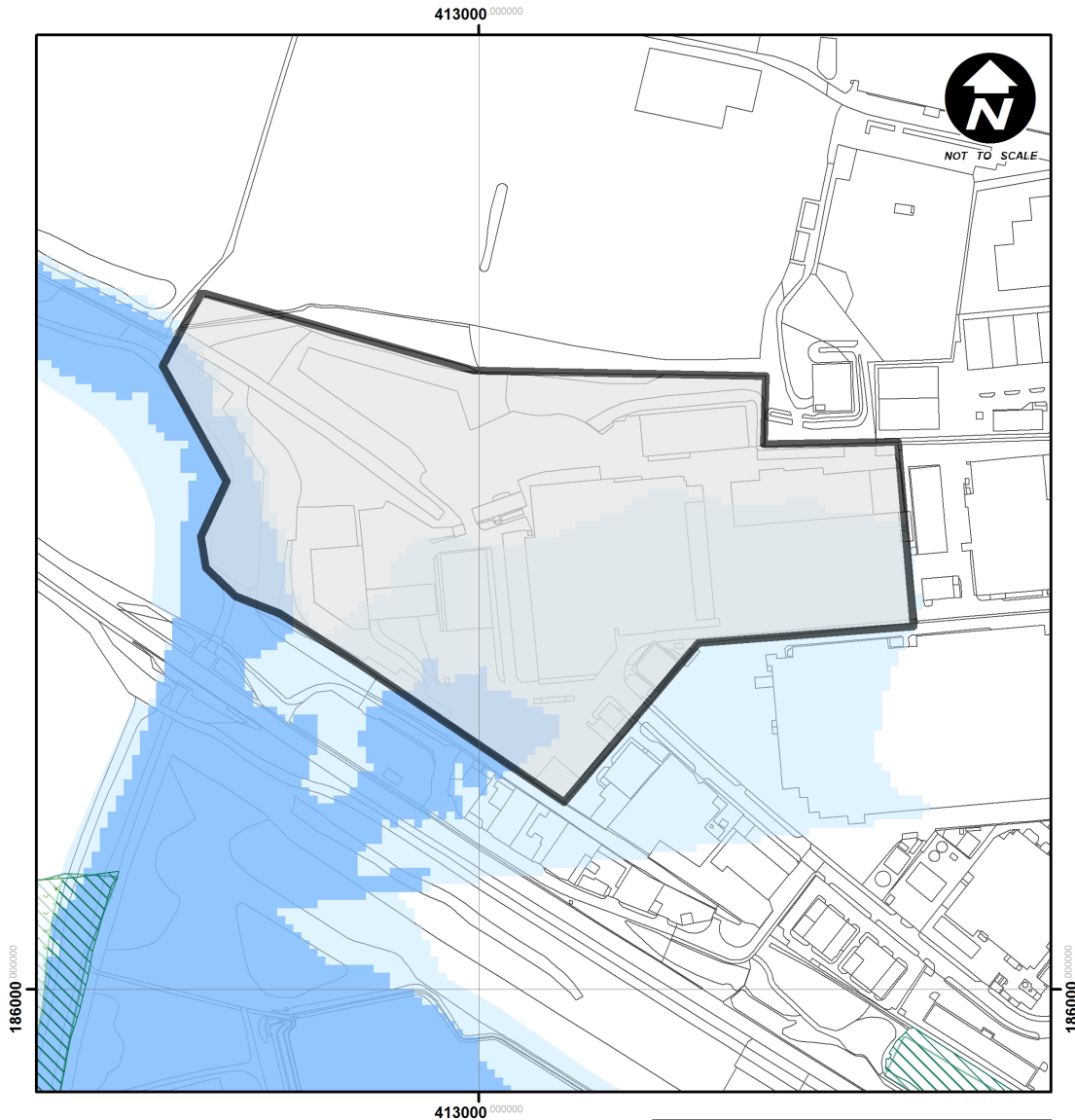
Chapel Farm, Blunsdon	
Potential use/s	Waste Treatment (energy from waste).
Scale	Strategic.
Grid reference	413200 190900
Current use/s	The site is gently sloping grade 3 agricultural land enclosed by hedgerow within open countryside. An active landfill site is located to the north west of the site. A recycling facility is located to the west of the site.
Description of site	The site is approximately 1km north of Blunsdon and 7.5km north of Swindon town centre. The site is accessed via a track which leads to Blunsdon Hill which in turn links to the A419. There are a number of residential properties within the vicinity of the site. A residential bungalow is located to the north west of the site and there are properties along Blunsdon Hill to the south.
Size of site	5.5 ha
Planning context	The site is not allocated for development within the saved policies of the current Swindon Borough Local Plan. The emerging Swindon Core Strategy does not propose any land use designations on the site however a large mixed development area (Policy NC5) is located to the immediate south of the site.
Site development - key issues and potential mitigation measures	
Biodiversity and geodiversity	<p>There are a number of designated sites in proximity to the site including two blocks of UK BAP Priority Habitats (20m south and more than 200m south east of the site) and the Widhill Copse CWS, designated for its Ancient Woodland interest (within 200m to the south east of the site). A drain runs along the northern edge of the site and another runs north along the eastern edge of the site. Although the flow is away from the CWS, there remains hydrological connectivity. None of the areas of priority habitat are likely to be adversely affected by a waste treatment facility, however, an extended Phase I habitat survey with particular respect to badgers, reptiles and water voles will be required in order to inform any future planning application for this site. Appropriate enhancement in relation to the site, in line with PPS9, would include improvement of connectivity between the areas of woodland and the wider ecological landscape.</p> <p>Should an energy from waste plant be developed on site an Environmental permit will be required. As part of this permit the impacts of discharges to air will need to be assessed with regards statutory and non-statutory wildlife sites and protected and sensitive species, in-line with EA policy.</p>
Historic environment and cultural heritage	There are no heritage assets recorded within the site, although part of one asset recorded within the study area (a 500m radius from the edge of the site) could extend into the site. Four undesignated archaeological sites and three Grade II Listed Buildings are recorded within the study area.

