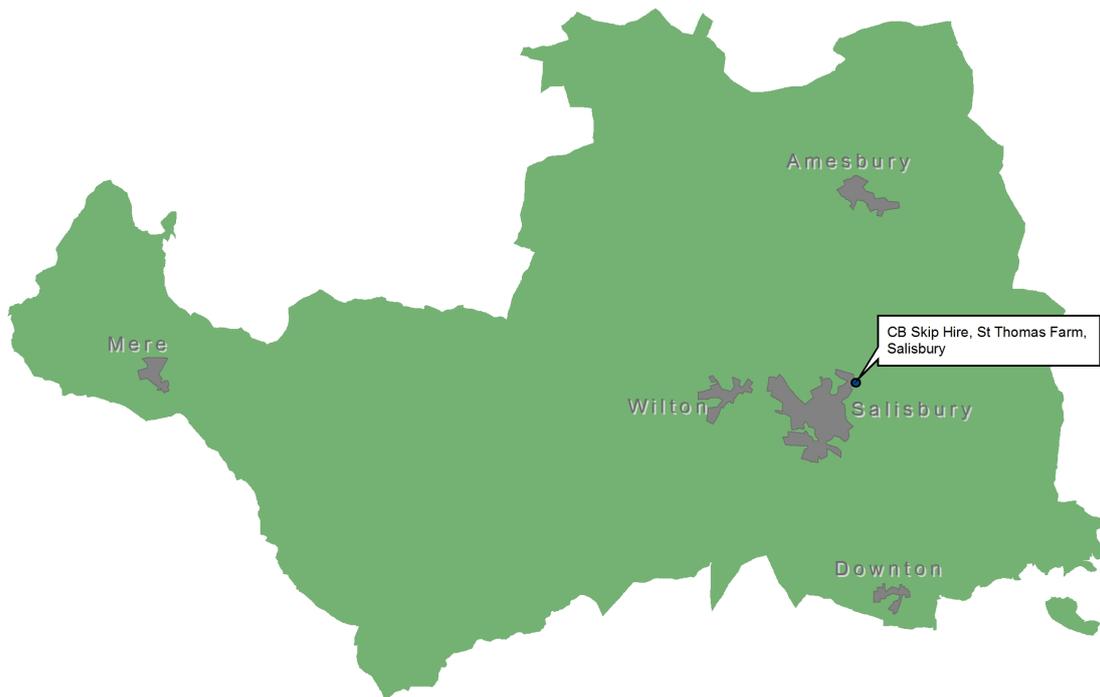
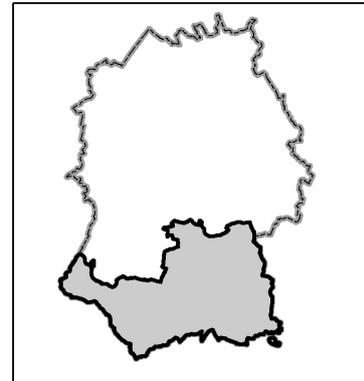


