

Wiltshire and Swindon Waste Site Allocations Development Plan Document

Report on site selection process

January 2012

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1. Introduction

- 1.1. Wiltshire Council and Swindon Borough Council have been using a method of comprehensive site appraisal since the start of the Waste Local Plan (WLP) preparation process in 2000/2001. This process has been refined and improved in the preparation of the Waste Site Allocations Development Plan Document (DPD).
- 1.2. The purpose of previous site appraisal during the WLP was to identify sites that warranted detailed appraisal and then pick out the key land use planning issues that would need to be addressed at the planning application stage as part of the process of securing planning permission for development.
- 1.3. The same format has been applied during the preparation of the Waste Site Allocations DPD. However, to reflect the requirements of the Planning and Compulsory Purchase Act 2004 regarding detailed Sustainability Appraisal (SA) (incorporating Strategic Environmental Assessment (SEA)) the process has been modified to include more detailed assessments of key characteristics of sites.
- 1.4. Since 2005, a total of 113 potential waste sites have been considered for inclusion in the Waste Site Allocations DPD. The purpose of this document is to summarise the consideration of all sites during the site selection and site appraisal stages.
- 1.5. An overview, in chronological order, of the main decision making stages and conclusions reached during these stages is provided within this document. A breakdown of the 113 sites considered since 2005 and the stages at which they were appraised is provided in Appendix A. In addition, a summary table listing the 78 sites removed from consideration throughout the entire process, including stages and reasons for removal is provided in Appendix B.
- 1.6. The Waste Site Allocations DPD presents a framework of 35 sites offering a range of potential waste uses to meet the anticipated capacity requirements of Wiltshire and Swindon up to 2026¹. The final list of sites is considered to represent the best and most deliverable options for future waste management development. Once adopted, the sites will have 'preferred area' status.

2. Site selection and site appraisal methodology (2005 – 2006)

- 2.1. Between June 2005 and March 2006, 103 potential waste sites were appraised using a site appraisal methodology developed by the councils which followed four main methods of information collection and assessment: site visits; desk top studies; consultation and assessment.
- 2.2. A detailed explanation of the site appraisal process is given in the Issues and Options Report (March 2006) which is available to download on the Wiltshire Council website at the following address:

¹ Until reviewed, the adopted Waste Core Strategy establishes 2026 as the 'plan period' for all Wiltshire and Swindon waste DPDs.

<http://www.wiltshire.gov.uk/environmentandplanning/planninganddevelopment/planningpolicy/mineralsandwastepolicy/wastesiteallocations.htm>

- 2.3. Sites appraised during this period were identified from a number of sources, including:
- The Adopted WLP Preferred Areas
 - Sites placed in 'reserve' following previous WLP site appraisal processes
 - Site suggestions made through a site assessment survey with waste management operators (March 2005)
 - Site suggestions made through plan area wide leafleting campaign (April – June 2005)
 - Sites suggested by the Wiltshire and Swindon Waste Development Forum
 - Sites identified through examination of existing waste management facilities and minerals workings sites lists
 - Sites identified through examination of district and the borough Local Plans
 - Sites identified through examination of the key industrial and employment areas in the plan area.
- 2.4. All of the 103 sites listed for appraisal were visited by officers and, where appropriate, assessed against criteria within a site appraisal matrix. In total, 78 of these sites warranted detailed, formal assessment in the form of individual site matrices. During this period, sites were appraised for their suitability to accommodate the following types of waste development:
- Household recycling centre
 - Other local recycling or outdoor composting facilities
 - Inert waste recycling facilities
 - Materials recovery facilities (MRF) / mechanical biological treatment (MBT) plants / outdoor composting facilities; in-vessel composting; anaerobic and aerobic digestion
 - Thermal treatment plants with energy recovery, including incineration; pyrolysis; and gasification
 - Landfill for hazardous, non-hazardous and inert wastes.
- 2.5. During the appraisal for each waste use, sites were also considered for their suitability to manage waste from three waste classifications: hazardous; non-hazardous; and inert.
- 2.6. The site appraisal process ran from June 2005 until March 2006 and involved seven meetings with the Wiltshire and Swindon Waste Development Forum.

3. Waste Development Forum (September – October 2005)

- 3.1. The Wiltshire and Swindon Waste Development Forum is a stakeholder group of over 160 organisations with an interest in planning for future waste development. The meetings with the Waste Development Forum produced a detailed report², prepared by the forum facilitators (Adams Hendry Consulting

² Wiltshire and Swindon Waste Development Forum: report of forum process and outcomes (March 2007)

Ltd.) that documented the forums conclusions from their discussions on each of the sites appraised.

- 3.2. Five forum meetings were held in each area³ of Wiltshire and Swindon between September and October 2005. At each meeting, forum members were invited to consider officer's recommendations to drop proposed sites from further consideration.
- 3.3. A total of 99 sites were appraised at the forum, 44 of which were proposed to be dropped from further consideration by officers. Forum members agreed to drop 36 of these 44 sites but considered that eight (of the original list of 99) were worthy of further investigation. Following further investigation, officers identified that four of the eight sites deemed as worthy of further investigation, should be carried forwards to the next stage in the assessment process.
- 3.4. The total number of potential sites for future waste development at this stage in the process was 59.

4. Issues and Options report (March 2006)

- 4.1. The Issues and Options (I&O) report represented the first published stage in the process of allocating sites for future waste management development in Wiltshire and Swindon.
- 4.2. The report provided a basis for initial consultation on the range of opportunities and options available for identifying a pattern of waste management development to assist in meeting the future waste management requirements of Wiltshire and Swindon over a period to at least 2021⁴.
- 4.3. The report set out the need to allocate sites (including national, regional and local policy and current capacity and future apportionments) and the methodology used to assess potential sites.
- 4.4. Prior to preparation of the I&O report, three of the 59 sites deemed potentially suitable for waste management development were dropped from consideration due to a change in circumstances; and four new sites were put forward. This left a total of 60 sites however during this time six sites were amalgamated into three sites because of their locations⁵ leaving a total of 57 sites. This figure comprised 21 sites allocated for strategic level development and 36 sites allocated for local scale uses.
- 4.5. Consultation with statutory and non statutory consultees as per the Wiltshire and Swindon Statements of Community Involvement (SCI) on the I&O report ran from 3 April – 30 May 2006. The consultation document and a schedule of the responses received during the consultation period can be downloaded at

³ Prior to the creation of the Wiltshire unitary council, each of the former District council areas of Wiltshire were represented at the Forum meetings.