Chapel Farm, Blunsdon

	<p>Development of the site may impact on currently unrecorded remains associated with known and unknown sites of buried archaeological features. A programme of archaeological evaluation will need to be undertaken to assess the nature, extent and significance of any surviving remains. The site should be subject to archaeological evaluation in advance of any proposed works in this area. Further mitigation may be required depending on the outcome of that evaluation.</p> <p>Any development will need to ensure that the existing screening at the site remains in place to protect the views from the three Grade II Listed Buildings within the study area.</p>
Human health and amenity	<p>Acoustic screening in the form of bunds, buildings and fences may be required and any facility should be sited towards the west of the site away from residential buildings with a minimum separation distance of 150m. Any proposed development in the northern part of the site will require further noise assessment.</p> <p>Dust, bioaerosol and odour mitigation will be required. Detailed assessment for bioaerosols and odour with account for local topography will need to be undertaken. Assessment for Particulate Matter (PM10) and dust will also be needed.</p>
Landscape, townscape and visual	<p>Visual impacts on surrounding residences and farms will need to be mitigated through sensitive site planning and screen planting.</p>
Traffic and transportation	<p>A new direct site access will need to be provided off the existing private access road into the site. Capacity analysis will be required at the signalised network of junctions between the A419 and A4311. Consultation with the Highways Agency will need to take place in relation to any increase in traffic accessing the A419 at the Lady Lane junction. 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. Any application should be accompanied by a robust Travel Plan.</p>
Water environment	<p>There are a number of non-main river watercourses adjacent to the site and there are potentially contaminating land uses in the area. Opportunities to maintain and enhance watercourses should be sought as part of any development. The site partially lies within an area identified as being 'Susceptible to Surface Water Flooding'. Any discharge following development must be managed within the site and limited to 'Greenfield' rates in accordance with the Swindon Strategic Flood Risk Assessment. A FRA, contamination risk assessment and liaison with the Environment Agency will be required to support a planning application.</p>
Any other issues or comments	<p>The site is in proximity to an active landfill and recycling facility. Account should be taken of the combined impacts of operations upon the locality.</p> <p>The site falls within the MoD statutory safeguarding zone - RAF Fairford Statutory Birdstrike Safeguarding Zone.</p>

Chapel Farm, Blunsdon

Cumulative effects with other waste site allocations	No cumulative effects identified at the plan-making stage.
Links to the Waste Core Strategy	The site is located within 16km of Swindon and will make a positive contribution to meeting capacity requirements in line with policies WCS1, WCS2 and WCS3 of the Waste Core Strategy.



Inset map SBC2

Waterside Park,
Swindon

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Table 6.2 Waterside Park, Swindon

Waterside Park, Swindon	
Potential use/s	Local Recycling, Inert Waste Recycling /Transfer and Waste Treatment.
Scale	Strategic.
Grid reference	413199 186317
Current use/s	The site is located immediately west of the Cheney Manor Industrial Estate. The site is home to the Swindon Commercial Services and a range of waste management activities, including a HRC, a MRF and a composting facility.
Description of site	The site is approximately 3.5km north west of Swindon town centre. The site has an existing access onto Darby Close which allows access to the wider road network of the employment area. Junction 16 of the M4 is located approximately 4.5km south west of Waterside Park and the site is approximately 6km from the A3102 and A419, which are both part of the Wiltshire HGV Route Network. The site is bounded to the north by playing fields and to the east by the Cheney Manor Key Employment Area. The southern boundary is delineated by a railway line and open space and the railway to the west. The River Ray is also adjacent to the western boundary of the site. There are residential areas located 500m north east and east of the site.
Size of site	9.1 ha
Planning context	Site is not allocated within the saved policies of the current Swindon Borough Local Plan, but is adjacent to the Cheney Manor Key Employment Area (E4/13).
Site development - key issues and potential mitigation measures	
Biodiversity and geodiversity	Some parts of the site are undeveloped and there are significant areas of scrub and rough grassland within the proposed site boundary. A site level survey 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. This should be in the form of an extended Phase I survey with particular reference to reptiles, badgers and water voles if any ditches are affected. Appropriate enhancement in line with the requirements of PPS9 would include improvement of connectivity to strengthen wildlife corridors both through and around the site.
Historic environment and cultural heritage	Potential developers should be aware that a short section of the original Wilts & Berks Canal (North Wilts Branch) remains as part of this site, and there are plans to restore the canal from Mouldon Hill to Swindon Town Centre. The project seeks to protect this route from future development however the adopted Swindon Borough Local Plan 2011 safeguards an alternative route through the River Ray corridor to connect the North Wilts Branch at Mouldon Hill with the restored canal at Wichelstowe.
Human health and amenity	Potential impacts on air quality (including odour, dust and fumes), noise and vibration levels affecting existing uses on the industrial estate and residents living within 500m of the site will need to be investigated.