5 South Wiltshire

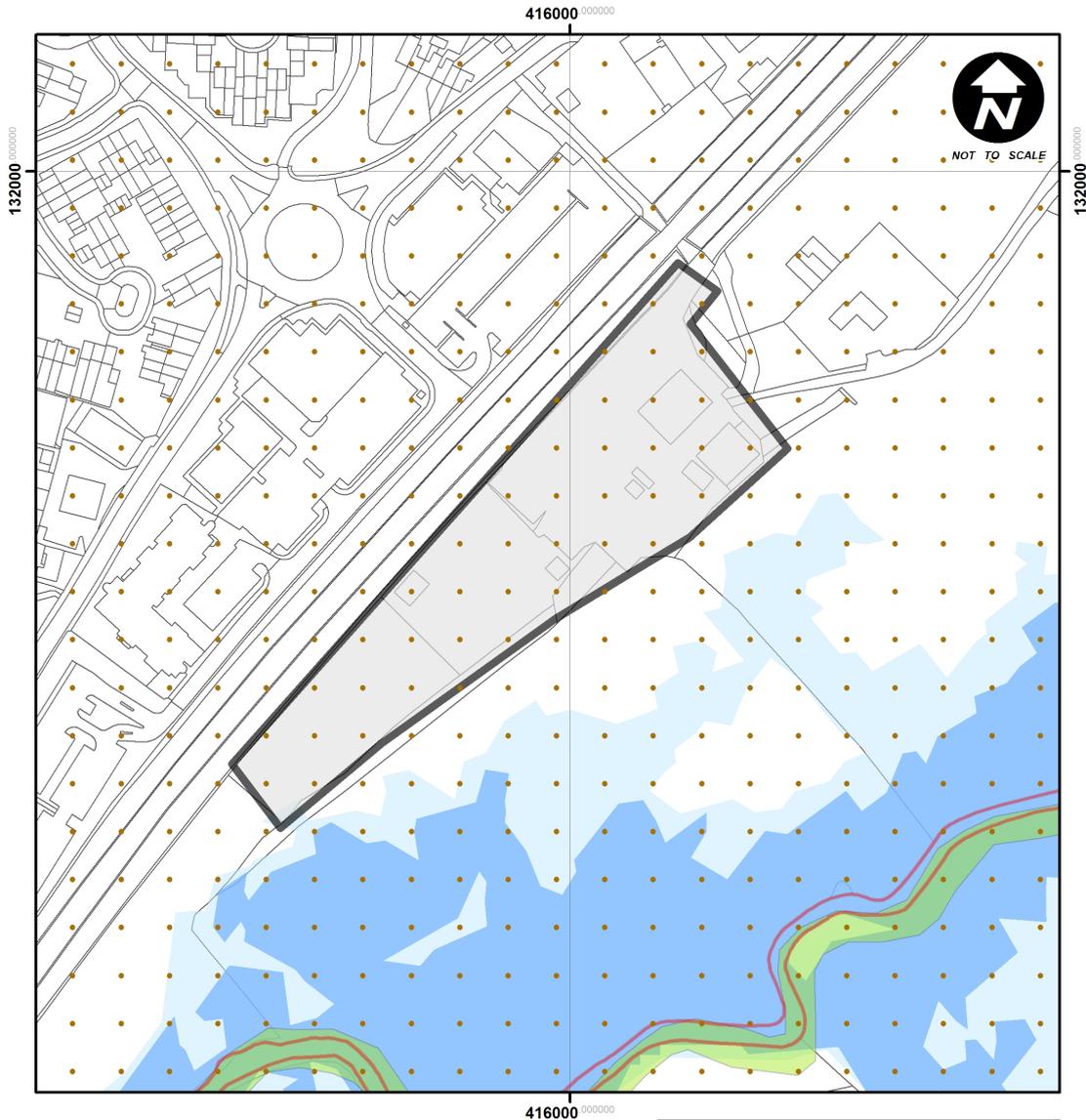
5.1 Strategic sites

South Wiltshire strategic scale waste sites



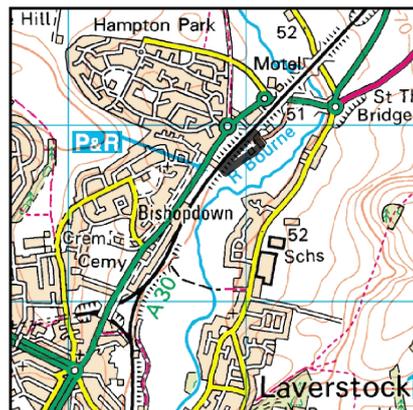
Key	
●	Strategic waste sites in South Wiltshire
■	Key settlements in South Wiltshire
■	South Wiltshire

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Inset map S1

CB Skip Hire,
St Thomas Farm,
Salisbury



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Table 5.1 CB Skip Hire, St Thomas Farm, Salisbury

CB Skip Hire, St Thomas Farm, Salisbury	
Potential use/s	Local Recycling, Inert Waste Recycling/Transfer and Composting.
Scale	Strategic.
Grid reference	145947 131817
Current use/s	The site is part Brownfield and part Greenfield, comprising a skip hire service in the northern end of the site and a paddock in the southern end of the site.
Description of site	The site is located to the west of Bishopdown on the north eastern edge of Salisbury. The site has an existing access road off the A30, which is part of the Wiltshire HGV Route Network, and links to the A36 and A338. The north east boundary is defined by a residential property, the south east and south west boundaries by hedgerows beyond which is located a flat area of grassland flood meadows that form the River Bourne floodplain. The north west boundary of the site is defined by the embankment of a railway line and includes a cover of rough scrub.
Size of site	1.5 ha
Planning context	The site is not allocated in the South Wiltshire Core Strategy. However the site is affected by the saved Salisbury District Local Plan policy (C6 - Landscape Setting of Salisbury and Wilton).
Site development - key issues and potential mitigation measures	
Biodiversity and geodiversity	As the site lies 75m from the River Avon SAC the County Ecologist has carried out a test of likely significance of any adverse impact on the designated features of the SAC, as a result of development of the site for any or all of the potential uses listed above. This concluded that there could be a risk of adverse impact on the SAC as a result of implementing the potential uses but that the significance of impact can be removed or greatly reduced by the design of a robust management plan for site operation, which must address potential issues around dust deposition and pollution. A site level survey will be required to inform any future planning application. This should consist of an extended Phase I survey with particular reference to otters, reptiles, bats and badgers, assuming that the extension of the existing site will occupy the south west area of the site.
Historic environment and cultural heritage	<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 as part of a planning application 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>Potential environmental impact (e.g. noise) on listed properties in the centre of Laverstock, to the south should be considered. The C18 St Thomas Bridge, on the A30 to the north is also a grade II listed structure however as this already serves a major route further traffic use is unlikely to cause any significant issues.</p>

