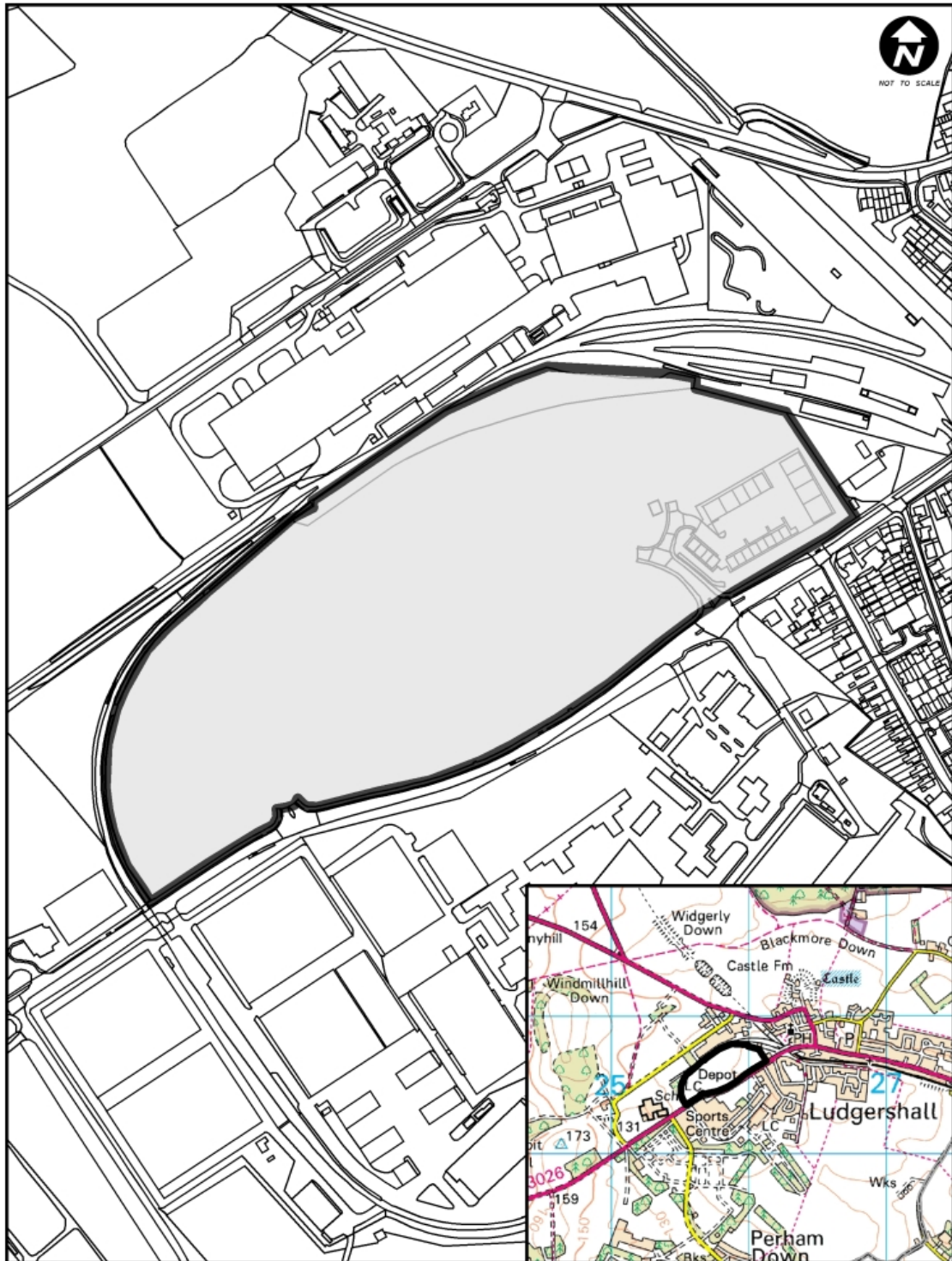


# Castledown Business Park, Ludgershall



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