Waterside Park, Swindon

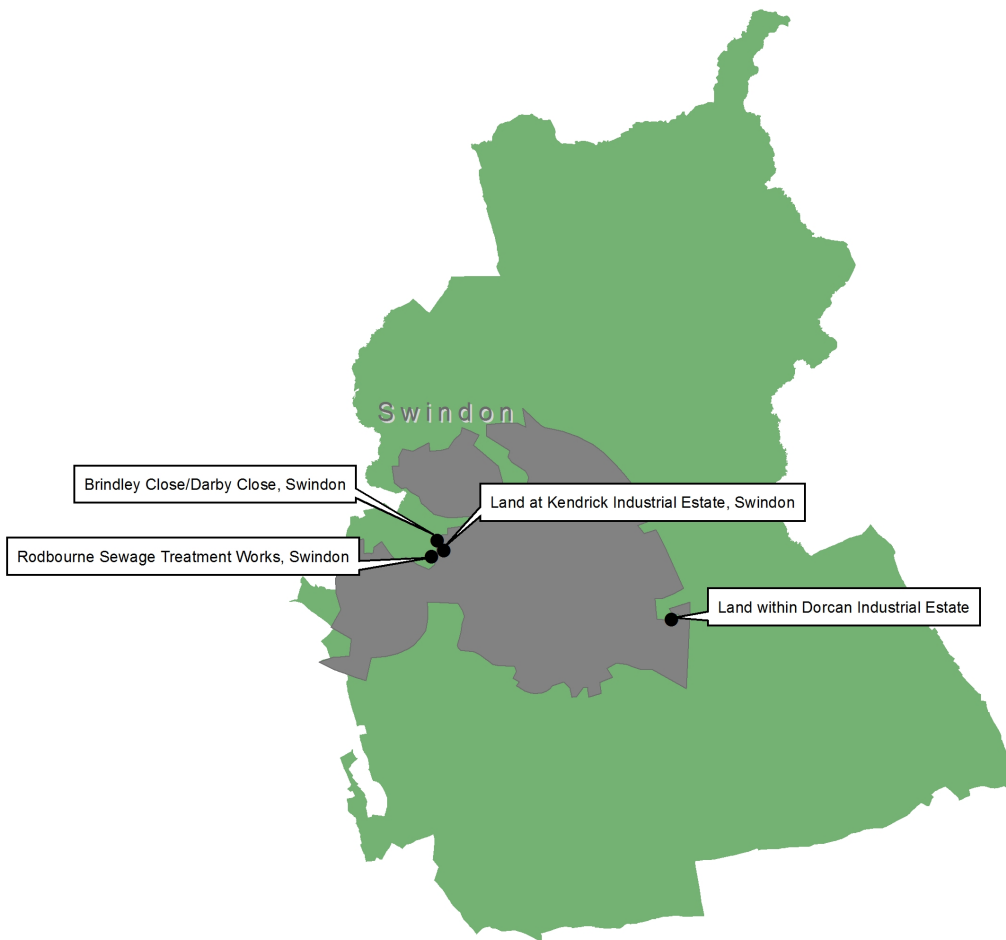
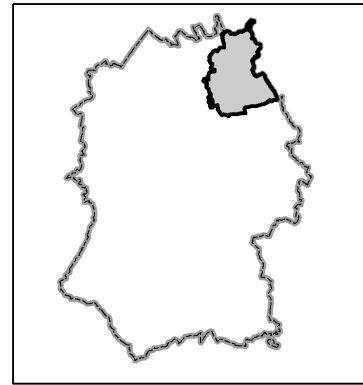
Landscape, townscape and visual	Potential impact on existing setting and views onto the site from the surrounding area. Sensitive site planning and visual mitigation measures will be essential due to the urban fringe location of the site and proximity to residential properties and footpaths. A summer-time footpath survey to the west of the site and night-time visual survey will be required.
Traffic and transportation	The site benefits from existing access and a local road network which is suitable for HGVs. Impact of development on capacity will need to be investigated to ensure the surrounding area will not be unduly affected, in particular, the impact on the M4 Junction 16 and A419 dependent on the scope of the geographic area the facility would serve. 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. Any application should be accompanied by a robust Travel Plan.
Water environment	The site lies within Flood Zones 2 and 3 and is within an area identified as being 'Susceptible to Surface Water Flooding'. There is a historic record of a small amount of flooding on the site in 1968. Any development on the site must seek to reduce risk on the site and elsewhere. Measures to reduce flood risk may include but are not limited to changes of use to less vulnerable uses, relocation or reductions in building footprint, provision of additional flood storage and improved flood resistance of buildings. The River Ray is immediately adjacent to the western boundary of the site and there is potential for changes to its flow and quality, pluvial and groundwater flooding. The Environment Agency are undertaking detailed hydraulic modelling of the River Ray which should be used to inform development at this location. Any works within 8m of the River Ray will require EA consent and should comply with EA pollution prevention guidelines PPG5. Opportunities to maintain and enhance non-main river watercourses on and adjacent to the site should be sought as part of any development. The site is on a secondary aquifer. Contamination may be present (dependent of previous activities) and any contamination risks would need to be appropriately dealt with. The River Ray could be a significant controlled water receptor. Any discharge following development must be managed within the site and limited to 'Greenfield' rates in accordance with the Swindon Strategic Flood Risk Assessment. Swindon Borough Council are currently undertaking a Surface Water Management Plan (SWMP). Cheney Manor Industrial Estate has been highlighted as a key area of the Borough where surface water flooding is a particular issue. Any development in this area should consider the known flood risk from surface water and should include flood resilient design. Any opportunity to reduce flood risk through redevelopment in this area should be explored. A FRA/surface water drainage scheme and contamination risk assessment will be required to support a planning application.
Any other issues or comments	<p>Any new facilities must not prejudice the existing waste operations already permitted within the site boundary.</p> <p>The site falls within the MoD statutory safeguarding zone - RAF Fairford Statutory Birdstrike Safeguarding Zone.</p>

Waterside Park, Swindon

Cumulative effects with other waste site allocations	There is the potential for cumulative effects on air quality, biodiversity and geodiversity, human health and amenity, traffic and transportation. The matters will need to be fully scoped and assessed through any subsequent planning application process.
Links to the Waste Core Strategy	The site is located within 16km of Swindon and will make a positive contribution to meeting capacity requirements in line with policies WCS1, WCS2 and WCS3 of the Waste Core Strategy.