⁴ The period up until 2021 was based on Landfill Allowance Trading Scheme (LATS) dates but was extended until 2026 to accord with the Regional Spatial Strategy (RSS) and preparation of the Waste Core Strategy 2006-2026 DPD.

⁵ The 6 sites amalgamated into 3 were: Hill Resource Recovery Centre and Low Lane Extension at Compton Bassett; Extension to Landfill and S8 site at Chapel Farm; Lafarge Cement Works and Westbury Waste Management Facility in Westbury.

the Wiltshire Council website:

<http://www.wiltshire.gov.uk/environmentandplanning/planninganddevelopment/planningpolicy/mineralsandwastepolicy/wastesiteallocations.htm>

5. Joint waste site allocations site survey report (Atkins, October 2006)

- 5.1. The site appraisal work undertaken in 2006 identified a need for further environmental survey work to establish the potential planning constraints on sites identified for allocation and to add legitimacy and robustness to the site allocations process. In response to this, in May 2006, Atkins were commissioned to undertake surveys on 54 of the 57 sites included in the I&O report (three sites were removed from consideration in response to the I&O consultation).
- 5.2. Not all of the sites required surveying in every discipline (the numbers in brackets show the number of sites subject to each survey type). The survey work undertaken comprised:
- Landscape and visual impact (37)
 - Noise (27)
 - Air quality (28)
 - Traffic/transport (35)
 - Geology (4)
 - Cultural heritage (6)
 - Water (quality/environment) (21)
 - Contaminated land (2)
 - Ecology (39)
 - Appropriate Assessment (11)
- 5.3. The majority of sites appraised were shown as acceptable with mitigation, however, four of the sites were deemed to be incapable of mitigation for noise reasons. Strong doubts were expressed about eight sites which would require strong arguments and mitigation at planning application stage.

6. Break in preparation of site allocations DPD (October 2006 – May 2009)

- 6.1. A combination of a change in regulations (2008)⁶ and a decision to concentrate resources on the production of the Waste Core Strategy and Development Control Policies DPDs meant that work on the Waste Site Allocations DPD ceased between October 2006 and May 2009.
- 6.2. The Waste Core Strategy and Development Control Policies DPDs were adopted in July and September 2009 respectively.

⁶ Town & Country Planning (England)(Local Development) Regulations 2004.

7. Site selection and site appraisal methodology (August 2010)

- 7.1. The Waste Core Strategy forms the strategic direction for future waste management in Wiltshire and Swindon for the period 2006 – 2026. The Core Strategy contains a number of policies that steer where future development will be directed, these are:
- Strategic facilities to be located as close as practicable and within 16km of Swindon, Chippenham, Trowbridge and Salisbury (policy WCS2)
 - Only local scale sites to be located in AONBs and in the immediate vicinity to the New Forest National Park
 - Policy WCS3 contains a detailed matrix setting out where the councils consider each facility type can be located within the areas set out in the bullets points above.
- 7.2. To augment the work previously undertaken in 2005/06, the councils prepared and consulted on a revised waste site appraisal methodology in the summer of 2009. The intension of the revised methodology was to re-appraise sites contained in the I&O report and appraise any new sites that had been put forwards for consideration since 2006.
- 7.3. The revised methodology slightly amended the potential waste development groupings. Following the revised methodology potential sites were appraised for their suitability to accommodate:
- Household recycling centre
 - Materials recovery facility / waste transfer station
 - Local recycling
 - Inert waste recycling and transfer
 - Composting
 - Waste treatment facility
 - Landfill.
- 7.4. The adopted Waste Core Strategy is not technology specific and therefore the revised methodology does not limit the site appraisal by listing specific waste technologies. The term 'waste treatment facility' covers waste technologies such as Energy from Waste, Mechanical Biological Treatment (MBT) and Anaerobic Digestion.
- 7.5. Targeted consultation on the new methodology ran from 11 May – 22 June 2009. A final version of the methodology was published in August 2009. The consultation document (including updated site appraisal matrix), schedule of responses received during the consultation period and final version of the methodology can be downloaded at the Wiltshire Council website:
http://www.wiltshire.gov.uk/environmentandplanning/planninganddevelopment/planningpolicy/mineralsandwastepolicy/wastesiteallocations.htm#site_selection_and_appraisal_methodology

8. Waste site allocations additional informal consultation (January 2010)

- 8.1. Between September 2009 and May 2010 officers at Wiltshire Council recorded the suitability of potential waste sites against the revised site appraisal matrix. The sites appraised during this period included:
- 48 sites included in the I&O report (2006)
 - 6 new sites put forward since 2006
 - 4 previously removed sites put forwards for re-consideration.
- 8.2. Of the 58 sites appraised during this period, 52 sites were included in the Waste Site Allocations Additional Informal Consultation document which was produced to refresh the work undertaken in 2006. Consultation with statutory and non-statutory consultees as per the SCI on this document ran from 27 Jan – 17 March 2010. A copy of the consultation document and comments submitted during the consultation is available to view on the council's online planning portal at: <http://consult.wiltshire.gov.uk/portal>
- 8.3. A report presenting the outcomes of the 52 waste site appraisals was produced in September 2010. This report is available on the Wiltshire Council website.