CB Skip Hire, St Thomas Farm, Salisbury

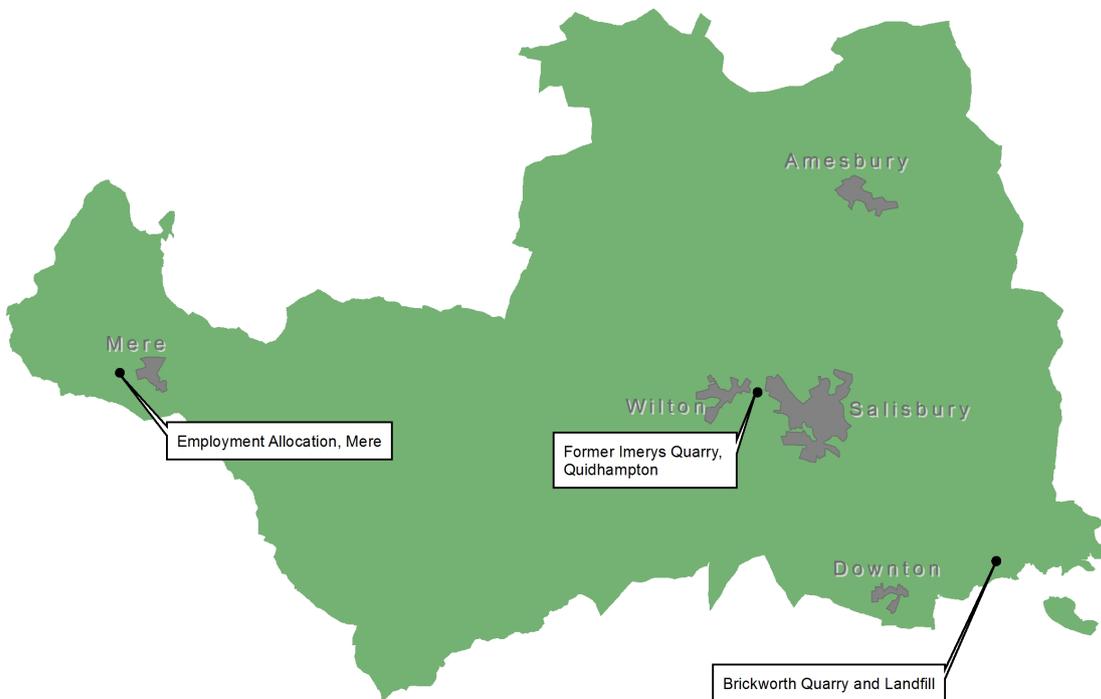
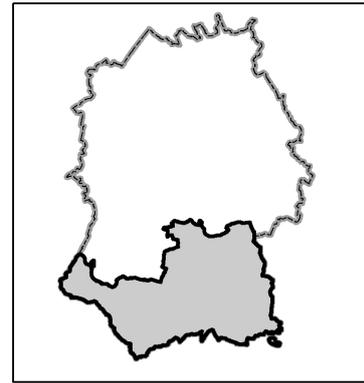
Human health and amenity	<p>Potential impacts on neighbouring/sensitive receptors will need to be considered as part of any planning application. All air quality risks for the intended use are low to high without mitigation. Dust, bioaerosol (with composting) and odour mitigation is recommended. Detailed assessment should be undertaken if the site is intended for composting. There are properties within the 250m bioaerosol buffer, although they are screened from the site via a railway line located on a large bund. Advice should be sought from the Environment Agency.</p> <p>The impacts of noise from any development upon surrounding land uses will need to be addressed. The site is well separated from local housing, with the exception of the owner's house, and already contains similar noise sources. There is little or no screening from the proposed site but with appropriate screening the site is considered suitable with respect to noise for the proposed uses. Acoustic screening in the form of bunds, buildings or fences may be required on the southern and eastern boundary of the facility.</p>
Landscape, townscape and visual	<p>Potential impacts on views onto the site from nearby residential properties in Bishopdown to the west and Laverstock to the south. However, the semi-enclosed setting and existing industrial character of the site means that it can accommodate change. The main visual impacts, on residences on Broadway Ledge and the footpath to the south of the site, should be mitigated through sensitive site planning and screen planting.</p>
Traffic and transportation	<p>Any proposal for waste development should assess traffic impacts, particularly at peak times, along the A30 and A36. 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>A SPZ1 is 1.2km from the site and the site is underlain by a principal aquifer. The closest groundwater abstraction lies 1.6km to the north east (used for general farming and domestic). The River Bourne lies approximately 90m to the south of the site. There is risk of polluting groundwater sources. Robust design measures should be put in place to ensure protection of public water resources. In particular, a composting facility will need to make sure adequate distance from receptors and risk assessments are followed. The site lies partly in Flood Zone 2 and an area of the site is shown to be within 'Areas Susceptible to Surface Water Flooding'. A FRA and liaison with the Environment Agency will be required to support a planning application. Any proposals will need to be accompanied by a surface water management strategy that specifically considers the integration of surface water drainage systems.</p>
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 - Boscombe Down Statutory Birdstrike Safeguarding Zone in addition to Dean Hill Statutory Meteorological Safeguarding Zone.</p>