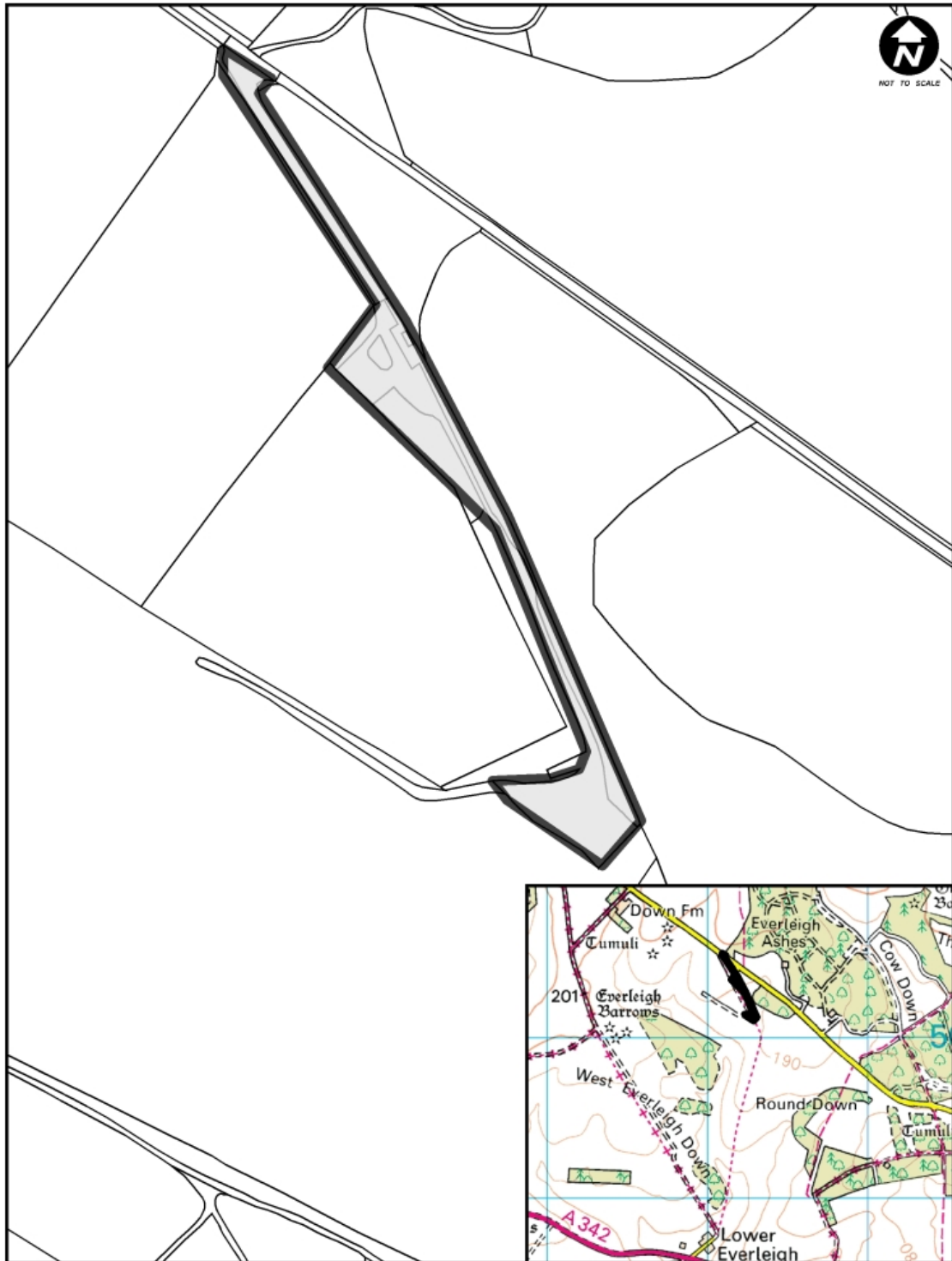
Table 4.1 Castledown Business Park, Ludgershall