9. Joint waste site allocations site survey report (Atkins, May 2010)

- 9.1. In early 2010, Atkins were commissioned to undertake detailed site assessments to establish and consider the potential planning and environmental constraints for the 52 waste sites which had been appraised using the site appraisal matrix.
- 9.2. Assessments were carried out on the 52 sites for the following specialist fields:
- Cultural heritage (13)
 - Landscape/visual impact (42)
 - Noise (38)
 - Air quality and odour (33)
 - Water environment (35)
 - Contaminated land (8)
 - Transport (45)
- 9.3. The surveys and assessments contribute towards a robust and credible evidence base to support the proposed waste site allocations. In addition, the assessments also highlight any mitigation and or compensation measures likely to be required as part of any future development (i.e matters of detailed design to be addressed through any subsequent planning application process).
- 9.4. The majority of sites assessed were deemed acceptable with appropriate mitigation. However five sites were considered to be incapable of mitigation on noise grounds or on the assumption that mitigation measures required would reduce the area of the site available for development to a size considered unsuitable for the proposed use. Two sites were deemed to be incapable of

mitigation, or deliverable on traffic and highway grounds. The assessments also identified a number of significant issues at six sites, which will require further consideration and detailed schemes of mitigation at the planning application stage.

- 9.5. Following Atkins recommendations, seven sites were removed from further consideration, leaving a total of 45 sites potentially suitable for inclusion in the Waste Site Allocations DPD. This figure comprises 16 sites proposed for allocating strategic level development; and 29 sites proposed for allocating local scale uses.

10. Sequential test report (September 2010)

- 10.1. Since the publication of PPS 25⁷ in December 2006 local planning authorities are obliged to apply the Sequential Test, where appropriate, to all forms of development. The 'Sequential Test' aims to steer new development to areas at the lowest probability of flooding, in preference to areas of higher risk.
- 10.2. The test was undertaken by officers between March and July 2010. Officers utilised flood risk data presented in the Wiltshire County and Swindon Borough Council Joint Minerals and Waste Development Framework (MWDF) Strategic Flood Risk Assessment (SFRA) Level 1 (April 2008). This was also supplemented using updated information relating to historical flooding events, Environment Agency Flood Zone Mapping and Areas Susceptible to Surface Water Flooding (ASTSWF) Mapping.
- 10.3. The Sequential Test was applied to 33 of the 52 sites identified in the additional informal consultation document (January 2010). The remaining 19 sites did not warrant application of the test because they were not in Flood Zone 2 or 3 or an ASTSWF.
- 10.4. Out of the 33 sites tested, 20 are wholly in Flood Zone 1 and these sites are deemed suitable for waste development without the need for further consideration. The remaining 13 sites are affected by one or more of the higher risk zones, however of these 13 sites:
 - six sites contain less than 5% of their area within Flood Zone 2
 - three sites contain 5 - 20% of their area within Flood Zone 2
 - three sites contain 20 - 50% of their area within Flood Zone 2
 - six sites contain less than 5% of their area within Flood Zone 3
 - two sites contain 20 - 50% of their area within Flood Zone 3
- 10.5. Previous work on consolidating the list of potential waste sites has indicated that there are no known alternative sites which are available. The absence of available sites means that the 13 sites which contain areas within Flood Zone 2 and Flood Zone 3 can be deemed 'acceptable' for waste development, subject to appropriate design and mitigation. This is because waste development can be sequentially located within the site to ensure development is steered to areas at the lowest probability of flooding. Sequentially locating development removes the need to consider alternative sites.

⁷ Planning Policy Statement (PPS) 25: Development and Flood Risk

- 10.6. All of the 33 sites tested satisfy the Sequential Test and do not require the Exception Test.

11. Waste capacity gap report (January 2011, updated October 2011)

- 11.1. An analysis of the projected capacity gap for individual waste streams and an indication of the amount of waste to plan for over the Plan period until 2026 is set out in the Waste Core Strategy. However, these figures are based on information collected in 2006. Consequently, in January 2011 (and October 2011), the councils produced a Waste Capacity Gap report which updated the capacity position set out in the Waste Core Strategy by taking into account permitted waste management development since 2006. A copy of the latest capacity report is available on the Wiltshire Council website.
- 11.2. The capacity report indicated that the councils had enough site options offering more than enough capacity to meet forecast demand for the Plan period and beyond. In light of this information (and other information which came forwards at the same time), the councils took the decision to remove two potential waste sites from further consideration.

12. Ecological site briefings and tests of likely significance effects on European sites (County Ecologist, February 2011, updated October 2011)

- 12.1. Between August 2010 and February 2011, the County Ecologist prepared an ecological site briefings report and undertook a test of likely significance effects on European sites. The aim of the first part of the document was to set out the relevant ecological issues for the remaining 43 waste sites in order to fully inform the planning process of the necessary processes that should be followed in order to protect the ecological integrity within each site and address possible opportunities for enhancement in line with the requirements of PPS9⁸.
- 12.2. The County Ecologist reviewed the existing data for each site including the type(s) of waste and size of each facility, against the existing ecology within and immediately surrounding each site. The information gathered was set out in a table detailing the ecological constraints for each site and the requirement for habitat and species survey to inform the planning process.
- 12.3. The ecological site briefing revealed that for most of the waste sites the ecology can be sufficiently addressed at the planning application stage in line with PPS9 which will ensure no adverse impacts on protected species or sites and will require some habitat enhancement appropriate to existing site ecology.
- 12.4. None of the locations for waste sites are either within or immediately adjacent to a designated European site, however the County Ecologist established that 7 sites required a test of likely significance in respect of proximity to nearby SACs or SPAs.

⁸ Planning Policy Statement 9: Biodiversity and Geological Conservation

- 12.5. In all cases the conclusions were that the proposals would not result in a significant adverse effect on a European site, in some cases after additional mitigation or constraints. Recommendations are given for any special considerations for determination of the planning permission.
- 12.6. A copy of the Ecological Site Briefings and Test of Likely Significance is available on the Wiltshire Council website.