CB Skip Hire, St Thomas Farm, Salisbury

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



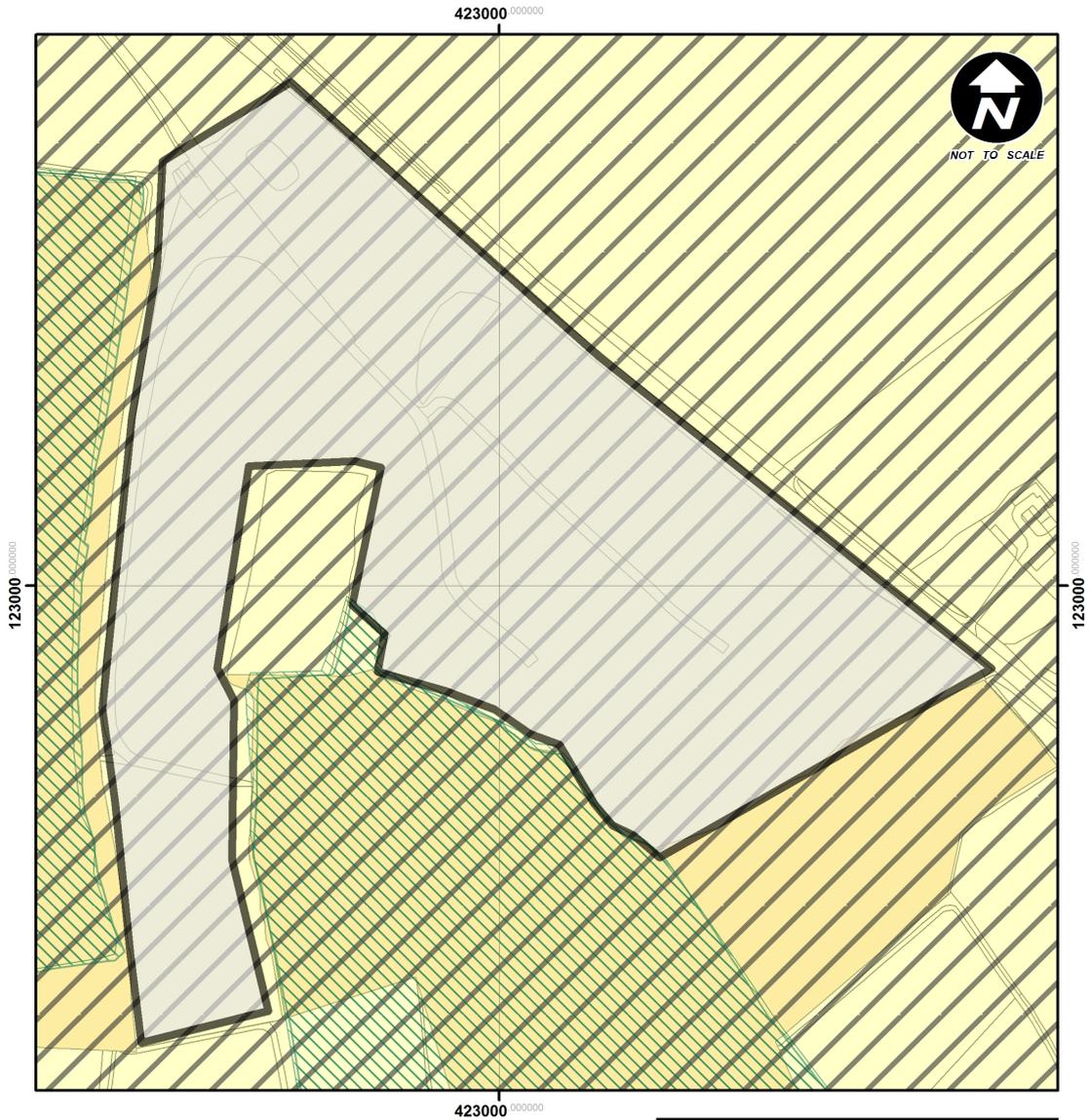
South Wiltshire local scale waste sites



Key

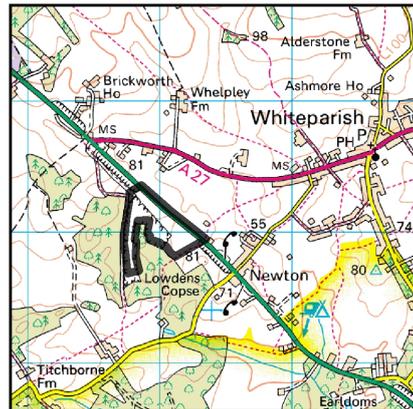
- Local waste sites in South Wiltshire
- Key settlements in South Wiltshire
- South Wiltshire

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Inset map S2

Brickworth Quarry and Landfill,
Whiteparish



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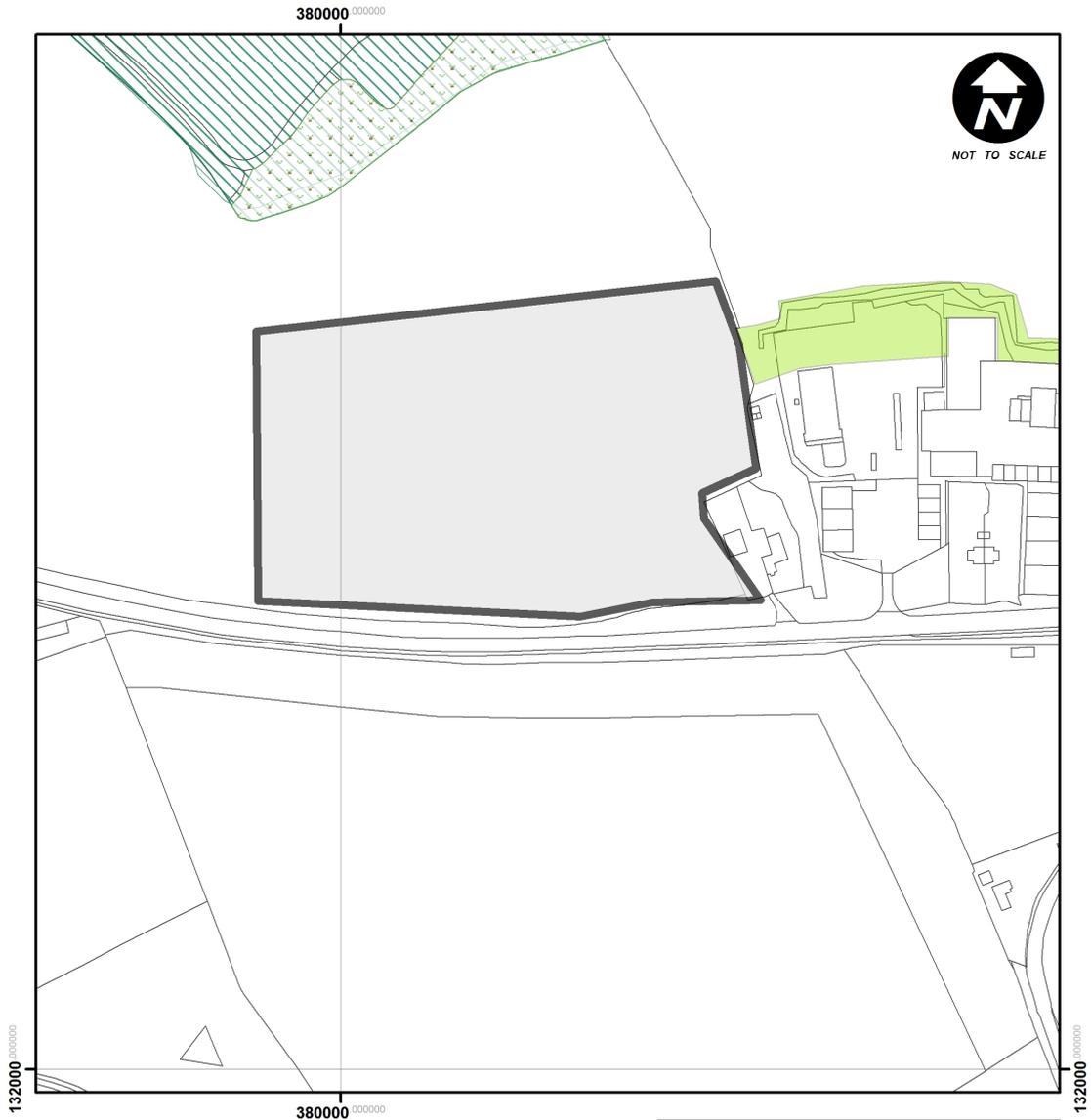
Table 5.2 Brickworth Quarry and Landfill, Whiteparish