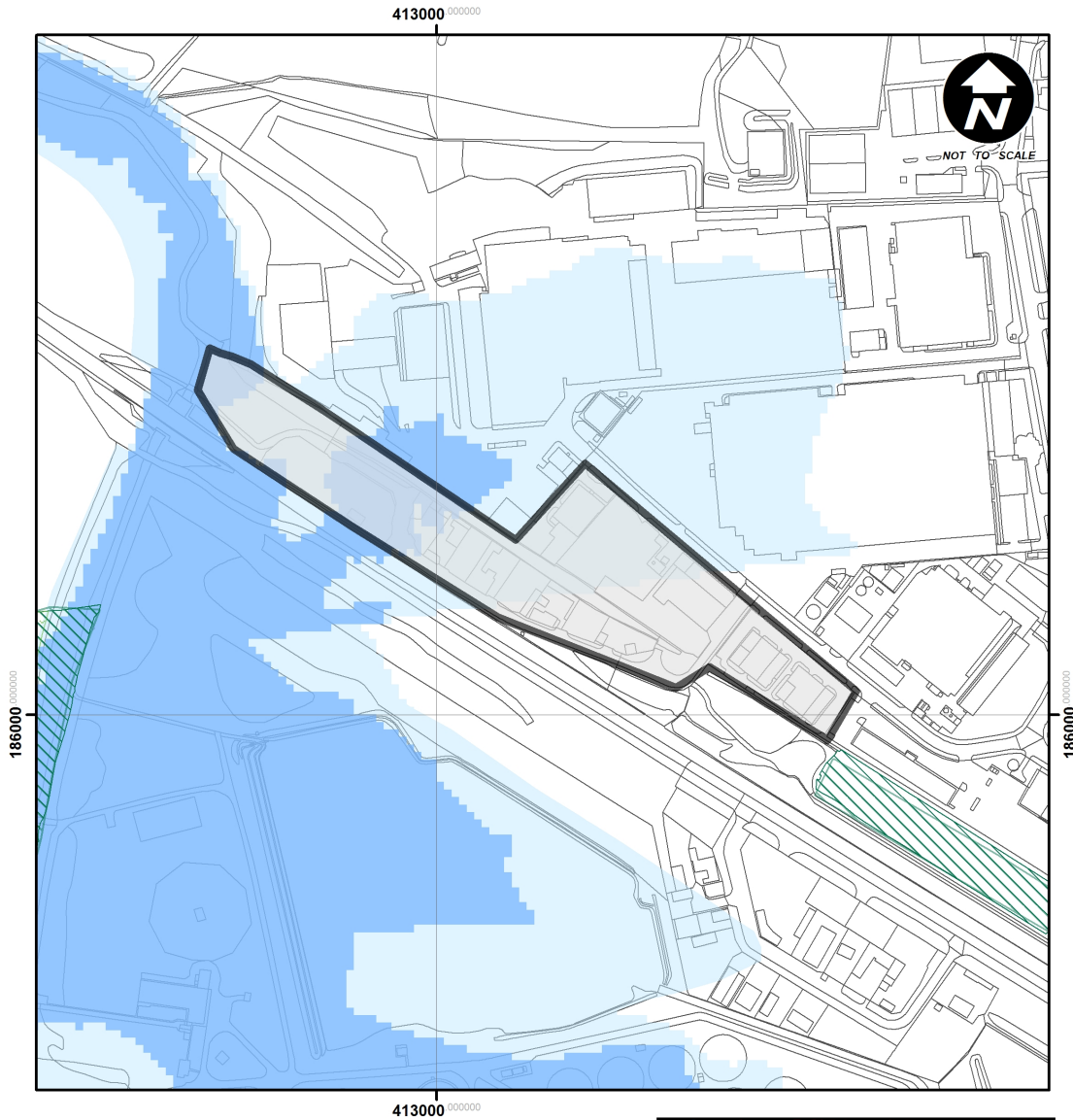
Swindon local scale waste sites



Key

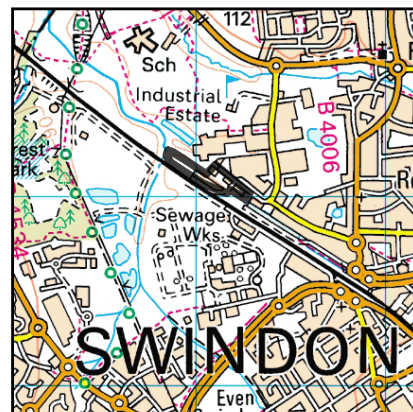
- Local waste sites in Swindon
- Key settlement
- Swindon Area

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Inset map SBC3

Brindley Close/Darby Close,
Swindon



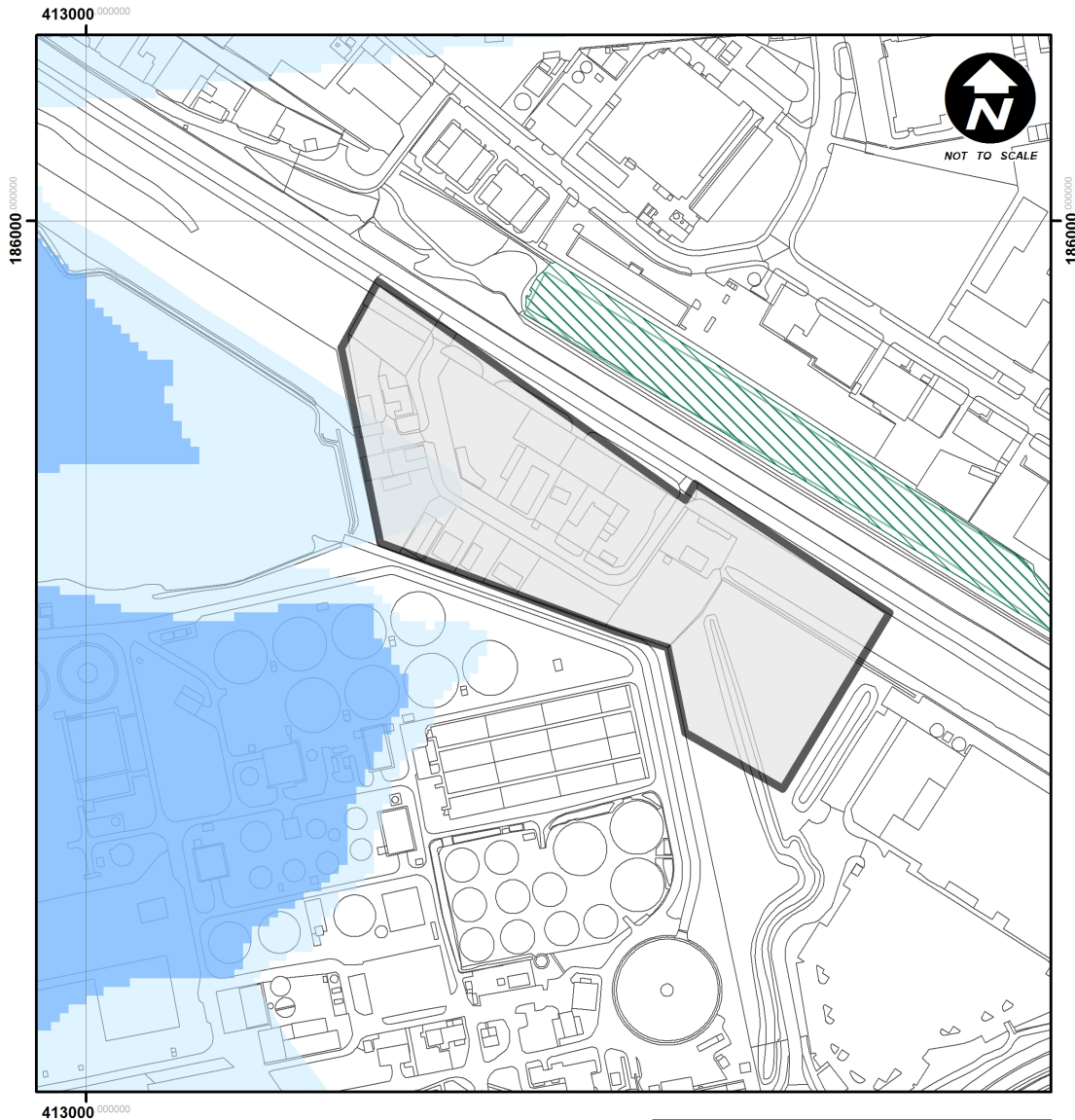
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Table 6.3 Brindley Close/Darby Close, Swindon