<b>Castledown Business Park, Ludgershall</b>	
<b>Potential use/s</b>	Household Recycling Centre, Materials Recovery Facility/Waste Transfer Station and Local Recycling
<b>Grid reference</b>	425617 150584
<b>Current use/s</b>	The site is a partially complete industrial estate, located on Brownfield land with small industrial/business premises.
<b>Description of site</b>	The site is located on the A3026 between Ludgershall and Tidworth, approximately 30km north east of Salisbury. The site consists of a large open meadow with hedgerows running along the north west and south west boundaries. The site is adjacent to housing and recreational facilities and Wellington Academy is located approximately 115m beyond the south west site boundary. Access to the site is provided via the A3026 (Tidworth Road) which forms the south east boundary. The Castledown Business Park is bounded to the north and east by a railway line.
<b>Size of site</b>	13.9 ha
<b>Planning context</b>	This site is allocated as Employment land designation ED1 and ED6 in the Kennet District Local Plan. The Wiltshire 2026 consultation (undertaken in October 2009 as part of the emerging Wiltshire Core Strategy) identified a substantial allocation for housing/mixed use immediately north of the site.
<b>Site development - key issues and potential mitigation measures</b>	
Biodiversity and geodiversity	Site survey to inform any future planning application for waste facilities on this site should include an extended Phase I survey of the entire site, with particular reference to badgers, bats (flight lines and possible tree roosts) and reptiles, especially slow worm and grass snake. Any necessary mitigation for a waste site must not compromise the integrity of the mitigation and enhancement for the adjacent Wellington Academy site. Two County Wildlife Sites lie to the immediate north west, west and south west of the school, within 600m of the site. These are Pickpit Hill and Wildmill Hill Down and both are designated for their chalk grassland habitat which is a UK BAP priority habitat supporting many UK BAP priority species including butterflies, brown hare and reptiles, especially slow worm. Enhancement in line with PPS9 should seek to further buffer the two areas of ancient woodland north east of the site, which may be sensitive to air pollution, by increasing the volume of hedgerow and tree line around the north of the site. New and enhanced habitat corridors around the south, south east and north east edges of the site should also be provided as appropriate (e.g. hedgerow and tree planting or maintenance of rough grassland strips).
Human health and amenity	Potential impacts on air quality (including odour, dust and fumes) and nuisance levels affecting existing uses on the business park and surrounding receptors (including users of Wellington Academy) will need to be investigated. Acoustic screening in the form of bunds, buildings or fences may be required on the eastern and southern boundaries of the site depending on the location of a waste facility. Facilities should be sited as far away from the eastern boundary as practical and at least 150m away from any residential dwelling.

## Castledown Business Park, Ludgershall

Landscape, townscape and visual	The site is located less than 1km south of the North Wessex Downs AONB. Currently the site is well screened and this screening could be further extended to the front/entrance of the site. The visual impact of waste development should be reduced through sensitive site planning of facilities to minimise impact on views from the A3026, adjacent school and nearby MoD depots. The use of native and evergreen hedgerows and trees along site boundaries will help to screen views into the site.
Traffic and transportation	Any proposal for waste development should assess potential impacts of increased traffic on the A3026 and A303 and the surrounding areas of Ludgershall and Tidworth. 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 underlain by a major aquifer and is in close proximity to Source Protection Zone 2. There is no risk of fluvial flooding however there is a risk of changing surface water run off causing pluvial flooding. The aquifer is shallow which means there is a risk of groundwater flooding. Flooding could interrupt site operations and cause pollution to spread from the site. Development at the site will only be acceptable if it can be demonstrated that pollution will not occur and risks can be mitigated against. Drainage arrangements for any development proposals for this site will be a material consideration. There will need to be an assessment as to whether there are suitable surface water disposal options available for the site. Environment Agency records suggest that there are no mains surface water sewers within close proximity to the site. There is a local authority recorded landfill site 800m south west of the site and this may pose contamination risks. Proposals should consider mitigation such as a surface water drainage scheme and SuDS design to control run-off. Further assessments and work is required to assess any risks to the water environment including a Flood Risk Assessment, Surface Water Management Plan, Contamination Assessment and liaison with the Environment Agency to support a planning application.
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 - Netheravon aerodrome Statutory Birdstrike Safeguarding Zone.</p>
<b>Cumulative effects</b>	Potential for impacts on air quality, human health and amenity, traffic and transportation.
<b>Links to Waste Core Strategy</b>	Site is not located within 16km of a SSCT, therefore it 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.