13. Proposed Submission Draft Waste Site Allocations DPD (June 2011)

- 13.1. The Proposed Submission Draft Waste Site Allocations represented the final round of formal consultation in the process of allocating sites for future waste management development. The formal consultation provided the opportunity to comment on the soundness of the plan before is submitted to the Secretary of State for independent examination.
- 13.2. The report contained 43 sites considered suitable to accommodate future waste management uses, made up of 14 strategic and 29 local level development sites.
- 13.3. Consultation with statutory and non statutory consultees as per the Wiltshire SCI and Swindon SCI took place for a period of eight weeks between 13 June and 8 August 2011.
- 13.4. During the consultation, the councils were made aware of changes in landownership consent affecting four of the sites⁹ listed in the proposed submission draft document. In response to the landowner requests for removal of these sites, they were effectively deemed 'undeliverable' and removed from the site allocations list. In light of this, and to refresh the landownership information collected when the site selection process began, the councils contacted the remaining landowners to confirm the deliverability of all sites within the proposed plan. The outcome of this exercise confirmed that 35 of the 43 sites consulted on at the proposed submission stage could be considered deliverable in relation to landowner consent. In addition, following discussion with one of the landowners of the Leafield Industrial Estate in Corsham, 'household recycling centre' was dropped from the list of potential uses because of site access / egress constraints.
- 13.5. Despite the loss of eight sites, the councils are confident that there is enough flexibility in the plan to ensure sufficient waste management capacity up to the plan period (2026).

14. Sustainability Appraisal/Strategic Environment Assessment (SA/SEA) and Habitats Regulations Assessment (HRA)

- 14.1. Enfusion, the appointed SA/SEA consultants, have worked with the councils to ensure that SA/SEA objectives and HRA issues have been incorporated in the

⁹ Nursteed Road Employment Allocation, Devizes; West Ashton Employment Allocation, Trowbridge; Solstice Business Park; and Castledown Business Park.

site appraisal process from an early stage, as presented, in the revised site methodology (August 2010). In summary the consultants have:

- Revised the SA objectives to ensure that they better relate to sustainability issues surrounding potential waste sites
- Worked alongside the councils to develop the criteria based indicators which formed the site appraisal matrix¹⁰
- Provided a briefing note to act as a consistency check and ensure SA/SEA has been appropriately considered during the site appraisal process
- Undertaken a Cumulative Effects Assessment (CEA) of the remaining sites to ensure that the cumulative effects on social and economic topics have been considered sufficiently
- Produced an SA/SEA report
- Produced a HRA report

14.2. Copies of the above documents are available on the Wiltshire Council website.

15. Final proposed waste sites

15.1. Since 2005, 113 potential waste sites have been considered as potential site allocations. Following the site selection, site appraisal and consultation stages outlined in this report 35 of these sites (13 strategic and 22 local) have been included in the Wiltshire and Swindon Proposed Submission Draft Waste Site Allocations DPD.

¹⁰ This early input into the site appraisal process avoided the need for the SA/SEA of the Waste Site Allocations DPD to duplicate this work and undertake further individual assessments for each site

Appendix A

The following table provides a breakdown of 113 potential waste sites considered since 2005 and the site appraisal and consultation stages at which they were assessed/consulted on.

Site appraisal and consultation stage											
Site	Area	Methodology 2005/6	Matrices 2005/6	Forum 2005	I&O report 2006	Atkins 2006	Methodology and matrices 2009/10	Additional informal consultation 2010	Atkins 2010	Proposed Submission draft DPD 2011	Submission draft DPD 2012
Aldebury Employment Allocation	South	✓	✓	✓							
Barnground, Cotswolds	North				✓	✓	✓	✓	✓	✓	✓
Basil Hill Barracks, Corsham	North	✓									
Boscombe Down Employment Allocation, Amesbury	South	✓		✓							
Bowerhill Industrial Estate, Melksham	West	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Braydon Lane Industrial Estate, Cricklade (aka. Chelworth Industrial	North	✓		✓			✓				

Site appraisal and consultation stage

Site	Area	Methodology 2005/6	Matrices 2005/6	Forum 2005	I&O report 2006	Atkins 2006	Methodology and matrices 2009/10	Additional informal consultation 2010	Atkins 2010	Proposed Submission draft DPD 2011	Submission draft DPD 2012
Estate)											
Brickworth Quarry and Landfill, Whiteparish	South	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brindley Close/Derby Close	Swindon	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Broadway Employment Allocation, Market Lavington	East	✓	✓	✓	✓	✓	✓	✓	✓		
Brook Lane Trading Estate, Westbury	West	✓	✓	✓	✓	✓	✓				
Bumpers Farm Industrial Estate, Chippenham	North	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Burbage Employment Allocation	East	✓		✓							
Bureau West	East	✓									
Canal Road Industrial Estate, Trowbridge	West	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Site appraisal and consultation stage

Site	Area	Methodology 2005/6	Matrices 2005/6	Forum 2005	I&O report 2006	Atkins 2006	Methodology and matrices 2009/10	Additional informal consultation 2010	Atkins 2010	Proposed Submission draft DPD 2011	Submission draft DPD 2012
CB Skip Hire, Laverstock, Salisbury	South				✓	✓	✓	✓	✓	✓	✓
Chapel Farm (extension to landfill)	Swindon	✓	✓	✓	✓	✓					
Chapel Farm (S8 site)	Swindon	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chitterne Waste Management Facility	West	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Churchfields Industrial Estate	South	✓	✓	✓	✓	✓	✓				
Compton Bassett Waste Management Facility (Hills Resource Recovery Centre)	North	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Compton Bassett, Low lane extension	North	✓	✓	✓	✓	✓					
Copenacre, Corsham	North	✓		✓							
Cotswold Community, Ashton Keynes	North	✓	✓	✓	✓						