Brickworth Quarry and Landfill, Whiteparish	
Potential use/s	Inert Waste Recycling/Transfer (ancillary to inert landfill reinstatement).
Scale	Local.
Grid reference	422871 123246
Current use/s	The site is an operational sand quarry which includes the import of inert waste for use in restoration operations. Reinstatement to agriculture involves the selected deposition of dry commercial and industrial waste and other waste of an inert non-hazardous nature.
Description of site	The site is located 1km west of Whiteparish, approximately 10km south east of Salisbury. The site has an existing access directly from the A36 via a signalised crossroads from which there is a gated access to the site. There are left and right turn filter lanes into the site. The site is surrounded by fields and fairly isolated except for a few residential properties opposite the south eastern corner of the site, separated by the A36 and a number of isolated farms. The site is bounded on southern and western margins by Lowdens Copse (woodland), which provides year-round screening from the south and west. Earth bunds have been constructed to the north of the site and further screening along the A36 is provided by a hedgerow. The site is within grade 3 agricultural land and a PRow runs adjacent to the site. Part of the site has already been restored to rough grassland. The northern boundary of the New Forest National Park (Moor Lane) is approximately 500m south of the site.
Size of site	17.3 ha
Planning context	The site is not allocated in the South Wiltshire Core Strategy or the saved policies of the current Salisbury District Local Plan. The site has been proposed for potential future sand extraction in the emerging Wiltshire and Swindon Aggregate Minerals Site Allocations DPD.
Site development - key issues and potential mitigation measures	
Biodiversity and geodiversity	The site is situated immediately adjacent to Lowden's Copse CWS to the south east and Sandland/Goose Eye Copse CWS to the west, both of which are designated for their Ancient Woodland (UK BAP Priority Habitat) interest. The existing permitted site only accepts inert waste as part of the overall restoration scheme. Any additional waste imports must be inert and in accordance with existing mitigation strategy for sand extraction. The existing restoration plan aims to enhance both areas of Ancient Woodland/CWS and any further proposals for waste import must not compromise the integrity of the existing plan. Considerable ecological survey has already been carried out on the site to inform applications for extant permissions. Any further proposals will be expected to be accompanied by updated ecological survey reports.
Historic environment and cultural heritage	Development of the site may impact on currently unrecorded remains associated with known and unknown sites of buried archaeological features in areas which have not been previously mitigated. 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

Brickworth Quarry and Landfill, Whiteparish

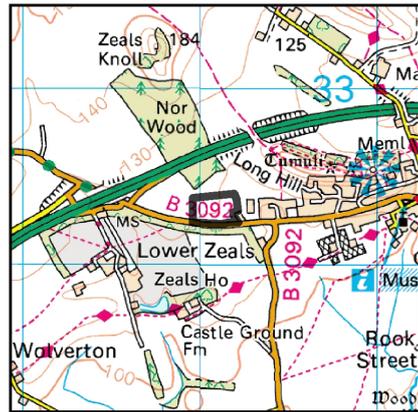
	<p>to archaeological evaluation in advance of any proposed works in this area. Further mitigation may be required depending on the outcome of that evaluation.</p>
Human health and amenity	<p>Potential impacts on air quality (including dust and fumes), noise and nuisance levels affecting nearby receptors such as the occupiers of Harestock Cottage and other adjoining and nearby dwellings on the A36 and A27 Brickworth Road will need to be investigated.</p> <p>Acoustic screening in the form of bunds, buildings or fences may be required depending on the location of facilities. New facilities should be sited as far away from the south eastern corner as practical, with a minimum separation of 150m from any residential properties.</p> <p>All air quality risks for the intended use are low. Dust mitigation is recommended however detailed assessment should not be necessary. Any development will need to safeguard PRow.</p>
Land use	<p>Potential loss of grade 3 agricultural land should be considered.</p>
Landscape, townscape and visual	<p>Although in close proximity to the New Forest National Park, the semi-enclosed wooded setting and existing quarried character of the site means that it is able to accommodate change. The main visual receptor groups which consist of walkers on nearby footpaths and drivers on the A36 are both already well screened, although this could be further enhanced with additional planting on the site and by locating facilities away from the road and PRow.</p>
Traffic and transportation	<p>Any proposal for waste development should assess potential impacts on the A27, particularly where it passes through the nearby village of Whiteparish. HGV routing arrangements to minimise the impact of traffic on the A27 and through the New Forest National Park should be considered. Journeys should be made via local and strategic lorry routes for the maximum practicable distance. 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 site is located above a secondary aquifer and within SPZ 3. Potable supplies are therefore at risk from pollution from activities at this site. The potential uses identified for the site will only be acceptable if it can be demonstrated through risk assessment that pollution of groundwater will not occur and risks can be mitigated against. Careful consideration will need to be given to the surface water drainage arrangements. The use of any system where surface water could infiltrate the ground should be avoided as this could cause pollution. The site is in Flood Zone 1, however there are surface water courses in proximity to the site. There is no risk of fluvial flooding but the potential for pluvial and groundwater flooding should be investigated. There are potentially contaminating land uses in the area and a thorough understanding of the nature and extent of any risks of pollution associated with a proposal will need to be demonstrated. Proposals should consider</p>