# Everleigh Waste Management Facility, Everleigh



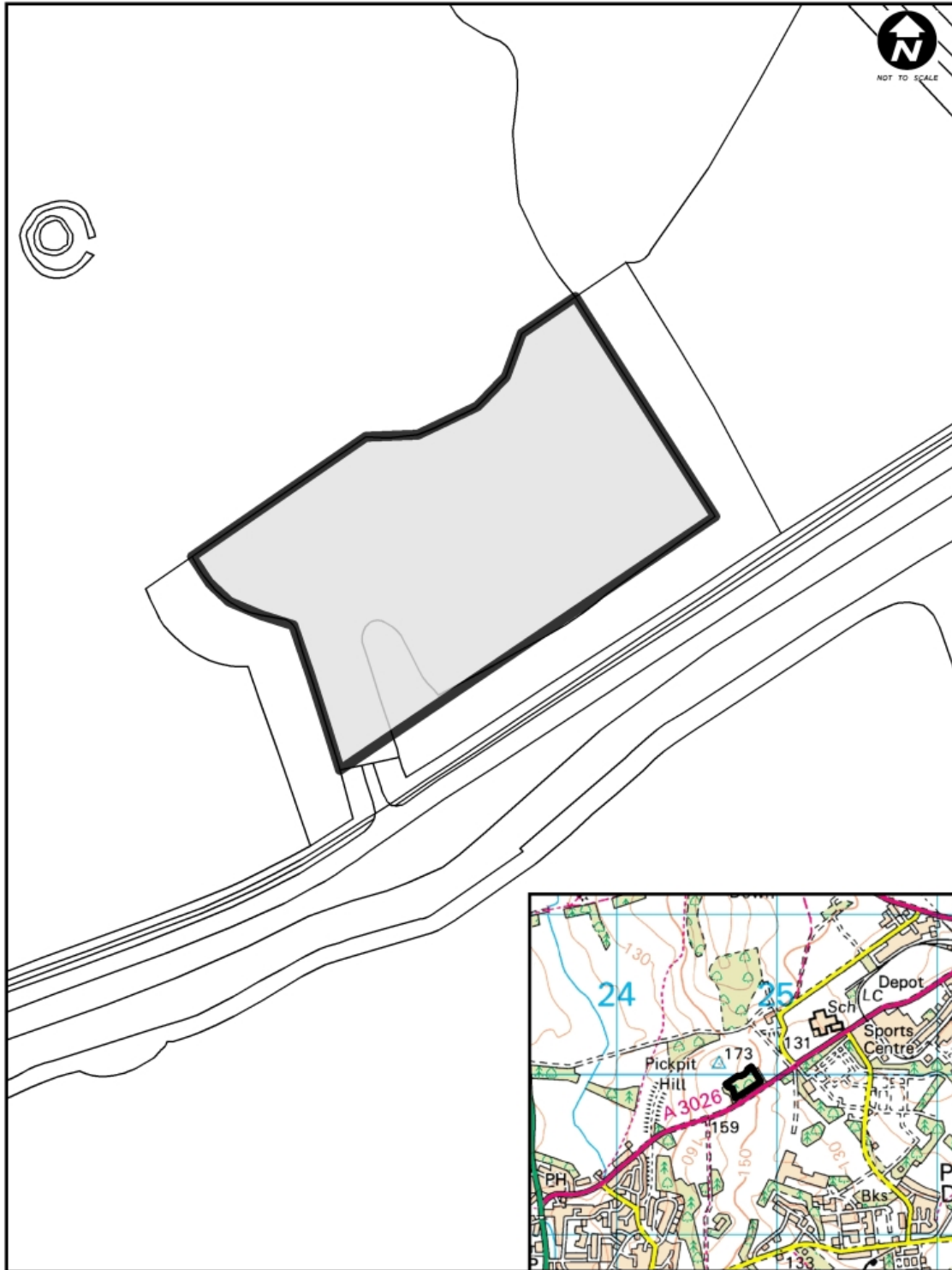
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Table 4.7 Everleigh Waste Management Facility