Site appraisal and consultation stage

Site	Area	Methodology 2005/6	Matrices 2005/6	Forum 2005	I&O report 2006	Atkins 2006	Methodology and matrices 2009/10	Additional informal consultation 2010	Atkins 2010	Proposed Submission draft DPD 2011	Submission draft DPD 2012
Dead Maid Quarry Industrial Estate / WCC Depot (Former SDC Depot, Zeals)	South	✓	✓	✓			✓				
Elm Tree Park, Manton	East	✓	✓	✓							
Employment Allocation, Dinton	South	✓		✓							
Employment Allocation, Mere	South	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Everleigh Waste Management Facility	East	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Eysey Manor Farm, Cricklade	North	✓	✓	✓	✓	✓					
Field Barn Farm, Longbridge Deverill	West	✓	✓	✓							
Former Imerys Quarry, Quidhampton	South						✓	✓	✓	✓	✓
Former MOD Land, Ludgershall (aka.	East	✓	✓	✓	✓	✓	✓	✓	✓	✓	

Site appraisal and consultation stage

Site	Area	Methodology 2005/6	Matrices 2005/6	Forum 2005	I&O report 2006	Atkins 2006	Methodology and matrices 2009/10	Additional informal consultation 2010	Atkins 2010	Proposed Submission draft DPD 2011	Submission draft DPD 2012
Castledown)											
Foster Yeoman Depot, Wootton Bassett	North	✓		✓							
G&S Patios, Seend, Melksham	East						✓	✓	✓		
Gaigers Land, Broadway Employment Allocation, Market Lavington	East	✓	✓	✓							
Garden Estate, Devizes	East	✓	✓	✓	✓	✓	✓	✓	✓		
Giles Lane Industrial Estate	South	✓	✓	✓							
Green Lane WTS, Trowbridge	West	✓		✓							
Hampton Business Park, Melksham	West	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Harnham Business Park	South	✓	✓	✓	✓	✓	✓	✓	✓		

Site appraisal and consultation stage

Site	Area	Methodology 2005/6	Matrices 2005/6	Forum 2005	I&O report 2006	Atkins 2006	Methodology and matrices 2009/10	Additional informal consultation 2010	Atkins 2010	Proposed Submission draft DPD 2011	Submission draft DPD 2012
Hartham (Pickwick) Quarry, Corsham	North	✓	✓	✓							
Hartham Farm, Corsham	North	✓		✓							
Highways Agency Depot, Stanton St Quintin	North	✓	✓	✓							
Hopton Industrial Estate, Devizes	East	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Interface Business Park, Wootton Bassett	North	✓		✓							
Kemble Airfield	North	✓	✓	✓							
Kemble Business Park	North	✓		✓							
Kingshill Recycling Centre, Cricklade	North	✓									
Kingsway Trading Estate	South	✓	✓	✓	✓	✓	✓				

Site appraisal and consultation stage

Site	Area	Methodology 2005/6	Matrices 2005/6	Forum 2005	I&O report 2006	Atkins 2006	Methodology and matrices 2009/10	Additional informal consultation 2010	Atkins 2010	Proposed Submission draft DPD 2011	Submission draft DPD 2012
Knockdown Quarry, Sherston	North	✓	✓	✓							
Lafarge Cement Works, Westbury	West	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Land at Kendrick Industrial Estate (Galton Way)	Swindon	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Land east of HRC / WTS Stanton St Quintin	North	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Land East of Porte Marsh Industrial Estate, Calne	North	✓	✓	✓							
Land north east of J17 of the M4, Stanton St Quintin	North						✓	✓	✓		
Land north of Wroughton	Swindon	✓	✓	✓							
Land off Hartham Quarry, Corsham (Pickwick)	North				✓	✓					

Site appraisal and consultation stage

Site	Area	Methodology 2005/6	Matrices 2005/6	Forum 2005	I&O report 2006	Atkins 2006	Methodology and matrices 2009/10	Additional informal consultation 2010	Atkins 2010	Proposed Submission draft DPD 2011	Submission draft DPD 2012
Land off Station Road, Westbury	West	✓		✓							
Land south of former MOD Land, Ludgershall	East	✓									
Land west of HRC/WTS, Stanton St Quintin	North						✓	✓	✓	✓	✓
Land within Dorcan Industrial Estate (area A)	Swindon	✓	✓	✓	✓	✓					
Land within Dorcan Industrial Estate (area B)	Swindon	✓	✓	✓			✓	✓	✓	✓	✓
Land within Groundwell Industrial Estate	Swindon	✓	✓	✓	✓	✓	✓				
Land within Rivermead Industrial Estate	Swindon	✓	✓	✓							
Land within South Marston Industrial Estate	Swindon	✓	✓	✓	✓	✓					

Site appraisal and consultation stage

Site	Area	Methodology 2005/6	Matrices 2005/6	Forum 2005	I&O report 2006	Atkins 2006	Methodology and matrices 2009/10	Additional informal consultation 2010	Atkins 2010	Proposed Submission draft DPD 2011	Submission draft DPD 2012
Land within Westmead Industrial Estate	Swindon	✓	✓	✓							
Leaffield Industrial Estate, Corsham	North	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Littleton Panell Waste Management Facility	East	✓		✓							
Maidments Skip Hire, Swallowcliffe	South	✓	✓	✓	✓	✓	✓	✓	✓		
Mannington Depot Site	Swindon	✓	✓	✓	✓	✓					
Monument Hill Waste Management Facility, Devizes	East				✓	✓	✓	✓	✓	✓	✓
North End Lake	North	✓		✓							
Northacre Trading Estate, Westbury	West	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Nursteed Road Employment Allocation, Devizes	East	✓	✓	✓	✓		✓	✓	✓	✓	

Site appraisal and consultation stage

Site	Area	Methodology 2005/6	Matrices 2005/6	Forum 2005	I&O report 2006	Atkins 2006	Methodology and matrices 2009/10	Additional informal consultation 2010	Atkins 2010	Proposed Submission draft DPD 2011	Submission draft DPD 2012
Parkgate Farm, Purton	North	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Park Grounds Farm, Wootton Bassett	North	✓		✓	✓	✓	✓	✓	✓	✓	✓
Pickpit Hill, Tidworth	East						✓	✓	✓	✓	✓
Porte Marsh Industrial Estate, Calne	North	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porton Down Employment Allocation, Porton	South	✓		✓							
Pound Bottom WMF	South	✓	✓	✓							
Purton Brickworks Employment Allocation	North	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
RAF Rudloe Manor, Rudloe	North	✓		✓							
Ramsbury Employment Allocation	East	✓		✓							
Ratfyn	South	✓	✓	✓	✓	✓					