Brindley Close/Darby Close, Swindon	
Potential use/s	Materials Recovery Facility/Waste Transfer Station and Local Recycling.
Scale	Local.
Grid reference	413125 186060
Current use/s	The site is an industrial estate within the Swindon urban area and comprises several small business and industrial units which include scrap yards and WTSs.
Description of site	The site is approximately 3.5km north west of Swindon town centre. The site has an existing access on Brindley Close which allows access to Darby Close and the wider road network of the employment area. To the north, east and west of the site is the Waterside Park and Cheney Manor Industrial Estate which contains small businesses including small manufacturing, engineering businesses and some waste uses. The site is flanked to the south by the local railway line beyond which lies the Kendrick Industrial Estate and Rodbourne Sewage Treatment Works. There are residential areas situated within approximately 700m north and east of the site.
Size of site	2.9 ha
Planning context	Darby Close is located within the Cheney Manor Key Employment Area (E4/13) within the saved policies of the current Swindon Borough Local Plan.
Site development - key issues and potential mitigation measures	
Biodiversity and geodiversity	The site is wholly within an existing light industrial area and there is unlikely to be any loss of natural habitat, however it is diagonally adjacent to Cheney Manor Ponds CWS. It is therefore likely that there will be a requirement for robust mitigation to ensure ponds are not adversely impacted by any new development proposals. There are existing records of Great Crested Newts, water voles and otters in the immediate vicinity. A site level survey of ecology should be sufficient at the planning application stage.
Human health and amenity	All air quality risks for the intended use are low to moderate (in-combination) without mitigation. Dust and odour mitigation will be required. Detailed assessment should be undertaken for odour.
Traffic and transportation	The site benefits from an existing access however the kerbed radii at the Brindley Close/Darby Close junction should be increased to allow easier access into the site. The area to the north of the site is mainly residential and unsuitable for HGVs. Therefore it is preferable that operational vehicles should access the site via the south, rather than the north, of the site. The impact of development on existing capacity will need to be investigated to ensure the surrounding area will not be unduly affected. Any planning application will need to assess the impact on the M4 Junction 16 and A419 dependent on the scope of the geographic area the facility would serve. 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. Any application should be accompanied by a robust Travel Plan.

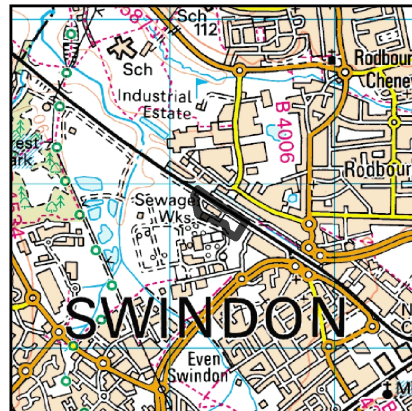
Brindley Close/Darby Close, Swindon

<p>Water environment</p>	<p>The western part of the site is located on a secondary aquifer and is in Flood Zone 2 associated with the River Ray (west of the site). The remainder of the site is in Flood Zone 1. The site is within an area identified as being 'Susceptible to Surface Water Flooding'. There is a non-main river watercourse (Railway Lagoon Brook) on the site and a large body of water (man-made lagoon) in close proximity to the south east of the site. It should be investigated whether these pose a flood risk to the site. There is some risk of fluvial flooding to part of the site (area within Flood Zone 2) and a risk of pluvial and groundwater flooding. There has been extensive past and present industrial use of the site that could give rise to potential contamination issues. Any contamination risks will need to be appropriately dealt with. Proposals should consider mitigation such as SuDS within site design to control run-off. There does not appear to be an existing foul sewer connection, which would have to be taken into account in the assessment of the site. Any discharge following development must be managed within the site and limited to 'Greenfield' rates in accordance with the Swindon SFRA. A FRA/surface water drainage scheme, contamination risk assessment and liaison with the Environment Agency will be required to support a planning application.</p>
<p>Any other issues or comments</p>	<p>Any new facilities must not prejudice the existing industrial and commercial units already permitted within the site boundary.</p> <p>There may be the potential to combine the site with the Waterside Park site allocation immediately to the north to accommodate a larger waste management facility.</p> <p>The site falls within the MoD statutory safeguarding zone - RAF Fairford Statutory Birdstrike Safeguarding Zone.</p>
<p>Cumulative effects with other waste site allocations</p>	<p>There is the potential for cumulative effects on air quality, biodiversity and geodiversity, human health and amenity, traffic and transportation. These matters will need to be fully scoped and assessed through any subsequent planning application process.</p>
<p>Links to the Waste Core Strategy</p>	<p>The site is located within 16km of Swindon and will make a positive contribution to meeting capacity requirements in line with policies WCS1, WCS2 and WCS3 of the Waste Core Strategy.</p>