Everleigh Waste Management Facility	
<b>Potential use/s</b>	Inert Waste Recycling/Transfer and Composting
<b>Grid reference</b>	419171 156367
<b>Current use/s</b>	Site comprises a Household Recycling Centre at its northern end and a municipal Waste Transfer Station at the southern end.
<b>Description of site</b>	This narrow strip of land is located in a remote, rural setting 2km north of Lower Everleigh and 3km south east of Pewsey, just north of the A342. The site has an existing access onto Everleigh Road which links to the A345 at Pewsey and to the A342 at Everleigh. The site is relatively well-screened from views to the north and east by the presence of conifers and pines. At the southern end of the site the Waste Transfer Station has been screened from the wider landscape to the south. The site lies adjacent to a former landfill facility for municipal waste which was restored to grassland in 1996. The site is situated within a wider landscape characterised by open rolling chalk downs, and is in proximity to the North Wessex Downs AONB which abuts the northern boundary of the site. A Public Right of Way borders the eastern side of the site.
<b>Size of site</b>	0.9 ha
<b>Planning context</b>	The site is not allocated in the Kennet District Local Plan.
<b>Site development - key issues and potential mitigation measures</b>	
Biodiversity and geodiversity	The site is immediately adjacent to woodland and 150m from Everleigh Ashes County Wildlife Site which is designated for its Ancient Woodland interest and is also an important area of dormouse habitat. Any expansion on the site is unlikely to impact on the Ancient Woodland, but it would be advisable to undertake an extended Phase I habitat survey with particular reference to dormice and bats to inform any future planning application. Some lighting constraints may be necessary to protect dormice and bats from possible disturbance. Appropriate enhancement in line with PPS9 could seek to extend areas of suitable dormouse habitat around the site boundary to connect with other habitats in the wider countryside.
Historic environment and cultural heritage	There are no heritage assets recorded within the site boundary. However there is a Scheduled Monument (E9-e) located approximately 450m north west of the site. Providing that the existing screening plantation remains in place, and the development does not exceed the current height of the tree level, the setting of the Scheduled Monument will not be impacted upon by development within the site boundary. Four other Scheduled Monuments are located within 1km of the site. Although a number of archaeological features and finds have been identified within the study area, the potential for the presence of currently unrecorded archaeological deposits within the site is low. No further archaeological assessment is recommended.
Human health and amenity	Potential impacts on air quality (including odour, dust and fumes), noise, vibration and nuisance levels affecting people working on or using existing operations on the site will need to be investigated. Development should have regard to the Environment Agency 250m bioaerosol buffer for composting operations.

<b>Everleigh Waste Management Facility</b>	
	Any development will need to safeguard Public Rights of Way. The current footpath may need to be diverted as it is already in close proximity to the waste works and is unmanaged.
Landscape, townscape and visual	Although not within the North Wessex Downs AONB, the close proximity of the site to this designated area will require careful consideration. The semi-enclosed setting and existing waste dominated character of the site means that it can accommodate change. The main visual impacts, on users of the lane and the footpath to the south of the site, could be almost entirely mitigated through sensitive site planning and screen planting. It is recommended that visual surveys from footpaths to the south and north of the site should be undertaken.
Traffic and transportation	Concerns regarding the distance of the site to the Wiltshire HGV Route Network and potential need for new infrastructure/access will need to be investigated. 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 predominantly located on a major aquifer and lies within 500m of Source Protection Zone 2. The site is in Flood Zone 1 but is shown to lie within 'Areas Susceptible to Surface Water Flooding'. There is no risk of pluvial or fluvial flooding but groundwater flooding could occur. There are currently outstanding groundwater issues at the site and a high level of engineering containment will be required at this site to safeguard the groundwater environment. Investigations will need to be made into the history of the adjacent former landfill site and potential contaminants and issues with building on the site. Proposals should consider mitigation such as SuDS in site design to control run-off. Further assessments and work is required to assess any risks to the water environment including a Flood Risk Assessment, Surface Water Management Plan, Contamination Assessment, and liaison with the Environment Agency to support a planning application.
Any other issues or comments	<p>A former municipal landfill lies adjacent to the site and any development must avoid locating on or otherwise prejudicing the restored landfill area. Any potential hydrological and/or engineering impacts of new development must be addressed with the Environment Agency.</p> <p>This site falls within the MOD statutory safeguarding zone - Netheravon aerodrome Statutory Birdstrike Safeguarding Zone.</p>
<b>Cumulative effects</b>	No cumulative effects identified at the plan-making stage.
<b>Links to Waste Core Strategy</b>	Site is not located within 16km of a 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.