Site appraisal and consultation stage

Site	Area	Methodology 2005/6	Matrices 2005/6	Forum 2005	I&O report 2006	Atkins 2006	Methodology and matrices 2009/10	Additional informal consultation 2010	Atkins 2010	Proposed Submission draft DPD 2011	Submission draft DPD 2012
Rodbourne Sewage Works	Swindon						✓	✓	✓	✓	✓
Sahara Sandpit, Melksham	West	✓	✓	✓							
Salisbury Road Business Park, Marlborough	East	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Salisbury Road Business Park, Pewsey	East	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Salisbury Road Industrial Estate, Downton	South	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Sands Farm Quarry and Landfill, Calne	North	✓		✓	✓	✓					
Sarum Business Centre	South	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Sells Green Employment Allocation	East	✓	✓	✓							
Seven Bridges	Swindon	✓	✓	✓							

Site appraisal and consultation stage

Site	Area	Methodology 2005/6	Matrices 2005/6	Forum 2005	I&O report 2006	Atkins 2006	Methodology and matrices 2009/10	Additional informal consultation 2010	Atkins 2010	Proposed Submission draft DPD 2011	Submission draft DPD 2012
Solstice Business Park	South	✓	✓	✓	✓	✓	✓	✓	✓	✓	
South Marston Rail Freight Depot	Swindon	✓	✓	✓	✓						
South Newton Employment Allocation	South	✓		✓							
Studley Grange Waste Management Facility, Wootten Bassett	North	✓	✓	✓	✓	✓	✓	✓	✓		
Tetbury Hill Industrial Estate, Malmesbury	North	✓		✓							
Thingley Junction, Chippenham	North	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thorney Down WTS	South	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Transfer Bridges Industrial Estate	Swindon	✓	✓	✓	✓	✓	✓	✓	✓		
Unit 21, Broadway North,	West	✓	✓	✓							

Site appraisal and consultation stage

Site	Area	Methodology 2005/6	Matrices 2005/6	Forum 2005	I&O report 2006	Atkins 2006	Methodology and matrices 2009/10	Additional informal consultation 2010	Atkins 2010	Proposed Submission draft DPD 2011	Submission draft DPD 2012
WWTE, Westbury											
Upside Business Park, Melksham	West	✓	✓	✓							
Vivash Park, Westbury	West	✓		✓							
Warminster Business Park	West	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Waterside Park	Swindon	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
WCC Depot & HRC, Amesbury	South	✓	✓	✓							
West Ashton Employment Allocation	West	✓	✓	✓	✓	✓	✓	✓	✓	✓	
West of Elm Tree Park, Manton	East	✓	✓	✓							
West Wilts Trading Estate, Westbury	West	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Westbury Waste Management Facility	West	✓	✓	✓	✓	✓					

Site appraisal and consultation stage

Site	Area	Methodology 2005/6	Matrices 2005/6	Forum 2005	I&O report 2006	Atkins 2006	Methodology and matrices 2009/10	Additional informal consultation 2010	Atkins 2010	Proposed Submission draft DPD 2011	Submission draft DPD 2012
Westhill Farm, Everleigh	East	✓	✓	✓			✓	✓	✓		
Whitehills Industrial Estate, Wootton Bassett	North	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Total number of sites		103	78	99	60	57	58	52	52	43	35

Appendix B

In total, 78 of the 113 sites have been removed from consideration during various stages in the site selection and site appraisal process. The following table provides a breakdown of the sites removed from consideration, the stage at which they were removed and reasons for their removal. Although 78 sites were removed the table below contains 79 sites because land within Dorcan Industrial Estate was removed from consideration following the forum in 2005 but put forwards for re-consideration in 2010 (full details provided in the table).

Site Name	Area	Before forum 2005	During/after forum 2005	After I&O report/Atkins survey 2006	During methodology and matrices 2009/10	After additional informal consultation/ Atkins survey 2010	After Proposed submission draft consultation 2011	Reason
Aldebury Employment Allocation	South		✓					Proximity of site to other users (pub/camp site/business park) and the need for shared access with other sites. Size of site; anything over local scale would conflict with the employment allocation.
Basil Hill Barracks, Corsham	North	✓						Site is still currently a barracks with guarded entrances. A development scheme has already been planned for the site.
Boscombe Down Employment Allocation, Amesbury	South		✓					The site is (a) controlled by MoD with guarded check points on the entrances and (b) in use for B1 class research and development/high tech businesses.
Braydon Lane Industrial Estate, Cricklade (aka. Chelworth Industrial Estate)	North		✓		✓			Site is fully occupied. N.B. Site was re-appraised in 2009/10 but subsequently dropped again.
Broadway Employment Allocation, Market Lavington	East					✓		Noise.
Brook Lane Trading Estate, Westbury	West				✓			Site has been given permission for a railway recycling facility and is therefore no longer deliverable.

Site Name	Area	Before forum 2005	During/after forum 2005	After I&O report/Atkins survey 2006	During methodology and matrices 2009/10	After additional informal consultation/ Atkins survey 2010	After Proposed submission draft consultation 2011	Reason
Burbage Employment Allocation	East		✓					Site is in single occupier use with no clear potential for additional development.
Bureau West	East	✓						Site is in close proximity to residential properties and there is a clause in the development of the site that stops any noise related processes being developed.
Chapel Farm (extension to landfill)	Swindon			✓				Noise, ecology.
Churchfields Industrial Estate	South				✓			Site has a cramped on site circulation system.
Compton Bassett, Low lane extension	North			✓				Landfill already permitted.
Copenacre, Corsham	North		✓					Site in MoD control for B1 uses.
Cotswold Community, Ashton Keynes	North			✓				Reason not documented.
Dead Maid Quarry Industrial Estate / WCC Depot (Former SDC Depot, Zeals)	South		✓		✓			Unit sizes are all very small; some scope for very small self contained uses but concern over promoting such a site. Access is shared with a number of users and is cramped. Depot is flanked by a number of similar small units not suitable for waste management and both these users and the depot share one access. Depot is in use for salt storage / gritting purposes. N.B. Site was re-appraised in 2009/10 but subsequently dropped again.
Elm Tree Park, Manton	East		✓					Site is a very small (scale and footprint) rural employment site supporting niche B1, B2 and B8 uses. Circulation is poor. Access from A4 heading east does not support queuing. Located in predominant AONB.