Inset map SBC4

Land at Kendrick
Industrial Estate,
Swindon



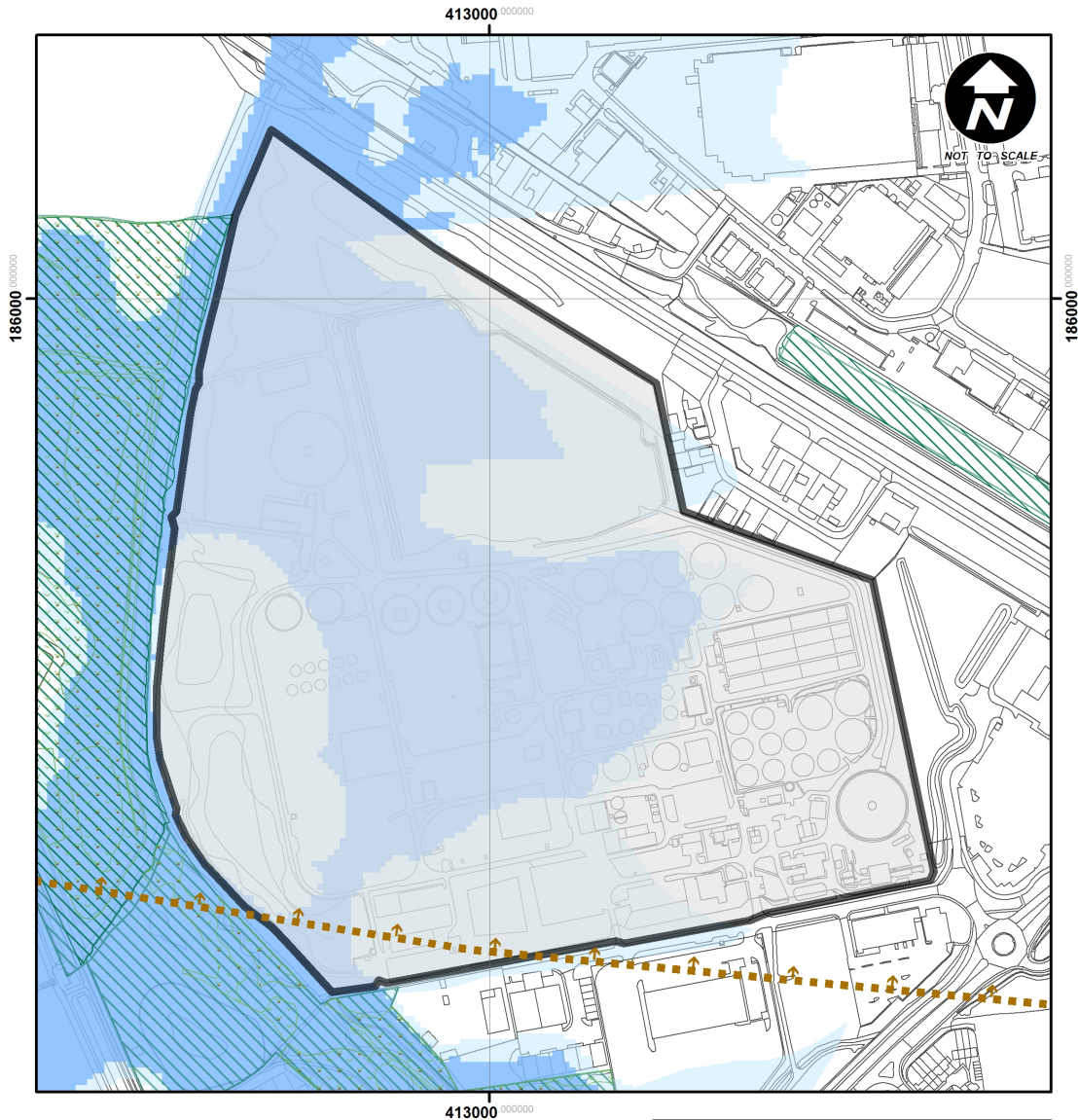
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Table 6.4 Land at Kendrick Industrial Estate, Swindon

Land at Kendrick Industrial Estate, Swindon	
Potential use/s	Materials Recovery Facility/Waste Transfer Station, Local Recycling and Inert Waste Recycling/Transfer.
Scale	Local.
Grid reference	413366 185723
Current use/s	The site is a developed industrial estate located within the Swindon urban area and adjacent to the Cheney Manor Industrial Estate. The site supports a number of small scrap yards, skip hire businesses and general industrial units.
Description of site	The site is located in Rodbourne, 3.5km west of Swindon town centre. The site is accessed via Galton Way which is in turn accessed from the Great Western Way dual carriageway via a priority T junction with a central island. The north eastern boundary of the site is defined by a local railway line, the south eastern extent is delineated by a retail warehousing development. Rodbourne Sewage Treatment Works lies adjacent to the south west and Shaw Landfill Site, which is currently under restoration, forms the north western boundary. The residential areas of Mannington Park and Even Swindon are located approximately 300m to the south east of the site. Schools in the vicinity are Even Swindon School to the south east and Nova Hreod to the north west. The national cycle route 45 passes the Galton Way/Great Western Way junction.
Size of site	3.5 ha
Planning context	The site is not allocated in the saved policies of the current Swindon Local Plan.
Site development - key issues and potential mitigation measures	
Biodiversity and geodiversity	The site is wholly within an existing light industrial area and there is unlikely to be any loss of natural habitat however it is approximately 30m south from Cheney Manor Ponds CWS, on the opposite side of the railway. There are records of otters and water voles in the immediate surrounding area and a site level survey will be required to determine if these species could be impacted by any future development at the site. There may be a requirement for mitigation to ensure the CWS ponds are not adversely impacted by any new development proposals.
Human health and amenity	Basic dust and odour control measures are required however detailed assessment should not be necessary.
Traffic and transportation	Access to the Wiltshire HGV route network can be gained via the A3102, however, some issues regarding capacity on the site access and off site junctions in the vicinity of the site will require further investigation. Resurfacing of Galton Way and provision of better pedestrian facilities along the road may be required however this is non-essential works and will depend on the type of waste development proposed. The indicative route of the proposed Purton-Iffley link road travels through the site and any impacts on this will need to be considered.

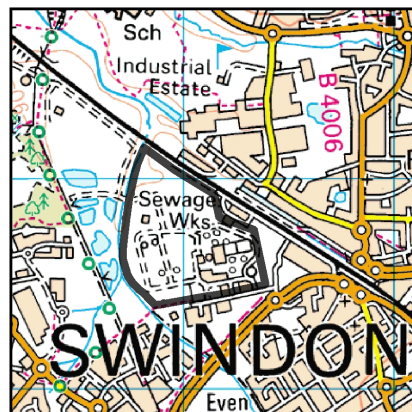
Land at Kendrick Industrial Estate, Swindon

	<p>Any planning application will need to assess the impact on the M4 Junction 16 and A419 dependent on the scope of the geographic area the facility would serve. 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. Any application should be accompanied by a robust Travel Plan.</p>
Water environment	<p>The River Ray is 455m west of the site. The Environment Agency are undertaking detailed hydraulic modelling of the River Ray which should be used to inform development at this location. The site is within Flood Zones 2 and 3 and lies partly within an area identified as being 'Susceptible to Surface Water Flooding'. There is a non-main river watercourse on the site. Opportunities to maintain and enhance this watercourse should be sought as part of any development. Any discharge following development must be managed within the site and limited to 'Greenfield' rates in accordance with the Swindon SFRA. The western edge of the site is underlain by a secondary aquifer. There has been extensive past and present industrial use of the site that could give rise to potential contamination issues. Any contamination risks will need to be appropriately dealt with. A FRA/surface water drainage scheme contamination risk assessment and liaison with the Environment Agency will be required to support a planning application.</p>
Any other issues or comments	<p>Any new facilities must not prejudice the existing industrial and commercial units already permitted within the site boundary.</p> <p>The site falls within the MoD statutory safeguarding zone - RAF Fairford Statutory Birdstrike Safeguarding Zone.</p>
Cumulative effects with other waste site allocations	<p>There is the potential for cumulative effects on air quality, biodiversity and geodiversity, human health and amenity, traffic and transportation. These matters will need to be fully scoped and assessed through any subsequent planning application process.</p>
Links to the Waste Core Strategy	<p>The Site is located within 16km of Swindon and will make a positive contribution to meeting capacity requirements in line with policies WCS1, WCS2 and WCS3 of the Waste Core Strategy.</p>