Brickworth Quarry and Landfill, Whiteparish	
	mitigation such as SuDS within site design and infiltration devices. A FRA, contamination risk assessment and liaison with the Environment Agency will be required to support a planning application.
Any other issues or comments	<p>The full restoration of the site must not be prejudiced by any planning permission for recycling activities now or in the future.</p> <p>This site falls within an MoD statutory safeguarding zone - Dean Hill Statutory Meteorological Safeguarding Zone.</p>
Cumulative effects with other waste site allocations	No cumulative effects identified at the plan-making stage.
Links to Waste Core Strategy	The site is located within 16km of Salisbury 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 S3

Employment Allocation,
Mere



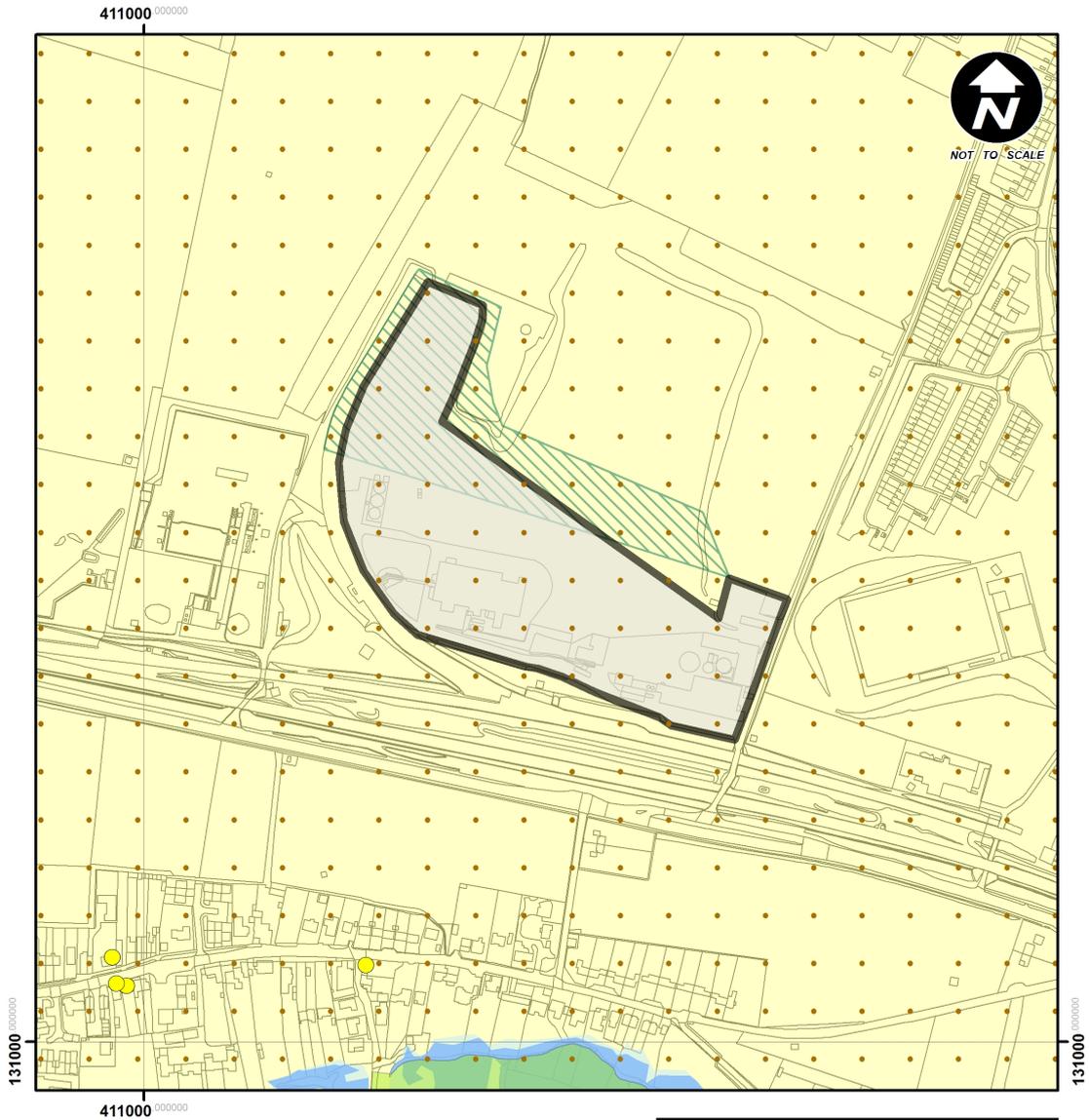
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Table 5.3 Employment Allocation, Mere