Site Name	Area	Before forum 2005	During/after forum 2005	After I&O report/Atkins survey 2006	During methodology and matrices 2009/10	After additional informal consultation/ Atkins survey 2010	After Proposed submission draft consultation 2011	Reason
Employment Allocation, Dinton	South		✓					Site is under the control of the MoD including a gated checkpoint entrance; this would cause direct conflict with surrounding housing land uses due to queuing to access/leave the site. Access and proximity to housing is also a concern.
Eysey Manor Farm, Cricklade	North			✓				Mineral company saw no future in pursuing this.
Field Barn Farm, Longbridge Deverill	West		✓					Reason not documented.
Former MOD Land, Ludgershall (aka. Castledown)	East						✓	Landowner consent withdrawn.
Foster Yeoman Depot, Wootton Bassett	North		✓					Site is fully occupied and there is no further room for development.
G&S Patios, Seend, Melksham	East					✓		Traffic and highway.
Gaigers Land, Broadway Employment Allocation, Market Lavington	East		✓					Site was formerly allocated but allocation was removed through public inquiry evidence due to impacts upon surrounding business and residential land uses.
Garden Estate, Devizes	East					✓		Noise.
Giles Lane Industrial Estate	South		✓					Concerns highlighted in previous appraisals and consultations on planning applications centred on remoteness of site, peripheral location and problematic access along Giles Lane onto the A36 is poor.

Site Name	Area	Before forum 2005	During/after forum 2005	After I&O report/Atkins survey 2006	During methodology and matrices 2009/10	After additional informal consultation/ Atkins survey 2010	After Proposed submission draft consultation 2011	Reason
Green Lane WTS, Trowbridge	West		✓					Site being developed for housing.
Harnham Business Park	South					✓		Noise.
Hartham (Pickwick) Quarry, Corsham	North		✓					The site is an operating mine and any waste management uses would conflict with operations. Space on the site is very limited. There are a number of new housing developments in close proximity to the site. A residential property borders the eastern boundary of the site.
Hartham Farm, Corsham	North		✓					Site is a manor house with grounds and a village in close proximity.
Highways Agency Depot, Stanton St Quintin	North		✓					Further to the Highways Agency's comments the site will be dropped, as the site is not available. The site will continue to be a depot and will play a key role in the agency's plans.
Interface Business Park, Wootten Bassett	North		✓					Site in B1 use.
Kemble Airfield	North		✓					The site is predominately an operating airfield. The site is also on the extreme north western periphery of Wiltshire with no existing waste management facility on site. There are offices on site which may be B1. There is also a child nursery located in the centre of the employment allocation.
Kemble Business Park	North		✓					Site is located on the extreme north western periphery of Wiltshire and has a self contained waste processing plant already located on a fully utilised business park.
Kingshill Recycling Centre, Cricklade	North	✓						No available land.

Site Name	Area	Before forum 2005	During/after forum 2005	After I&O report/Atkins survey 2006	During methodology and matrices 2009/10	After additional informal consultation/ Atkins survey 2010	After Proposed submission draft consultation 2011	Reason
Kingsway Trading Estate	South				✓			Transportation issues: limited size of site means poor access.
Knockdown Quarry, Sherston	North		✓					The site is in extreme north west of Wiltshire, in Cotswold AONB, over major aquifer, along a narrow lane with poor access on to A46, away from main concentrations of population and is an existing disused stone quarry and disused inert waste landfill.
Land East of Porte Marsh Industrial Estate, Calne	North		✓					Although the site may be suitable as employment land for waste processing uses, the presence of the existing industrial estate adjacent and the fact that this site is not yet developed suggest no allocation.
Land North East of J17 of the M4, Stanton St Quintin	North					✓		Planning permission has been granted for the siting of caravans.
Land north of Wroughton	Swindon		✓					The site lies within an important rural buffer area between Swindon and Wroughton. Any development at the site would be contrary to the emerging Local Plan Rural Buffer Policy. Furthermore, the site lies in close proximity to residential areas at Swindon Road to the west and Wroughton to the south.
Land off Hartham Quarry, Corsham (Pickwick)	North			✓				Noise.
Land off Station Road, Westbury	West		✓					Site has very poor access through train station facilities.
Land south of former MOD Land, Ludgershall	East	✓						Not supported by MOD.
Land within Dorcan Industrial Estate (area A)	Swindon			✓				Owner of land objected.

Site Name	Area	Before forum 2005	During/after forum 2005	After I&O report/Atkins survey 2006	During methodology and matrices 2009/10	After additional informal consultation/ Atkins survey 2010	After Proposed submission draft consultation 2011	Reason
Land within Dorcan Industrial Estate (area B)	Swindon		✓					The site lies in close proximity to and is highly visible from a residential area to the south. In addition, the site is being marketed for new warehouse/hi-tech/industrial units. A modern warehouse development is planned for the site, which is unlikely to prove conducive to waste facilities. N.B. Site was re-appraised in 2010 because although permission was granted for high-tech uses in 2005 no development had come forwards. Need was an overriding factor. Site carried forwards for consideration in Site Allocations DPD.
Land within Groundwell Industrial Estate	Swindon				✓			Achievability and deliverability. All premises on Groundwell north are occupied. New residential development has been built on Groundwell Farm immediately west of the site; potential conflict from amenity aspect.
Land within Rivermead Industrial Estate	Swindon		✓					The site is no longer vacant as modern warehouse development is currently being constructed at the site, which is unlikely to prove conducive to waste facilities. Therefore, whilst no problematic or absolute sustainability constraints exists to waste development at the site, waste management facilities would be highly unpractical and would be likely to require the removal of modern buildings that are only just being constructed.
Land within South Marston Industrial Estate	Swindon			✓				Residential opposition.
Land within Westmead Industrial Estate	Swindon		✓					The site is no longer vacant as modern warehouse development is currently being constructed at the site, which is unlikely to prove conducive to waste facilities. Therefore, whilst no problematic or absolute sustainability constraints exists to waste development at the sites, waste