Inset map SBC5

Rodbourne Sewage
Treatment Works,
Swindon



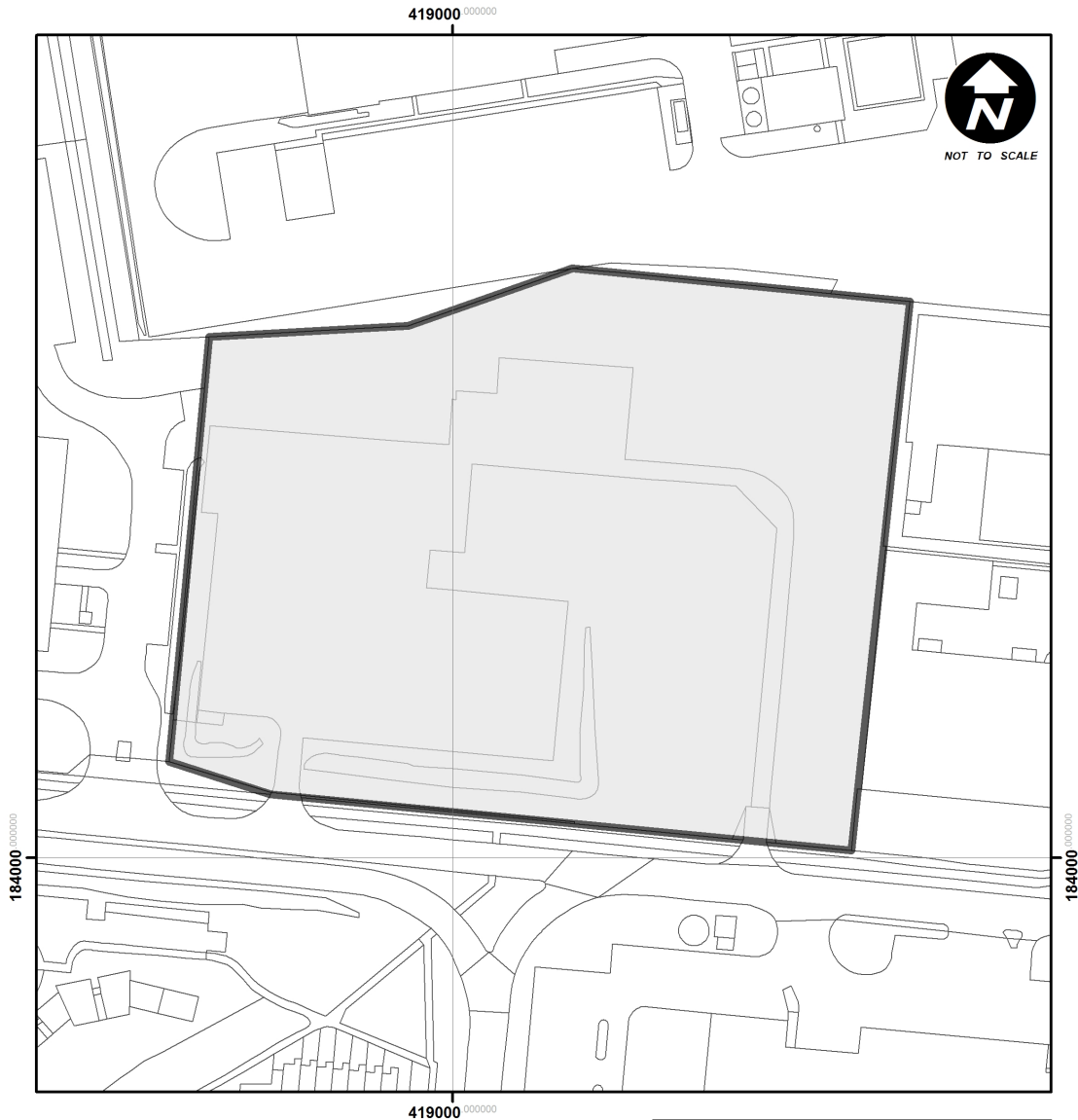
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Table 6.5 Rodbourne Sewage Treatment Works, Swindon

Rodbourne Sewage Treatment Works, Swindon	
Potential use/s	Waste Water Treatment.
Scale	Local.
Grid reference	413148 185621
Current use/s	The site is an existing sewage treatment works.
Description of site	The site is located adjacent to the Cheney Manor Industrial Estate within the Swindon urban area and is approximately 3.7km west of Swindon town centre. The site has an existing access off of Great Western Way, which is a dual carriageway and forms part of the main road network for Swindon. The site is approximately 5km from the A3102 (part of the Wiltshire HGV Route Network). Junction 16 of the M4 is approximately 3.5km south west of the site. The northern boundary of the site is defined by the Shaw Farm Landfill Site which is currently being restored and Kendrick Industrial Estate, beyond which lies a local railway line. To the east of the site is a retail warehousing development and the southern boundary is formed by industrial units on Barnfield Road and the residential area to the south of the Great Western Way. The River Ray and the Swindon Sewage Treatment Works Lagoons CWS forms the western boundary of the site.
Size of site	32 ha
Planning context	The site is not allocated in the saved policies of the current Swindon Local Plan. There is an employment site allocation (Policy 4/12) adjacent to the southern boundary and a housing allocation (Policy H2/7) approximately 400m to the north east of the site. The emerging Swindon Core Strategy (Policy CT3) identifies the need for expansion of the existing treatment works to meet future needs.
Site development - key issues and potential mitigation measures	
Biodiversity and geodiversity	The site is adjacent to the Swindon Sewage Treatment Works Lagoon CWS and Rivermead CWS. A limit on land take and/or a limit on increase in vehicle movements close to the lagoon may be required to prevent adverse impact on ecology. There are numerous existing records of otter, water vole and Great Crested Newt in the immediate surrounding area. A site level survey of ecology to determine any adverse impact on these species, to inform the planning application will be required.
Human health and amenity	All air quality risks for the intended use are high without mitigation. Bioaerosol and odour mitigation will be required. Detailed assessment should not be necessary as the site is currently used for water treatment.
Traffic and transportation	The site is accessible and located on previously developed land. 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. Any application should be accompanied by a robust Travel Plan.