Employment Allocation, Mere	
Potential use/s	Household Recycling Centre, Materials Recovery Facility/Waste Transfer Station and Local Recycling.
Scale	Local.
Grid reference	380132 132325
Current use/s	Greenfield site. The site is currently an undeveloped employment allocation.
Description of site	The site is located on the western edge of Mere, approximately 15km south west of Warminster. The site is grade 2 agricultural land which extends beyond the northern and western boundaries of the proposed employment allocation. The site is located less than 500m from the A303 which is part of the Primary Route Network and the Wiltshire HGV Route Network. The A303 can be accessed via the B3092 which runs along the southern boundary of the site. An agricultural gate provides the current access to the field. Norwood House and an industrial estate is located to the east of the site beyond which lies a residential area.
Size of site	3.8 ha
Planning context	The site is allocated in the South Wiltshire Core Strategy via the saved policies of the Salisbury District Local Plan for employment (B2 and B8) and development (Policy E12). The area to the west of the site is allocated for housing development (Policy H16).
Site development - key issues and potential mitigation measures	
Biodiversity and geodiversity	<p>The site is adjacent to Dead Maid Quarry SSSI (designated for its geological interest) and approximately 50m south from Norwood South CWS (designated for its ancient woodland interest and BAP Priority Habitat “Broadleaved, mixed and Yew Woodland”). As the CWS is already bisected by the A303 Trunk Road, the southern part of the woodland is already vulnerable to impacts of edge effects. The waste site would be upwind of the CWS and therefore there is potential for dust to reach the CWS. While it is acknowledged that most of the proposed waste facilities suitable for this site will be carried out inside buildings, there is potential for litter to be blown onto the CWS and surrounding habitat. A robust construction method statement will be required at the planning application stage to address containment of dust and litter. In addition, there are numerous badger records in the immediate vicinity and the proximity of the woodland indicates suitable habitat for a wide variety of species. Any planning application will need to be accompanied by an extended Phase I survey to inform the planning decision in relation to sensitive habitats and species. Appropriate enhancement in line with PPS9 would include further planting of the strip between the proposed waste site and the CWS to act as a buffer for the sensitive woodland habitats.</p> <p>Wiltshire Wildlife Trust should be consulted on any forthcoming planning application.</p>

Employment Allocation, Mere	
Historic environment and cultural heritage	<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>There are no built heritage assets in the immediate vicinity of the site although Mere village is designated as a conservation area and includes numerous listed buildings which will be vulnerable to increased noise, dust and vibration etc. To the west and south-west of the site are listed buildings associated with Zeals House, including the Lodge and gate piers close to the A303 junction. Any potential impacts on these will need to be investigated.</p>
Human health and amenity	<p>Potential impacts on air quality (including odour, dust and fumes), noise and nuisance levels affecting existing uses on the industrial estate and surrounding receptors (particularly to the east of the site, such as Norwood House) will need to be investigated.</p> <p>Acoustic screening in the form of bunds, buildings or fences may be required on the eastern and southern boundaries of the site. Facilities should be sited towards the west of the allocation area and no closer than 120m to the nearest residential property.</p>
Landscape, townscape and visual	<p>The site is Greenfield in character, however it is allocated for employment use and therefore its character is likely to change. Careful siting of facilities away from the B3092 and adjacent industrial estate, and the planting of additional screening vegetation should be used to reduce any residual impacts.</p>
Traffic and transportation	<p>A new site access should be constructed towards the east of the site, taking access off the B3092. Further investigation will be required to assess the visibility from the proposed site access, whilst consideration of speed reduction measures for the B3092 may also be necessary. The potential for increased pressure on the A303 should also be considered. 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 site is in Flood Zone 1. It is situated on the periphery of SPZ 2 and SPZ 1 is approximately 950m towards the east. The nearest abstraction is located 700m towards the south west (groundwater source). The nearest watercourse is located 600m south east, downslope of the site. The site is underlain by a principal aquifer. There is no risk of fluvial flooding but changes in runoff could lead to an increase in the potential for pluvial flooding. The aquifer is shallow so there is a risk of groundwater flooding. A high level of engineering containment will be required at this site to safeguard the groundwater environment. Areas of the site including the south eastern corner are in 'Areas Susceptible to Surface Water Flooding'. Proposals should consider mitigation such as SuDS within site design and infiltration devices. A FRA (if the development area exceeds 1 hectare), contamination risk assessment and</p>

Employment Allocation, Mere	
	liaison with the Environment Agency will be required to support a planning application.
Cumulative effects with other waste site allocations	No cumulative effects identified at the plan-making stage.
Links to Waste Core Strategy	The site is not located within 16km of a principal settlement, 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.