Site Name	Area	Before forum 2005	During/after forum 2005	After I&O report/Atkins survey 2006	During methodology and matrices 2009/10	After additional informal consultation/ Atkins survey 2010	After Proposed submission draft consultation 2011	Reason
								management facilities would be highly unpractical and would be likely to require the removal of modern buildings that are only just being constructed.
Littleton Panell Waste Management Facility	East		✓					Site is a cramped but self contained waste recycling and transfer station in full use.
Maidments Skip Hire, Swallowcliffe	South					✓		Noise.
Mannington Depot Site	Swindon			✓				Inadequate access.
North End Lake	North		✓					Waste uses would conflict with current operations on the site. Although a sizeable site, the remaining vacant land has been earmarked by the operator for product storage. There are no plans by the operators to expand on the current waste activities already situated on the site.
Nursteed Road Employment Allocation, Devizes	East						✓	Landowner consent withdrawn.
Porton Down Employment Allocation, Porton	South		✓					Site is under the control of the MoD including gated checkpoint entrance. Site haul roads are also under the control of the MoD. Site is peripheral and thought to be in use for B1 research and development uses.
Pound Bottom WMF	South		✓					Site became outside the plan area boundary when the New Forest Authority was formed.
RAF Rudloe Manor, Rudloe	North		✓					Land is occupied by a manor house.

Site Name	Area	Before forum 2005	During/after forum 2005	After I&O report/Atkins survey 2006	During methodology and matrices 2009/10	After additional informal consultation/ Atkins survey 2010	After Proposed submission draft consultation 2011	Reason
Ramsbury Employment Allocation	East		✓					Site is remote, has extremely poor access for waste uses and there is B1 employment use on the site. Site is also located in an AONB.
Ratfyn	South			✓				Not supported by landowner.
Sahara Sandpit, Melksham	West		✓					Site is ecologically, geologically and hydro-geologically sensitive and has poor access from main A class road.
Salisbury Road Business Park, Pewsey	East						✓	Landowner consent withdrawn.
Salisbury Road Industrial Estate, Downton	South						✓	Landowner consent withdrawn.
Sands Farm Quarry and Landfill, Calne	North			✓				Mineral company saw no future in pursuing the site.
Sarum Business Centre	South						✓	Landowner consent withdrawn.
Sells Green Employment Allocation	East		✓					Site is in full use although its uses may be similar to some local scale waste uses. There are also issues regarding impacts upon other users within the site. Whilst not recommended for allocation the site may support specific planning proposals for waste development should they arise.
Seven Bridges	Swindon		✓					The site comprises a number of fields within open countryside with no built development in close proximity. There is a substantial stretch of mature hedgerows within the site.
Solstice Business Park	South						✓	Landowner consent withdrawn.

Site Name	Area	Before forum 2005	During/after forum 2005	After I&O report/Atkins survey 2006	During methodology and matrices 2009/10	After additional informal consultation/ Atkins survey 2010	After Proposed submission draft consultation 2011	Reason
South Marston Rail Freight Depot	Swindon			✓				The site lies within land allocated in the emerging Swindon Borough Local Plan for a rail freight distribution complex. The emerging Local Plan requires that any other building on the site in addition to the rail freight distribution complex should be Class B8. Any waste development at the site would therefore be contrary to the emerging Local Plan Policy.
South Newton Employment Allocation	South		✓					Site is fully occupied, has a cramped on site circulation system and is bound on three sides by housing.
Studley Grange Waste Management Facility, Wootton Bassett	North					✓		The site has a history of local opposition. Waste capacity gap report (Jan 2011) indicated that there was enough capacity to meet forecast demand for the Plan period.
Tetbury Hill Industrial Estate, Malmesbury	North		✓					Site is in full use by Dyson and there are no clear possibilities for further development.
Thorney Down WTS	South						✓	Landowner consent withdrawn.
Transfer Bridges Industrial Estate	Swindon					✓		Noise.
Unit 21, Broadway North, WWTE, Westbury	West		✓					Site already included as part of wider West Wilts Trading Estate.
Upside Business Park, Melksham	West		✓					Site unsuitable due to proximity to floodplain. Site overlies major aquifer with high permeability soil.
Vivash Park, Westbury	West		✓					Site has poor access and features a number of leisure areas (fishing lakes).

Site Name	Area	Before forum 2005	During/after forum 2005	After I&O report/Atkins survey 2006	During methodology and matrices 2009/10	After additional informal consultation/ Atkins survey 2010	After Proposed submission draft consultation 2011	Reason
WCC Depot & HRC, Amesbury	South		✓					Previous allocation for HRC is fully implemented; remainder of site is in depot use by Wiltshire Council and suffers from shared access, low quality access with other sensitive land uses (ambulance service). Remainder of site is also in close proximity to housing which rules out all local scale recycling uses.
West Ashton Employment Allocation	West						✓	Landowner consent withdrawn.
West of Elm Tree Park, Manton	East		✓					Site suffers from the same drawbacks as Elm Tree Park, Manton except it is also not an allocated employment area or an existing developed site.
Westbury Waste Management Facility	West			✓				Site is included within site Lafarge Cement Works site.
Westhill Farm, Everleigh	East		✓			✓		Site is very remote with key issues regarding access to the site as the haul roads is a single track lane. There are concerns regarding views from AONB and a PROW. The site is also located over a major aquifer and surveys by the EA would be required. N.B. Site was re-appraised in 2009/10 but subsequently dropped again.