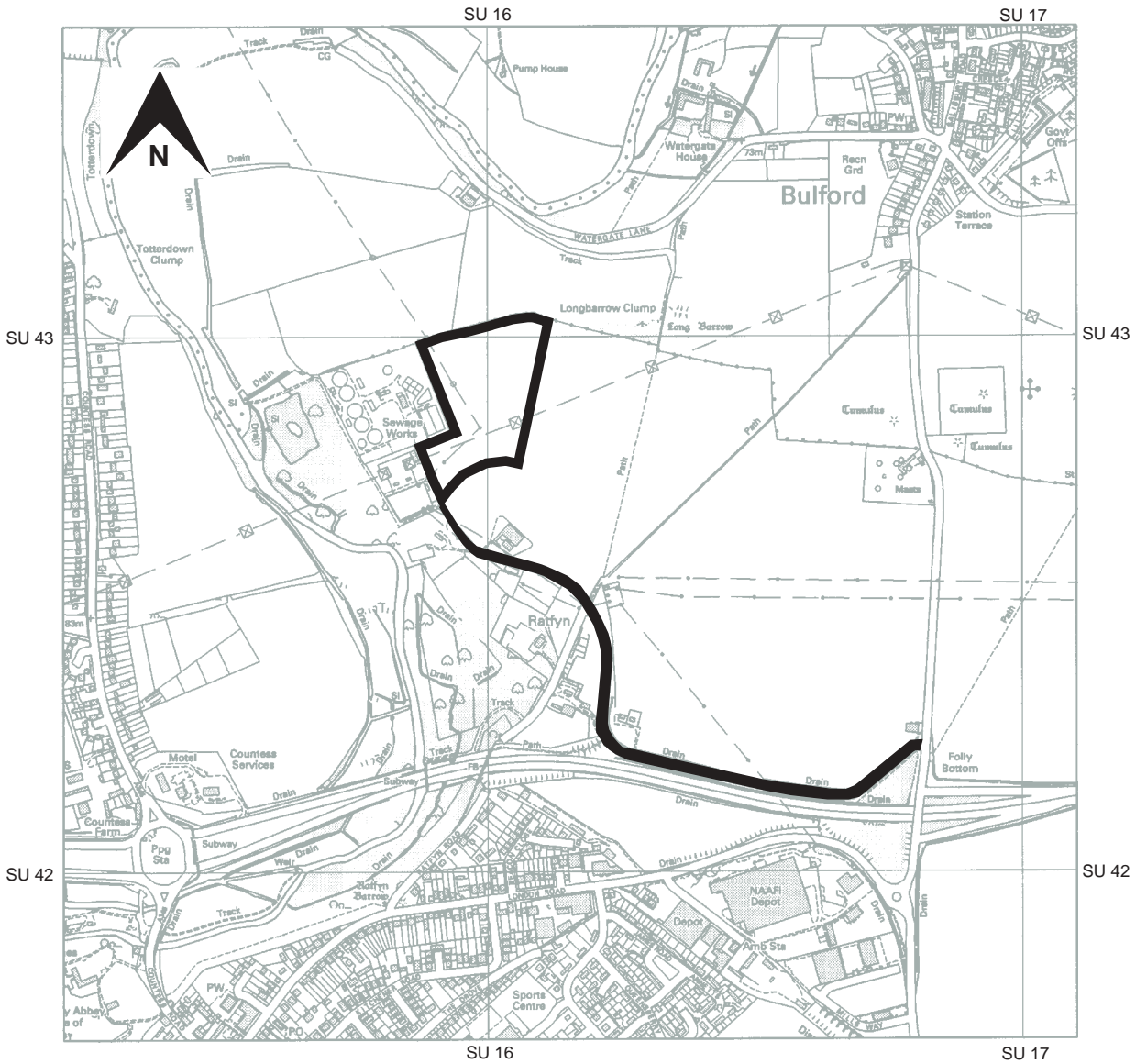


# Wiltshire and Swindon Waste Local Plan Proposals Map

## Schedule 1 (Policy 3) Preferred Area for Strategic Waste Management

### Site S11 Ratfyn, Amesbury

Potential for Small Scale Energy from Waste / Materials Recovery Facility / Composting / Waste Transfer Station



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Wiltshire County Council.  
100023455 2005.