# Pickpit Hill, Tidworth



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Table 4.8 Pickpit Hill, Tidworth

<b>Pickpit Hill, Tidworth</b>	
<b>Potential use/s</b>	Household Recycling Centre, Materials Recovery Facility/Waste Transfer Station, Local Recycling, Inert Waste Recycling/Transfer and Composting
<b>Grid reference</b>	424790 149947
<b>Current use/s</b>	The site is a former incinerator site which is now vegetated with woodland.
<b>Description of site</b>	The site is located on the A3026 between Ludgershall and Tidworth, approximately 30km north east of Salisbury. The site is isolated and well screened by hedgerows and woodland which define the boundaries. The site is accessed via the A3206 which runs along the southern boundary of the site. There is a residential area around 650m south west of the site and Wellington Academy is approximately 500m north east.
<b>Size of site</b>	1.9 ha
<b>Planning context</b>	The site is not allocated in the Kennet District Local Plan. The Wiltshire 2026 consultation (undertaken in October 2009 as part of the emerging Wiltshire Core Strategy) identifies a substantial area of land for housing/mixed use sited approximately 650m north east of the site.
<b>Site development - key issues and potential mitigation measures</b>	
Biodiversity and geodiversity	The site is surrounded on three sides by the Pickpit Hill County Wildlife Site, designated for its chalk grassland interest, a UK BAP priority habitat, which in turn is important for the large variety of butterflies, reptiles and small mammals, including brown hare. The site itself is covered with trees and scrub, which may offer suitable secluded resting places for birds, bats and small mammals. An extended Phase I habitat survey with particular reference to reptiles, bats and badgers will be required to inform any future planning application on this site. Appropriate enhancement in line with PPS9 could include the provision of new or extended areas of wildlife corridor and refuge sites on the boundary between the waste site and the County Wildlife Site. A robust management plan will need to address the issue of dust and litter being carried onto the County Wildlife Site by the prevailing wind and measures put in place to prevent this.
Human health and amenity	Potential impacts on air quality (including odour, dust and fumes), noise and vibration levels affecting nearby residential area and users of Wellington Academy (north east of the site) will need to be investigated.
Landscape, townscape and visual	Potential impacts on the existing landscape setting and views onto the site from the surrounding area will need to be investigated.
Traffic and transportation	Potential capacity constraints of the A3026 and adjoining roads to deal with waste related traffic will need to be addressed. Potential mitigation includes relocating the existing site access approximately 180m to the east to improve visibility and providing a dedicated right turn. Consideration should also be given to routing HGV traffic so that it travels from the east via the A342 and the A303 (not through Tidworth). A Transport Assessment should be submitted with a planning application to identify the measures that will be



<b>Pickpit Hill, Tidworth</b>	
	taken to adequately mitigate or compensate for the anticipated transport and related environmental impacts of the proposal.
<b>Water environment</b>	The site is located within Flood Zone 1 but overlies a major aquifer of high vulnerability and is within Source Protection Zone 2. Portable supplies are therefore at risk from pollution and any use at the site will only be acceptable if it can be demonstrated that pollution will not occur and risks can be mitigated against. There has been extensive past and present industrial use of the site including landfill which could give rise to potential contamination issues. The drainage arrangement for any development proposals for this site should be a material consideration. An assessment as to whether there are suitable surface water disposal options available for the site will need to be undertaken. Environment Agency records suggest that there are no mains surface water sewers within close proximity to the site. Further assessments and work is required to assess any risks to the water environment including a Flood Risk Assessment (and a strategic drainage plan), Surface Water Management Plan, Contamination Assessment, and liaison with the Environment Agency to support a planning application.
<b>Cumulative effects</b>	Potential for impacts on air quality, human health and amenity, traffic and transportation.
<b>Links to Waste Core Strategy</b>	<p>Site is not located within 16km of a 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> <p>This site falls within MOD statutory safeguarding zones - Netheravon aerodrome; Boscombe Down and Middle Wallop Statutory Birdstrike Safeguarding Zone.</p>