Inset map S4

Former Imerys Quarry,
Quidhampton

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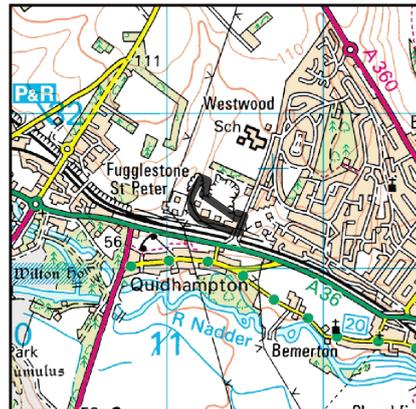


Table 5.4 Former Imerys Quarry, Quidhampton

Former Imerys Quarry, Quidhampton	
Potential use/s	Materials Recovery Facility/Waste Transfer Station, Local Recycling and Waste Treatment (potential for heat and/or power generation due to the potential local customers).
Scale	Local.
Grid reference	411289 131361
Current use/s	The site is a former quarry and industrial processing plant.
Description of site	The site is located to the north of Quidhampton, approximately 3km north east of Salisbury city centre. The site has an established access onto the A36 via Penning Road. The northern extent of the site is defined by the former quarry area beyond which a school and sports field are sited and the eastern boundary is delineated by Penning Road with a sports ground located beyond. The southern boundary of the site is formed by a railway line and the A36, and former railway sidings are located to the western limit of the site. There are a number of sensitive receptors in the area, including housing and a secondary school to the east and north east of the site. There are no PRoW in proximity to the site.
Size of site	4.8 ha
Planning context	The site is identified as employment land in the South Wiltshire Core Strategy (Core Policy 2 - Strategic Allocation).
Site development - key issues and potential mitigation measures	
Biodiversity and geodiversity	The site is situated within 250m north of the River Avon SAC. The site is in Flood Zone 1 and is unlikely to be affected by flood events; therefore the potential for materials to be picked up and carried in the river is negligible. The site lies to the north of the SAC therefore prevailing winds will not carry air borne pollutants onto the SAC from the waste site and it is sufficiently distant from the SAC that disturbance is unlikely to be an issue. The site is also partially within the Quidhampton Quarry CWS. Natural habitats on the site should be subject to survey to inform any future planning applications for this site and this should pay particular attention to badgers, nesting birds and reptiles. Enhancement for biodiversity required by PPS9 should be designed according to ecological survey report findings regarding the use of the site by any European Protected Species and nesting birds, whilst falling in line with any existing management prescriptions for the CWS.
Historic environment and cultural heritage	Development of the site may impact on currently unrecorded remains associated with known and unknown sites of buried archaeological features in areas which have not been previously mitigated. 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.

Former Imerys Quarry, Quidhampton

	<p>The Grade I Wilton Registered Park lies to the south-west of the site and although the allocated site appears to be visually contained from southern aspects care will be required to assess any impact (e.g. noise, dust, vibration) upon the Park's environmental quality and that of its setting. There are also a number of listed buildings within the centre of the village. Any potential impacts on these will need to be investigated.</p>
Human health and amenity	<p>Potential impacts on neighbouring receptors (particularly odour and bioaerosols) will need to be considered as part of any planning application.</p> <p>Acoustic screening in the form of bunds, buildings or fences may be required on the eastern and northern boundaries of the site.</p> <p>Facilities should be sited away from the eastern boundary of the site, with a minimum separation distance of 150m between the proposed facility and any residential dwelling.</p>
Landscape, townscape and visual	<p>The enclosed position within the landscape and limited views into the site caused by the undulating landform means that the site is able to accommodate change. Minor mitigation measures such as siting facilities away from the A36 and ensuring surrounding properties are screened from any new buildings will be required depending on the level of development.</p>
Traffic and transportation	<p>It is recommended that a left in/left out arrangement be implemented with all access to the site gained from the west and all egress from the site to the east (towards Salisbury). It is also recommended that speed reduction measures are implemented on the A36 and an assessment of the suitability of the bridge over the railway line to accommodate the proposed number of HGVs and to determine the need to signalise the bridge. 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> <p>There is potential for rail use at this site although this would require a full feasibility study.</p> <p>Any application should be accompanied by a robust Travel Plan.</p>
Water environment	<p>The site is currently a large chalk pit, as a result of previous quarrying activities. There are two groundwater abstractions within the site boundary associated with the minerals activities. The site falls within SPZ 2 and is underlain by a principal aquifer. A SPZ 1 lies 450m east of the site. The site is in Flood Zone 1. There are a number of streams flowing into the River Wylve towards the south of the site. There is no risk of fluvial flooding but the potential for pluvial and groundwater flooding should be investigated. The risks to the existing groundwater abstractions at the quarry will need to be assessed. A high level of engineering containment will be required at this site to safeguard the groundwater environment. Areas along the southern and western boundaries and within the site are shown to be 'Areas Susceptible to Surface Water Flooding'. Proposals should consider mitigation such as SuDS within site design and infiltration devices A FRA (if the development</p>

Former Imerys Quarry, Quidhampton	
	area exceeds 1 hectare), contamination risk assessment and liaison with the Environment Agency will be required to support a planning application.
Any other issues or comments	<p>Any proposal will need to consider the reduced potential for the full restoration of quarrying activity.</p> <p>This site falls within the MoD statutory safeguarding zones - Boscombe Down Statutory Birdstrike Safeguarding Zone in addition to Dean Hill Statutory Meteorological Safeguarding Zone.</p>
Cumulative effects with other waste site allocations	There is the potential for cumulative effects on biodiversity, geodiversity and human health. These matters will need to be fully scoped and assessed through any subsequent planning application process.
Links to Waste Core Strategy	The site is located within 16km of Salisbury and will make a positive contribution to meeting capacity requirements in line with policies WCS1, WCS2 and WCS3 of the Waste Core Strategy.