Rodbourne Sewage Treatment Works, Swindon

<p>Water environment</p>	<p>The site lies largely within Flood Zones 2 and 3 and within an area identified as being 'Susceptible to Surface Water Flooding'. There is a record of extensive flooding at the site in 1971. The River Ray forms the western boundary of the site and there are drains along the eastern edge of the site and 64m to the east. The Environment Agency is undertaking detailed hydraulic modelling of the River Ray which should be used to inform development at this location. Any works within 8m of the river will require EA consent. Flooding could interrupt operations and cause pollution to spread from the site, although only a fraction of the site is at risk. The site could increase the flood risk to surrounding sites. Proposals should consider mitigation such as SuDS within site design and infiltration devices. There are a series of small ponds from 40-150m west of the site. Opportunities to maintain and enhance these watercourses should be sought as part of any development. The western half of the site is underlain by a minor aquifer. There has been extensive past and present industrial use of the site which could give rise to potential contamination issues. Any contamination risks will need to be appropriately dealt with. A FRA and contamination risk assessment will be required to support a planning application. An assessment will also have to be made of the level of discharge from the works themselves that can be discharged to the local watercourses without increasing flood risk. Reference should be made to the Swindon Water Cycle Strategy as there is concern that increases in flows into these river systems could increase flood risk. Any proposal that leads to an increase in risk will be unacceptable. Opportunities to reduce flood risk at the site and to the surrounding area should be sought.</p>
<p>Cumulative effects with other waste site allocations</p>	<p>There is the potential for cumulative effects on air quality, biodiversity and geodiversity, human health and amenity, traffic and transportation. These matters will need to be fully scoped and assessed through any subsequent planning application process.</p>
<p>Links to the Waste Core Strategy</p>	<p>The site is located within 16km of Swindon and will make a positive contribution to meeting capacity requirements in line with policies WCS1, WCS2 and WCS3 of the Waste Core Strategy.</p>



Inset map SBC6

Land within Dorcan
Industrial Estate,
Swindon



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Table 6.6 Land within Dorcan Industrial Estate, Swindon

Land within Dorcan Industrial Estate, Swindon	
Potential use/s	Household Recycling Centre, Materials Recovery Facility/Waste Transfer Station and Local Recycling.
Scale	Local.
Grid reference	419032 184084
Current use/s	The site is currently vacant and is surrounded by other industrial premises.
Description of site	The site is located within Dorcan Industrial Estate on the eastern edge of the Swindon urban area, approximately 5km east of Swindon town centre. The site has two established access points onto Edison Road, which allows access to the A419. The site is bounded to the north, east and west by existing industrial buildings. The southern extent of the site is defined by Edison Road, with an industrial building to the south east and residential dwellings to the south west. Beyond the industrial estate lies a number of potential receptors which include residents in Dorcan, Eldene, Liden and Covingham including a school and shops, leisure facilities located at the school and a hospital.
Size of site	2.4 ha
Planning context	The site is allocated as a Key Employment Area (Policy DMP5) in the saved policies of the current Swindon Local Plan which also identifies housing allocations (Policy H2/17, H2/18 and H2/13) in excess of 500m to the north and east of the site. The emerging Swindon Core Strategy designates the site as part of a larger Key Employment Area (Policy CP3) and beyond it is the Eastern Villages (Policy NC4) a large mixed use urban extension.
Site development - key issues and potential mitigation measures	
Biodiversity and geodiversity	Operation of the site for the proposed waste facilities is unlikely to result in any adverse impact to local biodiversity. A site level survey for the presence of any protected species should inform any planning application for the site.
Human health and amenity	<p>The site is part of an existing industrial estate with little or no screening to residential properties to the south west. Acoustic screening in the form of bunds, buildings or fences may be required. The facility should be sited as far away from the south west boundary as practical and no closer than 150m from the nearest receptor (i.e. the proposed development should be located in the north eastern corner of the proposed site).</p> <p>Dust and odour control measures will be required to protect residential receptors within 500m of the site.</p>
Landscape, townscape and visual	Due to the existing condition of the site and surrounding character of the Dorcan Industrial Estate, the significance of impacts related to the development of the site for waste management purposes is likely to be slight to negligible, however care will need to be taken to ensure impacts on residents to the south are minimised. Landscape enhancements may provide a beneficial impact for the site and character of the Dorcan Industrial Estate as a whole.

Land within Dorcan Industrial Estate, Swindon

<p>Traffic and transportation</p>	<p>All proposals will need to ensure that the existing access is used for entrance to and from the site. The eastern access can be considered for use, but only as an exit from the site due to its location on the gyratory and proximity to the merge of Edison Road with the gyratory. Potential impact on the A419 and its junctions. Routing agreements will be sought to ensure that HGVs route via Edison Road and Dorcan Way only to access suitable lorry routes (either the A419, A4259 or A4312). 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. Any application should be accompanied by a robust Travel Plan.</p>
<p>Water environment</p>	<p>There are surface watercourses in proximity to the site and the site lies within an area identified as being 'Susceptible to Surface Water Flooding'. Further investigation should be carried out to assess the true nature of this risk. Any discharge following development must be managed within the site and limited to 'Greenfield' rates in accordance with the Swindon SFRA. There has been extensive past and present industrial use of the site that could give rise to potential contamination issues. Any contamination risks will need to be appropriately dealt with. A FRA and contamination risk assessment will be required to support a planning application.</p>
<p>Any other issues or comments</p>	<p>Any new facilities must not prejudice the existing industrial units operating in the surrounding area.</p>
<p>Cumulative effects with other waste site allocations</p>	<p>No cumulative effects identified at the plan-making stage.</p>
<p>Links to the Waste Core Strategy</p>	<p>The site is located within 16km of Swindon and will make a positive contribution to meeting capacity requirements in line with policies WCS1, WCS2 and WCS3 of the Waste Core Strategy.</p>