Scale 1:10,000

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## Wiltshire and Swindon Waste Local Plan

### Schedule 1 (Policy 3) Preferred Area for Strategic Waste Management

#### Site S11 Ratfyn, Amesbury Site Profile

<b>Potential Uses</b>	Small scale Energy from Waste / Strategic Materials Recovery Facility / Composting / Waste Transfer Station
<b>Location</b>	The site is located to the north of Amesbury, north of the A303 and east of the Countess Roundabout Service area / Countess Swamp County Wildlife Site.
<b>Area</b>	6 ha
<b>Existing Use</b>	The site is currently pasture land (grade 2 agricultural land) adjacent to a waste water treatment works and an electricity sub station. The main east – west link in the area is provided by the A303 although there are issues regarding access to and from the A303. Surrounding uses are agricultural.
<b>Relevant Planning Context</b>	The site is covered by a development restraint area designation in the Salisbury District Local Plan to protect the waste water treatment works from complaints from sensitive land uses that would be detrimentally affected by odour. The site is a greenfield site without public access, although a PROW runs 200 metres to the east of the site and along the length of the site access road. The site is also located over a minor aquifer. There are a number of issues/constraints that need to be addressed at this site.
<b>Planning Issues</b>	<ul style="list-style-type: none"><li>• The WPAs will require an Environmental Impact Assessment to be carried out for any development proposal at Site S11.</li><li>• A Traffic Assessment of the proposal will be required, including an assessment of vehicle movements to be generated and the adequacy of the proposed site access to manage such traffic and avoid conflict with existing users. Consideration should be given to the possibility of providing a new access to the site, to the north of the present access, in order to avoid conflict with users of the present access track and to minimise the impact on residential properties at Ratfyn Farm. Proposals should also address the need to safeguard the residential amenity of Amesbury, Bulford and Durrington. There will be a need to assess the impact on the Trunk Road Network in consultation with the Highways Agency.</li><li>• Impact from locations in the landscape, screening issues and views from the north and the east. In particular, to address the impacts of any development at site S11 upon the character, setting and cultural / tourism value of the adjacent World Heritage Site, Woodhenge, Longbarrow</li></ul>

Clump SAM and the general landscape character of the site, the WPAs will require a detailed Landscape Impact Assessment and a Visual Impact Assessment of the proposal to be carried out. Development that cannot be appropriately integrated with existing built development at this site and its surroundings will be opposed.

- Development proposals must address the potential for impacts upon the River Avon cSAC / SSSI and the Countess Swamp County Wildlife Site.
- Development proposals must include details of surveys for protected species on and adjacent to the site, in association with advice from English Nature and the County Ecologist. The proposals must also include details of surveys and a consequent evaluation of the site's value for biodiversity, including any habitats in the Wiltshire Biodiversity Action Plan and any rare/ notable species.
- Potential impacts upon water quality and the River Avon during both construction and operation of site S11 must be assessed, as surface water run-off can increase silt loads in the river, particularly during construction. Run off may also include pollutants such as oils, phosphorous and chemicals. Any proposed increase in demand upon the capacity of the local sewage treatment works must also be assessed.
- The impacts of potential alterations to the hydrology of the River Avon cSAC and the Countess Swamp CWS must be addressed. For example, an increase in the coverage of hardstanding at site S11 could lead to an increased rate of run off from the site. In addition, the impacts of an increased demand for supplies of water upon groundwater levels and river flows must also be assessed.
- Surface water disposal will be an important issue. Any development proposals at site S11 must demonstrate that they can be constructed and operated without detriment to the River Avon cSAC/SSSI and floodplain function.
- The advice of English Nature and the County Ecologist should be sought as to the survey, assessment methodology and any mitigation that will be required of any proposed development of this site, both during the construction and use of Site S11, to ensure accordance with WLP Policy 6 parts h),i) & j); and also parts c) & d);
- Any development proposed at site S11 must address the legislative requirements of nature conservation guidance and policy including Appropriate Assessment required under the Habitats Regulations (1994) – discussions should be held with English Nature and the County Ecologist at the earliest possible stage.
- Any proposals for development at site S11 will need to consider the cumulative impact of development at site S11

upon features of nature conservation interest, taking into account other existing and proposed developments in the area.

- Where adverse impacts on nature conservation interests due to any proposed developments at site S11 arise, applicants will be expected to demonstrate no adverse effect on the integrity of the cSAC, no net biodiversity loss, and a net biodiversity gain where possible. Where applicable, this can be achieved through appropriate mitigation. (The following authorities are listed as useful contacts to ensure that any such proposals are prepared in consultation with those bodies responsible for the management of nature conservation sites of international, national, regional and local importance: English Nature; Environment Agency; County Ecologist; Wiltshire & Swindon Biological Records Centre; and Wiltshire Wildlife Trust).
- Location over minor aquifer.
- The need to address Environment Agency requirements for a 250 metre bio-aerosol buffer for composting operations.
- Need to control emissions from energy from waste uses.
- An assessment of any impacts from development of site S11 upon the SAM at Longbarrow Clump immediately north east of the site must be undertaken, including impacts upon its setting and integrity. Development should mitigate any potential impacts upon this SAM and its setting through careful design and landscaping. Where any impacts cannot be adequately mitigated planning permission will be refused.
- There is potential that any development at site S11 may have impacts upon the setting of Woodhenge (SAM) 850 metres north west of the site. Applicants should also assess the impacts upon the World Heritage Site in which Woodhenge is located. Development should mitigate any potential impacts upon this SAM and its setting through careful design and landscaping. Where any impacts cannot be adequately mitigated planning permission will be refused.
- Any development proposal must assess the potential for impacts upon the earthwork remains of water meadows located to the south west of the site, and propose mitigation where the potential for impacts arises.
- Any proposals for development at this site must be accompanied by an archaeological field evaluation in accordance with PPG 16, to define the character and extent of the archaeological remains that exist in the area of the proposed development. It is essential that the County Archaeologist and English Heritage are consulted at the earliest possible stage regarding the undertaking and results of such an evaluation.
- Where unrecorded features of archaeological importance are

found, the advice of the County Archaeologist and English Heritage will be essential as to the appropriate action required. As with identified features of archaeological interest in proximity to site S11, development should mitigate any potential impacts through careful design and landscaping and, where required, through preservation in situ of any remains. (The following authorities are listed as useful contacts to ensure that any such proposals are prepared in consultation with those bodies responsible for the management of SAMs and other features of archaeological importance: The County Archaeologist; English Heritage.);

- Regard should be had to the Archaeology Briefing Note prepared for Preferred Area S11 by the WPAs;
- Any development at site S11 must have regard to the setting of Rاتفyn Farmhouse, a Grade II listed building – proposals for built development should achieve an appropriate separation between such development and the farmhouse and be designed so as to reflect the nature of existing built development adjacent to site S11;
- Potential loss of Grade 2 agricultural land and the need for an assessment of impacts upon the agricultural land uses on or adjacent to the site;
- The presence of wheat mosaic virus on some of the land within Site S11 will need to be taken into account when considering development proposals;
- The need to safeguard existing public rights of way and ensure that potential harmful effects on their enjoyment and use are adequately mitigated;
- Impacts upon nearby properties, including the effects of odour, noise, dust and the potential to attract vermin;
- Any proposals for development will need to ensure that all operations that will generate adverse impacts through smell should take place in enclosed buildings and that appropriate technology is employed to prevent the release of smells generated by those operations;
- To protect the amenity of residential and recreational land uses adjacent to the site from noise impacts any development proposals for waste management operations must include provisions for the screening and attenuation of noise generated by such operations. Similar consideration will need to be given to the impacts of dust and odour.
- The WPAs will require applicants for development at Preferred Area S11 Rاتفyn to undertake an assessment of the equivalent development potential of Solstice Park to accommodate waste management development before any planning permission is granted for such development at Site S11.

#### Other Relevant Policies

Policies 1, 2 and 5 to 10